

Section 4
Proposed Amendments
to Volume 3 General Policies
of the Draft CDP

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
Chapter 23 – Landscape character			
PA-69	<p>Include an additional landscape character protection objective as follows:</p> <p>O-LCP-3 Prepare an updated Landscape Character Assessment for County Sligo in conjunction with the forthcoming Renewable Energy Strategy (refer to objective O-REN-1 in Chapter 31).</p>	Page 5	<p>Second CE Report, Volume 1, Section 4 Submission 184 (OPR) CE-23-01</p>
PA-70	<p>Include an additional landscape character protection objective as follows:</p> <p>O-LCP-4 Investigate the feasibility and potential of North Sligo (Ben Bulbin and its hinterland) and Lough Arrow as National Parks / National Recreation Areas in conjunction with the National Parks and Wildlife Service (NPWS) and other relevant stakeholders.</p>	Page 5	<p>Second CE Report, Volume 1, Section 8 Submission 180 (Clr Donal Gilroy) CE-23-02</p>
Chapter 24 – Natural heritage			
PA-71	<p>In Section 24.6 Water quality, amend the Water quality policy P-WQ-4 as follows:</p> <p>P-WQ-4 Prohibit any development which is likely to lead to the deterioration of the status of any water body (water quality).</p>	Page 25	<p>Second CE Report, Volume 1, Section 7 Submission 119 (Uisce Éireann - UÉ) CE-24-01</p>

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<p>PA-72</p>	<p>In Section 24.6.1 Water Framework Directive, modify the percentages in the last two paragraphs as follows:</p> <p>In terms of river water quality in County Sligo and based on monitoring carried out for the period 2013-2018, 16% of rivers are classified at high status, 54% are at good status, 18% are at moderate status and 11% are classified at poor status.</p> <p>2016-2021, 18% of rivers are classified at high status, 48% are at good status, 23% are at moderate status and 11% are classified at poor status.</p> <p>Among the County's lakes, 15% are classified at high status, 23% are at good status, 23% at moderate status, with 8% classified at bad status.</p> <p>Among the County's lakes, 15% are classified at high status, 38% are at good status, 31% at moderate status, with 8% classified at poor and 8% at bad status.</p> <p>In 2022, 31% of lakes within the County did not have an official status classification. Unassigned water bodies will gradually receive a status classification as the national monitoring programme is expanded.</p>	<p>Page 21</p>	<p>Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations on Water Quality CE-24-02</p>
<p>PA-73</p>	<p>In Section 24.6.3 Quality of estuarine and coastal waters, modify the text as follows:</p> <p>24.6.3 Quality of estuarine and coastal waters</p> <p>Sligo County Council must ensure that planning and development policies take due account of the provisions of the WFD and water quality protection measures detailed in the National River Basin District Management Plan and the European Communities (Quality of Shellfish Waters) Regulations 2006 in order to maintain the existing water quality status in estuarine and coastal waters.</p>	<p>Page 22</p>	<p>Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations on Water Quality CE-24-03</p>

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	<p>The principal estuarine, transitional, and coastal waters which may be impacted by the plan include Sligo, Drumcliffe and Ballysadare Bays and their respective estuaries. Killala Bay also borders the western perimeter of County Sligo.</p> <p>The EPA data for the monitoring period 2013-2018 indicate that the Garavogue and Ballysadare Estuaries are classified at moderate status, Drumcliffe and Easky Estuaries are classified at high status, while Portavaud West did not have an assigned status.</p> <p>2016-2021 indicate that the Garavogue, Moy, and Ballysadare Estuaries are classified at moderate status, Easky Estuary is classified at Good Status, while Drumcliffe does not have an assigned status at the present time.</p> <p>Sligo Bay and Killala Bay are classified at good status, while Donegal Bay Southern is classified at high status.</p> <p>Sligo Bay is currently classified at Moderate status, while Killala Bay and Donegal Bay Southern are classified at good status and high status respectively.</p> <p>In general, 33% of transitional waters are classified at high status, 50% at moderate status and 17% do not have an official status assigned. In terms of coastal water quality, 33% of waters are classified at high status, 33% are classified at good status and 33% do not have an official status assigned.</p> <p>In general terms, 17% of transitional waters are classified at good status, 50% at moderate status and 33% do not have an official status assigned at the present time. In terms of coastal water quality, 33% of waters are classified at high status, and 67% are classified at moderate status.</p> <p>Drumcliffe Bay and Sligo Bay are designated as shellfish waters in accordance with the European Communities (Quality of Shellfish Waters) Regulations 2006 (implemented as S.I. No. 268 of 2006), but policies for the protection of shellfish waters are now incorporated into the RBMP.</p>		

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<p>PA-74</p>	<p>In Section 24.6.4 Quality of estuarine and coastal waters, modify the first two paragraphs as follows:</p> <p>24.6.4 River water quality</p> <p>The ongoing national water quality monitoring programme (for rivers, lakes, groundwater, transitional waters and coastal waters) is undertaken jointly by the EPA and local authorities with additional input from a range of other state agencies. The EPA sampling programme is generally carried out over a three-year cycle with associated publication of updated water quality status information.</p> <p>The Environmental protection Agency is the designated body under national water policy regulations for assigning water quality status to waters. The most recent EPA published data on river water quality in County Sligo relates to the period 2013 -2018 2016 -2021. The report indicates ... etc.</p>	<p>Page 22</p>	<p>Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations on Water Quality CE-24-04</p>
<p>PA-75</p>	<p>In Section 24.6.5 Lake water quality, modify the second paragraph as follows:</p> <p>24.6.5 Lake water quality</p> <p>(...) Based on 2013-2018 monitoring data, Glencar Lake, Lough Gara, Lough Arrow and Lough Gill are classified at moderate status. Lough Talt and Lough Easkey are classified at good status. Templehouse Lake is classified at bad status while Lough Dargan, Lough Labe and Cloonacleigha Lough have no status assigned.</p> <p>Based on 2016-2021 monitoring data, Glencar Lake, Lough Arrow, Lough Easkey and Lough Talt are classified at good status. Lough Gara, Clooncleigha Lough, Lough Labe,</p>	<p>Page 23</p>	<p>Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations on Water Quality CE-24-05</p>

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PA-76	<p>and Lough Dargan are classified at moderate status, while Templehouse Lake and Lough Gill are classified at <i>bad</i> status and poor status respectively.</p> <p>In Section 24.6.5 Lake water quality, update the figures in Table 24.1.</p> <p>Table 24.1 Status of WFD-monitored lakes in County Sligo (see detailed figures in the <i>revised Table 24.1 in Appendix 1 of this document</i>)</p>	Page 23	Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations on Water Quality CE-24-06
PA-77	<p>In Section 24.6.6 Lake water quality, modify the second and fourth paragraphs as follows:</p> <p>24.6.6 Groundwater quality</p> <p>(...) Discharges to groundwater are subject to the European Communities (EC) Environmental Objectives (Groundwater) Regulations, which were transposed into Irish Law as Statutory Instrument No. 9 of 2010 (S.I. No. 9 of 2010). Under Regulation 4 of the Groundwater Regulations, a duty is placed on public authorities to promote compliance with the requirements of the regulations and to take all reasonable steps to prevent or limit the input of pollutants into groundwater and prevent the deterioration of the status of all bodies of groundwater. Further amendments to the above regulations have been made under S.I. no. 389 of 2011, S.I. no. 149 of 2012 and S.I. no. 366 of 2016.</p> <p>(...) In the most recent groundwater assessment issued by the Environmental Protection Agency, based on data recorded during the period 2013-2018 2016-2021, all</p>	Page 23	Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations on Water Quality CE-24-07

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PA-78	<p>groundwater within County Sligo is classified at good status, which must be protected and maintained by the Council.</p> <p>In Section 24.6.7 Blue Dot Catchments Programme, modify the first paragraph as follows:</p> <p>24.6.7 Blue Dot Catchments Programme</p> <p>One of the key measures of the RBMP 2018-2021 and in the National River Basin Management Plan 2022-2027 is the setting up of the Blue Dot Catchments Programme to address the decline in high status water bodies. This is meant to ensure ... (etc.)</p>	Page 24	Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations on Water Quality CE-24-08
PA-79	<p>Insert additional text in Section 24.1 Biodiversity, as follows:</p> <p>The fourth National Biodiversity Action Plan (NBAP) states that 85% of EU protected habitats are in unfavourable status, with almost half in decline. Over half of Ireland's plants and wintering bird species are declining, and 30% of bee species are threatened with extinction. Protecting and restoring nature requires commitment across all sectors and organisations.</p> <p>Local Authorities play a key role in biodiversity conservation and will aim to fully integrate it into their policies, plans and actions, thus contributing to the implementation of the EU Biodiversity Strategy and EU Nature Restoration Law.</p> <p>New development should contribute to the enhancement and restoration of biodiversity by demonstrating a site-specific biodiversity net gain as part of the planning process. Where the site has no biodiversity value, new developments should create new habitat, with a focus on species of local and regional significance, as outlined within the County Sligo Biodiversity Action Plan.</p>	Page 7	Second CE Report, Volume 1, Section 6 Submission 124 (DHLGH) CE-24-09

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PA-80	<p>Insert an additional Biodiversity policy, as follows:</p> <p>P-BD-7 Require development proposals on sites of 0.5 ha and over to demonstrate a site-specific biodiversity net gain (BNG), indicating how the approach to development will leave the natural environment in a measurably better state that it was beforehand. The same approach will be encouraged, although not required, on sites under 0.5 ha.</p> <p>The biodiversity net gain (BNG) shall consist of the enhancement and restoration of existing habitats or by the creation of new areas for wildlife, where the biodiversity value of the site is low or non-existent (e.g. certain brownfield sites).</p>	Page 8	<p>Second CE Report, Volume 1, Section 6 Submission 124 (DHLGH) CE-24-10</p>
PA-81	<p>In Section 24.1 Biodiversity, insert a new subsection, as follows:</p> <p>24.1.5 Artificial lighting at night</p> <p>Artificial lighting is invaluable to businesses, homes, roads and recreation. Where used inappropriately or excessively, however, it causes light pollution, which alters the natural night light levels for humans, animals and plants, with adverse effects on the environment, health, biodiversity and climate both through individual development and cumulative impact.</p> <p>Light pollution can unbalance the migratory, nocturnal and reproductive activity of animals, negatively impact insects and pollinators, bats, birds and fish, and disrupts natural plants growth. Over 50% of Ireland's invertebrates and 30% of vertebrates are nocturnal and need natural darkness. Lighting on hedgerows, road verges tree lines and riverbanks and waterways represents a barrier to wildlife and can restrict the passage of bats and fish.</p>	Page 15	<p>Second CE Report, Volume 1, Section 6 Submission 124 (DHLGH) CE-24-11</p>

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	<p>The widespread use of LEDs has resulted in high levels of blue-rich light negatively impacting ecology, human health and sleep patterns, while cloudy skies exacerbate light pollution further by reflecting light pollution back to the ground.</p> <p>There shall be a strong presumption against new lighting in naturally dark areas with a commitment to preserve and protect existing dark sky areas.</p>		
PA-82	<p>In Section 24.1 Biodiversity, insert three Artificial lighting at night policies as follows:</p> <p>Artificial lighting at night - policies</p> <p>P-ALAN-1 Ensure that artificial lighting of public buildings and car parking areas is used only when necessary, with dark-sky friendly lighting and design. New developments shall eliminate or mitigate for potential light pollution.</p> <p>P-ALAN-2 Where artificial lighting must be used, require developments to avoid glare and light trespass on adjacent natural areas such as hedgerows, road verges, tree lines, wetlands and river corridors, using shields and appropriate lighting design.</p> <p>P-ALAN-3 Require proposals for floodlighting of playing fields/pitches to include lighting schemes with measures to mitigate for light pollution through timing and the use of shielding. All schemes shall comply with the guidance within the Institution of Lighting Professionals (ILP) Guidance Note (GN01-2021) The Reduction of Obtrusive Light.</p>	Page 15	<p>Second CE Report, Volume 1, Section 6 Submission 124 (DHLGH) CE-24-12</p>

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PA-83	<p>In Section 24.1 Biodiversity, insert a new Artificial lighting at night objective, as follows:</p> <p>Artificial lighting at night - objective</p> <p>O-ALAN-1 Develop a County Lighting Strategy during the life of the development plan. The Strategy will include the adoption of Environmental Lighting Zones to ensure that the appropriate lighting levels are used in each zone, with protection for identified dark areas.</p>	Page 15	<p>Second CE Report, Volume 1, Section 6 Submission 124 (DHLGH) CE-24-13</p>
PA-84	<p>In Section 24.1 Biodiversity, amend the Biodiversity policy P-BD-4 as follows:</p> <p>P-BD-4 Minimise adverse impacts of proposed developments on existing habitats (whether designated or not) by including mitigation and/or compensation measures as appropriate. This shall comprise the retention and enhancement of all possible existing habitats, vegetation and breeding sites in the early design stages of the development.</p>	Page 8	<p>Second CE Report, Volume 1, Section 6 Submission 124 (DHLGH) CE-24-14</p>
PA-85	<p>In Section 24.1 Biodiversity, add a new Biodiversity policy P-BD-8 as follows:</p> <p>P-BD-8 Where buildings are proposed to be restored or demolished/replaced, the applicants/developers shall check for the presence of protected wildlife species and follow the protocols set out in the Heritage Council's guidelines "Wildlife in Buildings – Linking Our Built and Natural Heritage" (https://www.heritagecouncil.ie/content/files/Wildlife-in-Buildings-linking-our-built-and-natural-heritage.pdf)</p>	Page 8	<p>Second CE Report, Volume 1, Section 6 Submission 124 (DHLGH) CE-24-15</p>

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PA-86	<p>In Section 24.1.3 Nature conservation outside of designated sites, amend the wording of policy P-NCODS-4 as follows:</p> <p>P-NCODS-4 Applications for development that is likely to have significant impact on natural habitats or species may be required to shall be accompanied by an Ecological Impact Assessment (EclA), to ensure that such proposed development will not affect the integrity and conservation value of important biodiversity sites.</p>	Page 14	<p>Second CE Report, Volume 1, Section 6 Submission 124 (DHLGH) CE-24-16</p>
Chapter 25 – Built heritage			
PA-87	<p>In Section 25.3 Architectural heritage, add the following set of policies, including the (relocated and reformulated) P-VH-7:</p> <p>Historic settlements policies</p> <p>P-HS-1 Seek the retention of surviving street layout, historic building lines, traditional plot sizes/widths in the villages and towns of Sligo where these derive from medieval or earlier origins, and incorporate ancient boundaries or layouts, such as burgage plots and townland boundaries, into any re-developments.</p> <p>P-HS-2 Require the preservation in-situ of significant medieval masonry remains found during the course of development works and, where practicable, support the presentation of such remains as part of the completed development.</p> <p>P-HS-3 Secure the preservation in-situ of surviving above-ground urban medieval and 16th/17th century structures, by ensuring that any permitted development does not result in the loss of such remains which may survive within buildings which are, or appear to be, of later date.</p>	Page 33	<p>Second CE Report, Volume 1, Section 6 Submission 124 (DHLGH) CE-25-01</p>

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	<p>P-HS-4 Consider excluding basement developments in archaeologically sensitive areas, particularly in urban Zones of Archaeological Potential and where there are buried waterlogged deposits.</p>		
Chapter 26 – Residential development			
PA-88	<p>Modify the text of Section 26.1.2 Residential density as follows:</p> <p style="text-align: center;">26.1.2 Residential density</p> <p>A key objective of the NPF and RSES is to promote the compact growth of towns and villages. One way of achieving this is by increasing the density of development in existing built-up areas and new urban extensions.</p> <p>Residential densities for different types of areas in towns and villages are specified in the statutory (Section 28) guidelines for planning authorities on Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (January 2024). Section 3.2.6 in Volume 1 of this Plan indicates the applicable density ranges in the County's towns and villages as follows:</p> <p>Sligo Town - apply the higher-density range (50-150 units/ha) in areas zoned TC1 and TC2, and the lower-density range in all other areas, unless site-specific reductions are necessary.</p> <p>Ballymote, Enniscrone, Tobercurry, Ballysadare, Collooney and Strandhill - applicable densities range from 25 to 40 units/ha at the edges, while in the central areas new development "should respond positively to the scale, form and character of existing development, and to the capacity of services and infrastructure".</p>	Page 42	<p>Second CE Report, Section 9</p> <p>Supplementary Chief Executive's recommendations on issues arising from the SRDCS Guidelines</p> <p>CE-26-01</p>

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	<p>All other zoned settlements - No residential density range is recommended. The density of development at such locations should respond in a positive way to the established context.</p> <p>Sustainable Residential Development in Urban Areas, issued in 2009. These densities range from 35-50 dwellings per hectare (net) in larger towns such as Sligo, to 15-20 units/ha at the edge of small towns or villages.</p> <p>However, the NPF also acknowledges that there is a need for more proportionate and tailored approaches to residential development. The <i>Circular Letter NRUP 02/2021</i> clarifies that “it is necessary to adapt the scale, design and layout of housing in towns and villages, to ensure that suburban or high density urban approaches are not applied uniformly and that development responds appropriately to the character, scale and setting of the town or village”. Planning authorities are advised to apply a “graduated and responsive, tailored approach to the assessment of residential densities”.</p> <p>The density ranges set out in Section 3.3 of the SRDCS Guidelines should be refined, based on consideration of centrality, and accessibility to services and public transport, settlement character, amenity and the natural environment. Section 3.3.6 of the Guidelines lists exceptional situations where very high densities (over 300 units/ha) would be open to consideration, or where lower densities would be acceptable (on very small infill sites, to protect the amenities of surrounding properties).</p> <p>Having regard to the <i>Sustainable Residential Development and Compact Settlements Guidelines (2024) NPF, Sustainable Residential Development Guidelines (2009) and subsequent Circular Letter (2021)</i>, the Planning Authority will determine the appropriate residential density for each development proposal by considering the following:</p> <ol style="list-style-type: none"> a. the settlement category, based on the criteria set in Section 3.3 of the Guidelines; 		

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	<p>b. the type of area, based on the descriptions detailed in Section 3.3 of the Guidelines (e.g. centre, urban neighbourhood, suburban/edge/urban extension);</p> <p>c. the recommended density range for the area;</p> <p>d. the appropriate density, refined in accordance with the criteria set out in Section 3.4 of the Guidelines:</p> <ul style="list-style-type: none"> • proximity and accessibility to services and public transport (high-capacity public transport node or interchange; accessible location; intermediate location; peripheral location); • local character, historic environment (built and landscape heritage), existing residential amenity and the natural environment; <p>a. the size and character of the town or village, and its general pattern of development;</p> <p>b. the site's location in relation to the town/village centre and the range of residential densities in the surrounding area;</p> <p>b. the capacity of the infrastructure to serve the demands of the proposed development;</p> <p>c. streetscape, topography, landscape and other features of the site;</p> <p>d. design quality and the resulting levels of amenity.</p>		
PA-89	<p>In Section 26.1.3 Design and layout of housing developments, modify the text under the heading Statutory guidance as follows:</p> <p>The <i>Sustainable Residential Development and Compact Settlements Guidelines (2024)</i> 2009 statutory guidelines on <i>Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)</i> and the accompanying <i>Urban Design Manual (2009)</i> provide the basis on which planners, designers and developers can translate the concept of sustainable living into reality.</p>	Page 43	Second CE Report, Volume 1, Section 9 Supplementary CE recommendations on issues arising from the SRDCS Guidelines CE-26-02

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	<p>The height of new buildings and the design of new apartments were the subject of two further sets of ministerial guidelines issued under Section 28 of the Planning and Development Act, in December 2018 and December 2020 July 2023 respectively.</p> <p><i>The Circular Letter NRUP 02/2021 brought further details and clarifications on the application of previously issued guidance.</i> All these guidelines form the basis on which the Planning Authority assesses applications for housing developments in towns and villages (refer also to Section 33.3 and 33.4 in the Development Management Standards).</p>		
PA-90	<p>In Section 26.1.6 Design Statement for multi-unit residential developments, insert two additional items as follows:</p> <p>26.1.6 Design Statement for multi-unit residential developments</p> <p>Designers and developers of multi-unit residential developments will be required to submit a Design Statement as part of the planning application (refer to P-UHD-1). The Design Statement must demonstrate how the architects, urban designers and engineers have complied with statutory guidelines and with the design guidance for urban development set out in Chapter 33 (Development Management Standards) of this Plan. The Statement shall address the following:</p> <ol style="list-style-type: none"> 1. Justification of proposed residential density (refer to P-UHOU-2) 2. House types, design and mix, where applicable (refer to P-UHOU-4) 3. Relationship between the scheme layout and the surrounding built environment 4. Circulation, parking and connectivity to surrounding areas, both existing and future 	Page 44	<p>Second CE Report, Volume 1, Section 9</p> <p>Supplementary Chief Executive's recommendations on issues arising from the SRDCS Guidelines</p> <p>CE-26-03</p>

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	<p>5. Design of streets, footpaths, cycle paths and public areas</p> <p>6. Communal/public open space design and landscaping</p> <p>7. Universal design and age-friendly provisions (refer to Age-friendly housing policies)</p> <p>8. Mix and distribution of uses (refer to SRDCS Guidelines, Section 4.4(ii))</p> <p>9. Green and blue infrastructure (refer to SRDCS Guidelines, Section 4.4(iii))</p>		
PA-91	<p>Under the heading Urban Housing policies, amend P-UHOU-2 as follows:</p> <p>P-UHOU-2 Ensure that appropriate densities are achieved in appropriate locations and circumstances, in accordance with the principles set out in the <i>Sustainable Residential Development and Compact Settlements Guidelines (2024)</i> <i>Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas</i> and the <i>Urban Design Manual: A Best Practice Guide</i> (DEHLG, 2009), <i>Urban Development and Building Height Guidelines for Planning Authorities</i> (2018), <i>Circular Letter NRUP 02/2021</i> and any subsequent statutory guidance.</p>	Page 45	<p>Second CE Report, Volume 1, Section 9</p> <p>Supplementary Chief Executive's recommendations on issues arising from the SRDCS Guidelines</p> <p>CE-26-04</p>
PA-92	<p>Amend the title and add text to Section 26.2.1 as follows:</p> <p>26.2.1 Voluntary, and cooperative and cost- rental housing</p> <p>Voluntary and cooperative housing ... etc. ...</p> <p>Cost Rental housing</p>	Page 49	<p>Second CE Report, Volume 2</p> <p>Submission 68</p> <p>(Land Development Agency - LDA)</p> <p>CE-26-05</p>

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PA-93	<p>“Cost Rental” is a new form of rental tenure designed to assist people who face significant affordability challenges meeting high rents in the private sector. Under the Cost Rental model, rents for homes are set to cover only the cost of financing, building, managing and maintaining the homes. State subventions can be used in order to reduce the initial capital cost and make this starting cost rent more affordable. As schemes become available, prospective tenants can apply through an Approved Housing Body, the Local Authority, or the Land Development Agency, depending on who is administering the scheme. The LDA is committed to the delivery of quality, cost-rental homes at scale, and can effectively assist in achieving the targets specified in Chapter 6 Housing delivery strategy.</p> <p>Under the heading Urban Housing policies, amend P-AFH-5 as follows:</p> <p>P-AFH-5 In the case of apartment developments, ensure that 50.25 % of units in any development comprising apartments exceed the specifications of <i>Universal Design Guidelines for homes in Ireland</i> (National Disability Centre for excellence in Universal Design) and are suitable for older people / mobility impaired people.</p>	Page 46	<p>Second CE Report, Volume 1, Section 9 Supplementary Chief Executive’s recommendations on miscellaneous issues CE-26-06</p>
PA-94	<p>In Section 26.2.1, amend the voluntary and cooperative housing policy as follows:</p> <p>Voluntary, cooperative and cost-rental housing policy</p> <p>P-VCCCR-HOU-1 Assist voluntary and non-profit cooperative housing associations, as well as the Land Development Agency, in the provision of affordable housing and encourage a more active involvement of these sectors in the housing market.</p>	Page 49	<p>Second CE Report, Volume 2 Submission 68 (Land Development Agency - LDA) CE-26-07</p>

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<p>PA-95</p>	<p>In Section 26.3 Housing for persons with diverse needs, include the following additional text:</p> <p>26.3.4 Student accommodation</p> <p>In April 2022, IT Sligo, GMIT and Letterkenny IT merged to form the Atlantic Technological University (ATU). ATU Sligo, comprising St Angela’s College and the former IT Sligo, had a combined enrolment of 10,200 students (8,600 and 1,600 respectively) for the academic year 2022/23. There are seven purpose-built student villages serving these students, all are within a short walking distance of the colleges, with over 2,000 bed spaces available.</p> <p>While many students commute to college from outside Sligo Town and even County, demand for accommodation in the private rented sector is strong. Given future growth in student numbers, ATU Sligo will continue to represent a significant part of the demand for private rented accommodation in Sligo town. This demand can be met either on-campus or in its vicinity, on lands zoned for residential and mixed uses. Sligo County Council will support the provision of student accommodation both on campus and off campus.</p>	<p>Page 51-52</p>	<p>Second CE Report, Volume 1, Section 5 Submission 103 (NWRRA) CE-26-08</p>
<p>PA-96</p>	<p>In Section 26.4 Housing in rural areas, modify the fourth paragraph under the main heading as follows:</p> <p>Applications for individual houses outside towns and villages will be assessed based on the strategic rural settlement policies set out in Chapter 5 of this Plan, Section 5.5 Strategy for Rural Settlement, and – where applicable – with respect to their compliance with the national roads policy P-NR-1 (Chapter 29 Transport infrastructure), which seeks to protect the traffic carrying capacity of national roads.</p>	<p>Page 53</p>	<p>Second CE Report, Volume 1, Section 4 Submission 184 (OPR) CE-26-09</p>

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PA-97	<p>In Section 26.5 Miscellaneous housing provisions, amend the Holiday home development policy P-HHD-1 as follows:</p> <p>P-HHD-1 Direct proposals for multi-unit holiday home developments into existing serviced settlements, particularly those with special coastal tourism functions subject to adequate wastewater treatment and water supply capacity.</p>	Page 54	<p>Second CE Report, Volume 1, Section 7 Submission 119 (Uisce Éireann - UÉ) CE-26-10</p>
PA-98	<p>In Section 26.5.2 Vacant housing, modify policy P-VHOU-2 as follows:</p> <p>P-VHOU-2 Where reactivation of residential uses is not feasible, adopt a flexible approach towards alternative uses of vacant dwellings in towns and villages, including redevelopment for tourism-related uses, subject to appropriate design and compatibility with existing and proposed surrounding uses.</p>	Page 55	<p>Second CE Report, Volume 1, Section 7 Submission 194 (Failte Ireland) CE-26-11</p>
Chapter 27 – Community and social infrastructure			
PA-99	<p>In Section 27.3 Educational facilities, under the heading Planned educational facilities, insert additional narrative as follows:</p> <p>Having considered projected population growth in Sligo Town, the Department of Education has identified a potential future requirement for the provision of additional primary school places in Sligo Town, possibly in the form of a new school to be delivered in conjunction with planned urban expansion. An appropriate location would</p>	Page 62	<p>Second CE Report, Volume 1, Section 7 Submission 76 (Department of Education) CE-27-01</p>

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	be the area zoned for new residential, mixed and community uses to the south-west of the existing built-up area of Sligo Town.		
PA-100	<p>In Section 27.3 Educational facilities, amend policy P-ED-3 as follows:</p> <p>P-ED-3 Support Sligo's schools in the upgrading, and modernisation and expansion of their building stock, so as to ensure that these institutions can accommodate population growth.</p>	Page 62	<p>Second CE Report, Volume 1, Section 7 Submission 76 (Department of Education) CE-27-02</p>
PA-101	<p>In Section 27.3 Educational facilities, insert an additional policy as follows:</p> <p>P-ED-5 Pursue the provision of a new primary school in Sligo Town, in conjunction with any planned, large urban extension, based on a masterplan or other appropriate planning framework applicable to the lands zoned for community facilities or residential development and, mixed uses to the south-west of the Town's built-up area.</p>	Page 62	<p>Second CE Report, Volume 1, Section 7 Submission 76 (Department of Education) CE-27-03</p>
PA-102	<p>After the first paragraph in Section 27.4 Arts and cultural facilities, insert the following text:</p> <p>When preparing schemes for urban regeneration or for town centre revitalisation, the Council will harness the potential of culture and creativity to contribute to reimagining those places, thus making them more attractive.</p>	Page 63	<p>Second CE Report, Volume 1, Section 7 Submission 113 (Arts Council) CE-27-04</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
PA-103	<p>Amend the Arts and cultural facilities policy P-AC-5 as follows (including the additional wording in response to Submission 194/Issue 11):</p> <p>P-AC-5 Facilitate the use of vacant or unused Council premises (i.e. land and buildings) for exhibitions, performances and other uses related to community arts, including provision for artist live-work spaces, as well as tourism-related uses, where appropriate.</p>	Page 64	<p>Second CE Report, Volume 1, Section 7</p> <p>Submission 113 (Failte Ireland)</p> <p>AND</p> <p>Submission 113 (Arts Council)</p> <p>CE-27-05</p>
PA-104	<p>In Section 27.6 Healthcare facilities, include an additional Healthcare facilities policy as follows:</p> <p>P-HC-5 Facilitate the phased redevelopment of the former care facilities at Cregg House for the similar healthcare-type uses, subject to the availability of adequate wastewater treatment.</p>	Page 66	<p>Second CE Report, Volume 2</p> <p>Submission 121 (TPA/Tom Sheridan)</p> <p>CE-27-06</p>
PA-105	<p>In Section 27.7.4 Outdoor recreational amenities, include the following narrative under the heading Greenways, after the second paragraph:</p> <p>At the same time, greenways should not be routed through areas of high nature value, because they can pose threats to biodiversity through removal of vegetation during trail development, damage during trail maintenance, inappropriate (e.g. herbicide application) or lack of management, inappropriate landscaping or unsuitable artificial lighting, introducing light into natural dark areas.</p>	Page 70	<p>Second CE Report, Volume 1, Section 6</p> <p>Submission 124 (DHLGH)</p> <p>CE-27-07</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
	<p>However, outdoor recreational infrastructure also has the potential to improve both ecological objectives through informed design, by protecting features such as hedgerows, grass/wildflower verges, wetlands and bridges, which are integral landscape features of a greenway corridor.</p>		
PA-106	<p>In Section 27.7.4 Outdoor recreational amenities, insert the following additional policy:</p> <p>P-OR-23 Ensure that the routing/location, siting and design of proposed outdoor recreational infrastructure (greenways, walking and cycling paths/trails, parks and other open spaces) does not have a significant adverse impact on biodiversity (in particular along riverbanks, lakeshores, wetlands and uplands), through careful option selection, Ecological Impact Assessment (EiA) and the application of the precautionary principle.</p>	Page 73	<p>Second CE Report, Volume 1, Section 6 Submission 124 (DHLGH) CE-27-08</p>
Chapter 28 – Economic development			
PA-107	<p>In Section 28.1 Industry and enterprise locations, add the following bullet point to the Business, industry and enterprise policy P-BIE-4:</p> <p>D. the proposal does not conflict with the requirement to safeguard the strategic function, safety and investment in the strategic national road network to date, and is in compliance with the provisions of the Section 28 Ministerial</p>	Page 78	<p>Second CE Report, Volume 1, Section 7 Submission 47 (Transport Infrastructure Ireland)</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
PA-108	<p>Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012).</p> <p>In 28.2 Economic activities in rural areas, add the following paragraph to the Rural enterprise diversification policy P-RED-1:</p> <p>(...) The proposal shall also demonstrate that it does not conflict with the requirement to safeguard the strategic function, safety and investment in the strategic national road network to date, and is in compliance with the provisions of the Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012).</p>	Page 79	<p>CE-28-01</p> <p>Second CE Report, Volume 1, Section 7 Submission 47 (TII) CE-28-02</p>
PA-109	<p>In Section 28.2.1 Rural Enterprise Diversification, insert an additional policy as follows:</p> <p>P-RED-5 Support and promote organic farming and producers operating in the county including the facilitation of farmer's markets at appropriate locations.</p>	Page 80	<p>Second CE Report, Volume 2 Submission 182 (Achonry Farmers) CE-28-03</p>
PA-110	<p>In Section 28.2.4 Mineral Extraction and quarries, amend policy P-MEQ-2 as follows:</p> <p>P-MEQ-2 Seek the reuse of worked out quarries for recreational, industrial, ecological, agricultural and other uses, following appropriate restoration.</p>	Page 82	<p>Second CE Report, Volume 1, Section 8 Submission 100 (Sligo County Councillors Planning Group) CE-28-04</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
PA-111	<p>In the introduction to Section 28.3 Tourism development, add the following text:</p> <p>The Sligo Destination and Experience Development Plan (Sligo DEDP) is a five-year sustainable tourism development plan for the County. The strategic initiatives for the Sligo DEDP are based on the Strategic Objectives of the Wild Atlantic Way Regional Tourism Development Strategy.</p> <p>Among the 10 Catalyst Projects, the “Attraction of Scale – Hazelwood Demesne” has the highest potential to contribute to the achievement of RPO 3.7.56 of the RSES, which envisages the delivery of a tourist attraction of scale in Sligo Town.</p>	Page 83	<p>Second CE Report, Volume 1, Section 7 Submission 194 (Fáilte Ireland) CE-28-05</p>
PA-112	<p>In Section 28.3 Tourism development, insert the following text in the introductory part:</p> <p>Fáilte Ireland has published <i>Development Guidelines for Tourism Destination Towns</i>, which set out the key drivers of what makes a town appealing to the international tourist. These guidelines are intended as a practical aid to all stakeholders, including community groups who consider their town to be a tourism destination or having the potential to develop as one.</p>	Page 83	<p>Second CE Report, Volume 1, Section 7 Submission 194 (Fáilte Ireland) CE-28-06</p>
PA-113	<p>In Section 28.3 Tourism development, add the following text under the heading Wild Atlantic Way (WAW):</p> <p>Fáilte Ireland’s Wild Atlantic Way Regional Tourism Development Strategy 2023 – 2027 is a roadmap for the industry and all stakeholders involved in tourism in the region. It is primarily informed by a number of Government strategies and also by planning policy (NPF, RSES, lower-tier plans).</p> <p>The ambition of the Strategy is “to drive recovery and growth in the Wild Atlantic Way region” by creating sustainable, high-quality jobs in tourism and related areas. For Sligo, the Strategy prioritises the delivery of the Fáilte Ireland investment projects currently underway such as Queen Maeve Square in Sligo Town and the National</p>	Page 83	<p>Second CE Report, Volume 1, Section 7 Submission 194 (Fáilte Ireland) CE-28-07</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
PA-114	<p>Surf Centre in Strandhill, while continuing to develop new and pipeline projects.</p> <p>In Section 28.3 Tourism development, add the following paragraph to the Tourism development policy P-TOU-1:</p> <p>Development proposals shall also demonstrate that they do not conflict with the requirement to safeguard the strategic function, safety and investment in the strategic national road network to date, and are in compliance with the provisions of the Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012).</p>	Page 86	<p>Second CE Report, Volume 1, Section 7 Submission 47 (TII) CE-28-08</p>
PA-115	<p>In Section 28.3 Tourism development, insert an additional policy as follows:</p> <p>P-TOU-9</p> <p>A. Facilitate the provision of new tourist accommodation and the expansion or upgrading of existing hotels, guesthouses, B&Bs and other tourist accommodation premises at appropriate locations throughout the County, particularly in areas with existing services.</p> <p>B. Support the redevelopment of brownfield sites, both in settlements and in rural areas, for the provision of tourist accommodation.</p> <p>C. Support the development of camping, glamping and facilities for campervans/motor homes/touring caravans, both within settlements and in rural locations across the County.</p> <p>Sites in rural locations should be close to existing tourist establishments where it can be demonstrated that there is a justifiable demand for new accommodation, and that the proposed development will not adversely affect the character, environmental quality and amenity of the rural area.</p>	Page 86	<p>Second CE Report, Volume 1, Section 7 Submission 194 (Failte Ireland) CE-28-09</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
PA-116	<p>In Section 28.3 Tourism development, insert an additional Tourism policy as follows:</p> <p>P-TOU-8 Support the implementation of the Sligo Destination Experience Development Plan (DEDP), continuing the collaboration with Fáilte Ireland and tourism stakeholders.</p>	Page 86	<p>Second CE Report, Volume 1, Section 7 Submission 194 (Failte Ireland) CE-28-10</p>
PA-117	<p>In Section 28.3 Tourism development, modify the Wild Atlantic Way objective O-WAW-2 as follows:</p> <p>O-WAW-2 At designated locations, including Enniscrone and Rosses Point, provide facilities and access points for controlled water-sports activities, in a manner that avoids conflict with nature conservation and activities such as swimming, sailing, fishing and mariculture.</p>	Page 87	<p>Second CE Report, Volume 1, Section 7 Submission 194 (Failte Ireland) CE-28-11</p>
PA-118	<p>In Section 28.3 Tourism development, add the following Tourism development policy:</p> <p>P-TOU-7 Support the implementation of the WAW Regional Tourism Development Strategy 2023-2027 (and any successor strategies) in collaboration with Fáilte Ireland and tourism stakeholders.</p>	Page 86	<p>Second CE Report, Volume 1, Section 7 Submission 194 (Failte Ireland) CE-28-12</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
PA-119	<p>In Section 28.3 Tourism development, include an additional Tourism development objective as follows:</p> <p>O-TOU-2 Explore, in co-operation with Failte Ireland, the development of a tourist attraction of scale in Sligo Town, as part of the preparation of the Sligo Town Local Area Plan.</p>	Page 86	<p>Second CE Report, Volume 1, Section 5 Submission 103 (NWRA) CE-28-12</p>
PA-120	<p>In Section 28.3.1 Rural tourism, modify the text under the heading Walking trails as follows:</p> <p>In recent years, Sligo County Council has invested significantly in walking infrastructure. The county now has a network of walking trails of all levels of difficulty various gradients, suitable for all levels of ability, through landscapes such as uplands, coastal, lakeside, forestry.</p>	Page 83	<p>Second CE Report, Volume 1, Section 7 Submission 194 (Failte Ireland) CE-28-13</p>
Chapter 29 – Transport infrastructure			
PA-121	<p>In Section 29.1 Road network, modify the last sentence in the third paragraph (relating to Sligo Regional Design Office) under the heading Funding and oversight as follows:</p>	Page 90	<p>Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
	<p>In 2022, the office also took over assumed responsibility for the delivery of pavement renewal schemes (PARR) and safety schemes on National Roads.</p>		<p>recommendations on Transport CE-29-01</p>
PA-122	<p>In Section 29.2 National primary and secondary roads, add a second note under Table 29.2 National road projects in County Sligo, as follows:</p> <p>Improvements relating to national roads identified at a local level should be carried out in consultation with and subject to the agreement of TII, which may not be responsible for the funding of any such schemes or improvements. In all instances, national road improvement schemes should be developed complementary to safeguarding the strategic function of the national road network.</p>	Page 93	<p>Second CE Report, Volume 1, Section 7 Submission 47 (TII) CE-29-02</p>
PA-123	<p>In Chapter 29 Transport infrastructure, include an additional National roads policy as follows:</p> <p>P-NR-4 Safeguard the capacity and efficiency of the national road network drainage regimes in County Sligo and ensure that private developments do not discharge surface water to national road drainage.</p>	Page 92	<p>Second CE Report, Volume 1, Section 7 Submission 47 (TII) CE-29-03</p>
PA-124	<p>Correct the wording of objective O-NR-1 as follows:</p> <p>O-NR-1 Undertake programmed improvements to the national road network, including the programme of realignments and upgrades, as set out in Table 29.B 29.2 and subject to compliance with legislative requirements.</p>	Page 93	<p>Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations on Transport CE-29-04</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment				
<p>PA-125</p>	<p>Modify the N-16 row/entry in Table 29.2 as follows:</p> <table border="1" data-bbox="400 853 959 1709"> <tr> <td data-bbox="400 1570 480 1709"> <p>N-16</p> </td> <td data-bbox="480 1279 703 1570"> <p>Sligo to Leitrim County boundary:</p> <ul style="list-style-type: none"> - Sligo to Drumkilsellagh - Lugatober (Drumkilsellagh to Lugnagall) - Gortnagrelly Realignment </td> <td data-bbox="703 987 959 1279"> <p>Realignment / upgrading / online improvements:</p> <ul style="list-style-type: none"> - early planning stages (2024) - at construction stage (2024) - envisaged to commence planning during the life of the CDP </td> <td data-bbox="959 853 1005 987"> <p>Part ongoing (2024)</p> </td> </tr> </table>	<p>N-16</p>	<p>Sligo to Leitrim County boundary:</p> <ul style="list-style-type: none"> - Sligo to Drumkilsellagh - Lugatober (Drumkilsellagh to Lugnagall) - Gortnagrelly Realignment 	<p>Realignment / upgrading / online improvements:</p> <ul style="list-style-type: none"> - early planning stages (2024) - at construction stage (2024) - envisaged to commence planning during the life of the CDP 	<p>Part ongoing (2024)</p>	<p>Page 93</p>	<p>Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations on Transport CE-29-05</p>
<p>N-16</p>	<p>Sligo to Leitrim County boundary:</p> <ul style="list-style-type: none"> - Sligo to Drumkilsellagh - Lugatober (Drumkilsellagh to Lugnagall) - Gortnagrelly Realignment 	<p>Realignment / upgrading / online improvements:</p> <ul style="list-style-type: none"> - early planning stages (2024) - at construction stage (2024) - envisaged to commence planning during the life of the CDP 	<p>Part ongoing (2024)</p>				
<p>PA-126</p>	<p>Amend item 7 in Table 29.5 as follows:</p> <p>Cycle link to Strandhill (upgrade): Upgrade existing cycle lanes along the R-292 to cycle tracks and improve street lighting and signage along the route. Upgrade existing Shore Road/R-227 junction in Strandhill to include clear cycle paths.</p>	<p>Page 98</p>	<p>Second CE Report, Volume 2 Submission 27 (Ceola Mc Lynn) CE-29-06</p>				

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
<p>PA-127</p>	<p>In Section 29.4 Active travel infrastructure, modify the wording of the second paragraph as follows:</p> <p>Sligo County Council established a dedicated Active Travel Team for the Regional and Local network in 2022 and has received funding for works such as improved footpaths, pedestrian crossings and cycle parking facilities.</p>	<p>Page 96</p>	<p>Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations on Transport CE-29-07</p>
<p>PA-128</p>	<p>In Section 29.4 Active travel infrastructure, replace the last paragraph with the following:</p> <p>In addition to the above, in 2023 Sligo Regional Design Office was advancing two Active Travel projects funded by the TII, associated with the national road N-4:</p> <ol style="list-style-type: none"> 1. N-4 Collooney to Castlebaldwin Active Travel Scheme, 2. N-4 Collooney to Toberbride Active Travel Scheme. <p>In addition to the above, an Active Travel Team was setup in 2023 in the Sligo Regional Design Office, with the objective of improving, upgrading and providing new active travel facilities on the national road network. This Team is currently (2024) advancing a number of projects such as:</p> <ul style="list-style-type: none"> • N-4 Collooney to Castlebaldwin Active Travel Scheme • N-4 Collooney to Toberbride Active Travel Scheme • N-4/N-16 Sligo Urban Active Travel Scheme <p>Further active travel projects are proposed in the future (subject to staff and funding resources) in villages located on the national road network, such as the following:</p> <ul style="list-style-type: none"> • N-15 Grange Active Travel Scheme 	<p>Page 96</p>	<p>Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations on Transport CE-29-08</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
PA-129	<ul style="list-style-type: none"> • N-59 Ballysadare Active Travel Scheme • N-17 Curry Active Travel Scheme <p>Active Travel projects are also being advanced as part of major and minor national road realignment projects such as the N-15, the N-17, the N-16, the N-4 and the N-59.</p> <p>In Section 29.4.3 Greenways, modify the first bullet point in the second paragraph as follows:</p> <ul style="list-style-type: none"> ▪ The Sligo-Leitrim-Northern Counties Railway (SLNCR) Greenway - Collooney to Enniskillen, managed by Leitrim County Council through Section 85 agreements with other local authorities in Ireland Sligo County Council and Cavan County Council, and a Memorandum of Understanding with Fermanagh and Omagh District Council. 	Page 97	Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations on Transport CE-29-09
PA-130	<p>Insert the following note under Figure 29.A (Extent of the inter-urban cycle network envisaged by the LTP):</p> <p>Note: The lines shown for Greenways are indicative only, as no route had been selected at the time of preparation of the Development Plan. It is proposed to link the Sligo Greenway (Collooney to Bellaghy, which is outside the LTP study area) to the SLNCR in Collooney, to further enhance the active travel opportunities available to cyclists and pedestrians, and to offer a possible alternative commuter connection.</p>	Page 99	Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations on Transport CE-29-10
PA-131	<p>In Section 29.4 Active travel infrastructure, amend the Cycling and walking policy P-CW-1 as follows:</p>	Page 100	Second CE Report, Volume 1, Section 7 Submission 102

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
	<p>P-CW-1 Promote cycling and walking as a sustainable and viable modes of everyday transport, including for commuting, education, retail and leisure purposes, mode of transport by making provision for the safe and efficient movement of cyclists and pedestrians at public transportation nodes, and village/town centres, public car parks, retail centres, leisure facilities and institutions.</p>		(National Transport Authority - NTA) CE-29-11
PA-132	<p>In Section 29.4 Active travel infrastructure, amend the Cycling and walking policy P-CW-5 as follows:</p> <p>P-CW-5 Provide, improve and extend cycle and pedestrian routes on existing roads, proposed roads, roads being upgraded and green corridors (including river corridors), and make provision for filtered permeability where feasible and practical, and subject to compliance with legislative requirements.</p>	Page 100	Second CE Report, Volume 1, Section 7 Submission 102 (NTA) CE-29-12
PA-133	<p>In Section 29.4 Active travel infrastructure, amend the Cycling and walking policy P-CW-6 as follows:</p> <p>P-CW-6 Support the development of the cycling routes identified in the final NTA document CycleConnects and facilitate the development of services and utilities for electric bikes throughout the County.</p>	Page 100	Second CE Report, Volume 1, Section 7 Submission 102 (NTA) CE-29-13
PA-134	<p>In Section 29.4 Active travel infrastructure, include an additional Cycling and walking policy as follows:</p> <p>P-CW-7 Facilitate the provision of bike parking facilities (including lockers) at appropriate locations near bus stops and at bus stations.</p>	Page 100	Second CE Report, Volume 2 Submission 149 (Sligo Cycling Campaign) CE-29-14

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
PA-135	<p>In Section 29.4 Active travel infrastructure, include an additional Cycling and walking objective as follows:</p> <p>O-CW-8 Prioritise the delivery of a 'Coastal Mobility Route' from Strandhill to Rosses Point.</p>	Page 101	Resolution No. 26 of 22 April 2024 (on foot of submission 149 – Sligo Cycling Campaign)
PA-136	<p>In Section 29.4 Active travel infrastructure, include three additional Cycling and walking objectives under the heading Active travel along national roads as follows:</p> <p>Active travel along national roads</p> <p>O-CW-5 Complete the development of the N4/N16 Active Travel Scheme from the N4 Caltragh Interchange to the N16 Abbvie Roundabout.</p> <p>O-CW-6 Complete the development of active travel facilities through villages of Grange, Ballysadare and Curry.</p> <p>O-CW-7 Complete the development of active travel facilities which form part of major and minor national road realignment projects on the N17, N16, N15 and N59.</p>	Page 101	Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations on Transport CE-29-15
PA-137	<p>In Section 29.6 Public transport, include an additional public transport policy as follows:</p> <p>P-PT-8 Continue to seek to improve the road network to allow for the provision of a higher-quality, reliable bus service, together with enhanced connections to the railway stations in Sligo, Collooney and Ballymote.</p>	Page 103	Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations on Transport CE-29-16

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
Chapter 30 – Water infrastructure			
PA-138	<p>In the introductory text to Chapter 30 Water Infrastructure, amend the third paragraph as follows:</p> <p>Irish Water, the regulatory body for water in Ireland, became known as Uisce Éireann in January 2023, and assumed full responsibility for the delivery of public water services in Ireland, including Sligo, over the course of the same year. Uisce Éireann (UÉ) is responsible for the operation of all public water and wastewater services including management and maintenance of water and wastewater assets, planning and investment in new projects. Sligo County Council retains its role in facilitating the provision of adequate water services at a local level, through Service Level Agreements (SLAs).</p>	Page 107	<p>Second CE Report, Volume 1, Section 7 Submission 119 (Uisce Éireann - UÉ) CE-30-01</p>
PA-139	<p>In Section 30.1.1 Water supply for Sligo Town, modify the last sentence of the first paragraph as follows:</p> <p>Upgrade works carried out at Kilsellagh WTP in 2023 resolved capacity issues improved the plant's performance and the level of service provided.</p>	Page 107	<p>Second CE Report, Volume 1, Section 7 Submission 119 (Uisce Éireann - UÉ) CE-30-02</p>
PA-140	<p>Update Table 30.1 Water supply schemes in County Sligo before the publication of the final Sligo CDP 2024-2030, using figures confirmed by Uisce Éireann.</p>	Page 109	<p>Second CE Report, Volume 1, Section 7 Submission 119 (Uisce Éireann - UÉ) CE-30-03</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
PA-141	<p>Amend the Water supply policy P-WS-1 as follows:</p> <p>P-WS-1 Co-operate with Uisce Éireann to maximise the potential of existing capacity and to identify and facilitate the timely delivery of new water services infrastructure required to realise the development objectives and in order to support population and economic growth as set out in the Core Strategy of this Plan.</p>	Page 110	<p>Second CE Report, Volume 1, Section 7 Submission 119 (Uisce Éireann - UÉ) CE-30-04</p>
PA-142	<p>Amend Section 30.2.3 as follows:</p> <p>30.2.3 Schemes and measures for small Towns and Villages Growth Programme (STVGP)</p> <p>Small Towns and Villages Growth Programme (STVGP)</p> <p>Uisce Éireann co-operates with local authorities and local communities to upgrade WWTPs or provide new plants under the Small Towns and Villages Growth Programme (STVGP), which is a component of UÉ's Capital Investment Programme.</p> <p>In 2020 Sligo County Council's Water Services Section nominated, and ranked in order of priority, the villages of Cliffony, Mullaghmore, Castlebaldwin, Geevagh and Ballintogher for inclusion in the programme. Geevagh was not included in UÉ's final ranking of candidate settlements as it did not meet the qualifying criteria.</p> <p>Strategic assessments of the treatment plants in the treatment plants in the highest-ranked nominated settlements have been carried out and Mullaghmore has progressed to Stage 2/concept design. The provision of a new WWTP to serve Mullaghmore will be included in Uisce Éireann's CIP 2025–2029, subject to regulatory approval.</p>	Page 111-112	<p>Second CE Report, Volume 1, Section 7 Submission 119 (Uisce Éireann - UÉ) CE-30-05</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
PA-143	<p>Measure A8</p> <p>In 2022, Sligo County Council submitted two applications to the DHLGH, under Measure A8 of Circular L1-22 'Wastewater Collection and Treatment needs for Villages and Settlements without access to Public Wastewater Services'. The settlements nominated were Ballygawley and Rathcormac. Should the two villages be included in this programme, Uisce Éireann will work with the DHLGH and the Council, through the Connections process, to support the development and implementation of an appropriate wastewater treatment solution for each village. A number of investment cycles will be required to address all candidates in the STVGP. UÉ plans to continue this programme into the investment period 2025-2029, and Sligo County Council will submit further proposals for new or upgraded WWTPs in small villages.</p> <p>Update Table 30.2 Wastewater treatment plants in County Sligo before the publication of the final Sligo CDP 2024-2030, using figures confirmed by Uisce Éireann.</p> <p>The modified figures from Table 30.2 shall replace the corresponding figures in the Village Asset tables contained in settlements plans (Volumes 2 and 4).</p>	Page 112	Second CE Report, Volume 1, Section 7 Submission 119 (Uisce Éireann - UÉ) CE-30-06
PA-144	<p>Amend the Comments column of Table 30.2 as follows:</p> <p>Ballincar: Residents of Ballincar will be able to connect to the upgrade to the Rosses Point Sewerage Scheme*, which will pump wastewater to the Teesan pumping station and onwards to Sligo Waste Water Treatment Plant**** where spare capacity is available. Connections to the network will be subject to feasibility assessment, via UÉ's New Connections process and UÉ's Connections Charging Policy.</p> <p>Sligo Town: There is potential capacity to upgrade the plant to 75,000 PE.</p>	Page 112, 114	Second CE Report, Volume 1, Section 7 Submission 119 (Uisce Éireann - UÉ) CE-30-07

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
<p>PA-145</p>	<p>Amend the Wastewater treatment policy P-WWT-1 as follows:</p> <p>P-WWT-1 A. Co-operate with Uisce Éireann in the provision of adequate wastewater treatment capacity infrastructure to support the growth of County Sligo's settlements in accordance with the Core Strategy, including the programme of upgrades / extensions set out in Table 30.B and to realize the objectives and policies of the Plan, including projects and programmes identified in Uisce Éireann's Capital Investment Plan and any superseding investment plans in relation to Cliffony, Mullaghmore, Castlebaldwin, Geevagh and Ballintogher</p> <p>B. the provision of new or upgraded WWTPs in the settlements of Cliffony, Mullaghmore, Castlebaldwin, Geevagh and Ballintogher through Uisce Eireann, Small Towns and Villages Growth Programme or any superseding programmes.</p> <p>C B. Pursue the provision of WWTPs in the unserved settlements of Ballygawley and Rathcormac under Measure A8 of the DHLGH Circular L1-22, 'Wastewater Collection and Treatment needs for Villages and Settlements without access to Public Wastewater Services' or any superseding circulars.</p>	<p>Page 116</p>	<p>Second CE Report, Volume 1, Section 7 Submission 119 (Uisce Éireann - UÉ) CE-30-08</p>
<p>PA-146</p>	<p>Amend the Wastewater treatment policy P-WWT-2 as follows:</p> <p>P-WWT-2 Require sustainable collection, treatment and discharge of wastewater effluent generated within the County and ensure that effluent/sludge is treated and disposed of reused in accordance with the required EU standards and UÉ's National Wastewater Sludge Management Plan (and any superseding plans).</p>	<p>Page 116</p>	<p>Second CE Report, Volume 1, Section 7 Submission 119 (Uisce Éireann - UÉ) CE-30-09</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
PA-147	<p>Modify the first sentence of the Wastewater treatment policy P-WWT-4 as follows:</p> <p>P-WWT-4 Require all new developments to connect to the public wastewater treatment plants, infrastructure, where capacity exists in the system available, subject a connection agreement with UÉ.</p>	Page 116	<p>Second CE Report, Volume 1, Section 7 Submission 119 (Uisce Éireann - UÉ) CE-30-10</p>
PA-148	<p>Include an additional Wastewater treatment policy as follows:</p> <p>P-WWT-6 Where it is proposed to discharge domestic effluent from multi-unit residential developments to the Uisce Éireann sewerage network via a wastewater pumping station, the applicant will be required to demonstrate that adequate measures will be established for the ongoing routine maintenance and repair, management, alarm response, caretaking procedures, and desludging of wastewater pumping infrastructure, until such time as the infrastructure is formally taken in charge by Sligo County Council or Uisce Éireann.</p> <p>Sligo County Council reserves the right to apply a specific cash bond to address any potential financial outlay by the Local Authority in terms of protection of public health and the mitigation of water pollution.</p>	Page 116	<p>Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations on Water Quality CE-30-11</p>
PA-149	<p>Amend the first paragraph of the Surface water drainage policy P-SWD-1 as follows:</p> <p>P-SWD-1 Require all new developments, redevelopment of brownfield sites and extensions to existing developments (where appropriate) to provide a separate foul and surface water drainage system and to incorporate sustainable urban drainage systems, where feasible.</p>	Page 118	<p>Second CE Report, Volume 1, Section 7 Submission 119 (Uisce Éireann - UÉ) CE-30-12</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
Chapter 31 – Energy and telecommunications			
PA-150	<p>Amend the wording in the first paragraph of policy P-EN-2 as follows:</p> <p>P-EN-2 Facilitate the production of energy from renewable sources and secure the maximum potential from wind energy resources within County Sligo, including the augmentation, upgrading and improvements to existing wind farms, subject to strict location, siting and design criteria.</p>	Page 125	Second CE Report, Volume 1, Section 7 Submission 109 (ESB) CE-31-01
PA-151	<p>Amend the policy P-EN-4 as follows:</p> <p>P-EN-4 Support existing and new enterprises that wish to use renewable energy to serve their own needs by on-site energy production, as well as farm diversification into solar energy production for own use or selling to the grid, subject to normal planning considerations.</p>	Page 125	Second CE Report, Volume 1, Section 7 Submission 109 (ESB) CE-31-02
PA-152	<p>Amend the policy P-EN-5 as follows:</p> <p>P-EN-5 Collaborate with urban and rural communities in the development of community-level energy efficiency and renewable energy projects, including solar energy developments where suitable, subject to visual, landscape, heritage, environmental and amenity considerations.</p>	Page 125	Second CE Report, Volume 1, Section 7 Submission 109 (ESB) CE-31-03

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
PA-153	<p>Insert the following additional energy policy:</p> <p>P-EN-6 Support the ocean energy research, development and demonstration pathway for emerging marine technologies (wave, tidal, floating wind, other types of marine energy developments) and facilitate the provision of associated test infrastructure.</p>	Page 125	Second CE Report, Volume 1, Section 7 Submission 109 (ESB) CE-31-04
PA-154	<p>Insert the following additional energy policy:</p> <p>P-EN-7 Facilitate proposals for secure, appropriately-scaled energy storage infrastructure, including green hydrogen gas storage, which support energy efficiency and reusable energy systems, subject to assessment of their potential impact on communities, environmental assessments and normal planning considerations.</p>	Page 125	Second CE Report, Volume 1, Section 7 Submission 109 (ESB) CE-31-05
PA-155	<p>Insert the following additional energy policy:</p> <p>P-EN-8 Support proposals for hybrid energy systems and co-location of renewable energy infrastructure where it can be demonstrated that such developments will not have adverse impacts on the surrounding environment.</p>	Page 125	Second CE Report, Volume 1, Section 7 Submission 109 (ESB) CE-31-06
PA-156	<p>In Section 31.3 Renewable energy, insert the following additional subsection:</p> <p>31.3.8 Energy storage</p> <p>Energy storage systems such as batteries and green hydrogen storage, along with grid stability services, are some of the technologies that will be essential to smoothing out the natural variability that occurs in renewable energy sources and to provide</p>	Page 124	Second CE Report, Volume 1, Section 7 Submission 109 (ESB) CE-31-07

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
	<p>electricity at times of peak demand. Utility-scale battery storage systems enable more efficient use of renewable energy. “Green hydrogen”, which is produced from renewable energy sources, offers potential for large-scale, seasonal storage of variable renewable energy. This enables zero-carbon backup to the power system when intermittent renewables such as wind and solar power are not available.</p>		
PA-157	<p>Amend the renewable energy objective O-REN-1 as follows:</p> <p>O-REN-1 Prepare a Renewable Energy Strategy for County Sligo during the life of the Development Plan, following within one year of the publication of the Regional Renewable Electricity Strategy (Nwra) and or the revised Methodology for Local Authority Renewable Energy Strategies (SEAI), as provided for in the Climate Action Plan 2023 2024, whichever occurs first.</p>	Page 126	<p>Second CE Report, Volume 1, Section 4 Submission 184 (OPR) CE-31-08</p>
PA-158	<p>In Section 31.3 Renewable energy, insert the following text after the first paragraph:</p> <p>“Hybrid renewables” consist of two or more renewable energy sources used together to provide increased system efficiency, as well as greater balance in energy supply, whilst optimising use of existing infrastructure. By developing hybrid renewables, plant consisting of wind, solar and battery exporting from common point of connection, but at different times, the need for transmission infrastructure is minimised and grid stability can be improved.</p>	Page 121	<p>Second CE Report, Volume 1, Section 7 Submission 109 (ESB) CE-31-09</p>
PA-159	<p>In Section 31.3 Renewable energy, insert the following text at the end of the narrative under the main heading:</p> <p>It must be recognised that gas, particularly renewable and indigenous gas, will continue to have a role to play in the transition to a low carbon economy. As such,</p>	Page 121	<p>Second CE Report, Volume 1, Section 7 Submission 109 (ESB) CE-31-10</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
PA-160	<p>renewable energy developments may require support from such sources in times of high energy demand.</p> <p>In Section 31.1, modify the first bullet point under the heading National policy on energy as follows:</p> <ul style="list-style-type: none"> ▪ Up to 80% renewable electricity 	Page 119	<p>Second CE Report, Volume 1, Section 7 Submission 150 (Department of the Environment, Climate and Communications - DECC) CE-31-11</p>
PA-161	<p>In Section 31.1.2 Climate Action Plan 2023, modify the second paragraph as follows:</p> <p>Among the CAP's most important measures to increase the proportion of renewable electricity to 80% by 2030 are the targets of 9 GW from onshore wind (6 GW by 2025), 8 GW from solar source (5 GW by 2025), at least 5 GW from offshore wind energy and at least 500 MW of community-based renewable energy projects. It is noted that CAP24 (published in January 2024), includes at least 2GW from new flexible gas plant.</p>	Page 120	<p>Second CE Report, Volume 1, Section 7 Submission 150 (DECC) CE-31-12</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
Chapter 32 – Flood risk management			
PA-162	<p>Amend the second paragraph of the Flood risk management policy P-FRM-3 as follows:</p> <p>P-FRM-3 Contribute towards the general maintenance of a 20-metre-wide flood protection zone around lakes and along both sides of all rivers, and a 100-metre-wide flood protection zone from soft shorelines. Development proposals will be required to maintain these flood protection zones generally free from development.</p> <p>Exceptions may be considered for strategic road projects, water services infrastructure, river bank enhancement works, bridge and road repair works, in the case of brownfield sites, development on lands zoned subject to policy P-FRM-2 and in cases where the maintenance of the flood protection zone is not practically achievable. Such cases will be assessed on an individual basis and subject to compliance with the Habitats and Birds Directives.</p>	Page 130	<p>Second CE Report, Volume 1, Section 7 Submission 119 (Uisce Éireann - UÉ) CE-32-01</p>
PA-163	<p>In Section 32.1.2 Strategic Flood Risk Assessment, modify the third paragraph as follows:</p> <p>The flood risk management provisions of this Development Plan explicitly integrate climate change considerations and have been informed by future scenario datasets (mapped in the accompanying SFRA). This includes Policy P-FRM-6 outlined below and the associated development management standards set out in Chapter 33, Section 33.2.6 (Flood risk assessment).</p>	Page 130	<p>Second CE Report, Volume 1, Section 7 Submission 73 (Office of Public Works - OPW) CE-32-02</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
Chapter 33 – Development management standards			
PA-164	<p>Modify the text immediately under the heading 33.2 General standards as follows:</p> <p>33.2 General standards</p> <p>When proposing any type of development, in an urban or rural location, applicants are advised to have regard to the considerations listed below.</p> <p>Development proposals in urban locations (towns and villages) should have regard to the provisions of the Sustainable Residential Development and Compact Settlements Guidelines (2024), Appendix C: Supplemental information for Planning Applications, and Appendix D: Design Checklist – Key Indicators of Quality Design and Placemaking.</p>	Page 138	Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations issues arising from the SRDCS Guidelines CE-33-01
PA-165	<p>In Section 33.2.2 Impact of development on its surroundings, modify the first bullet point as follows:</p> <p>The following factors will be considered in assessing the impact of a proposed development in both urban and rural areas:</p> <p>a. degree of overshadowing and loss of light to surrounding properties and amenity spaces (e.g. areas of open space, gardens and patios). A daylight, sunlight and overshadowing assessment may be required. The assessment shall be informed by the most recent edition of 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (BRE).</p> <p>If a technical assessment of daylight performance is considered necessary, regard should be had to the provisions outlined in guides like <i>A New European Standard for Daylighting in Buildings</i> (IS EN1 7037:2018), UK National Annex BS EN17037:2019 and the associated BRE Guide 209 2022 Edition (June 2022), or any relevant future standards specific to the Irish context.</p>	Page 138	Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations issues arising from the SRDCS Guidelines CE-33-02

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
PA-166	<p>In Section 33.2.4 Infrastructure and services, add the following text after the last sentence:</p> <p>Proposals from private developers to extend existing public wastewater infrastructure networks will be facilitated, where such proposals would result in the servicing of zoned lands. New connections to Uisce Éireann networks are subject to a connection agreement and the Connections Charging Policy. Further information on the connection procedure is available on the Uisce Éireann website.</p>	Page 139	<p>Second CE Report, Volume 1, Section 7 Submission 119 (Uisce Éireann - UÉ) CE-33-03</p>
PA-167	<p>In Section 33.2.9 Air and noise, include the following provision after the second paragraph:</p> <p>Applications for noise-sensitive development located in the vicinity of existing or proposed national roads proposals should identify appropriate noise mitigation measures. The costs of implementing mitigation measures shall be borne by the developer. The Local Authority will not be responsible for the provision of additional noise mitigation.</p>	Page 143	<p>Second CE Report, Volume 1, Section 7 Submission 47 (TII) CE-33-04</p>
PA-168	<p>In the list under the heading 33.3 Residential development in urban areas, replace the third bullet point as follows:</p> <ul style="list-style-type: none"> ■ Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (DoEHLG, 2009) and Circular Letter NRUP 02/2021 (DHLGH, 2021) ■ Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (DHLGH, 2024) 	Page 147	<p>Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations on issues arising from the SRDCS Guidelines CE-33-05</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
<p>PA-169</p>	<p>In Section 33.3.1 Multi-unit housing schemes, modify the Design Statement contents list under the third paragraph as follows:</p> <p>The Design Statement must demonstrate how the architects, urban designers and engineers have complied with statutory guidelines and with the design guidance in this Plan. The Statement shall address the following:</p> <ol style="list-style-type: none"> 1. Justification of proposed residential density 2. House types, design and mix of units, where applicable 3. Relationship between the scheme layout and the surrounding built environment 4. Circulation, parking and connectivity to surrounding areas, both existing and future 5. Design of streets, footpaths, cycle paths and public areas 6. Communal/public open space design and landscaping 7. Universal design and age-friendly provisions 8. Mix and distribution of uses (refer to SRDCS Guidelines, Section 4.4(ii)) 9. Green and blue infrastructure (refer to SRDCS Guidelines, Section 4.4(iii)) 	<p>Page 147</p>	<p>Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations issues arising from the SRDCS Guidelines CE-33-06</p>
<p>PA-170</p>	<p>In Section 33.3.1 Multi-unit housing schemes, modify the Table 33.1 as follows:</p> <p>Table 33.1 Required contents of the Design Statement for multi-unit housing developments (see detailed figures in the revised <i>Table 33.1 in Appendix 1 of this document</i>)</p>	<p>Page 148</p>	<p>Second CE Report, Volume 1, Section 9 Supplementary CE recommendations on issues arising from the SRDCS Guidelines CE-33-07</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
<p>PA-171</p>	<p>In Section 33.3.5 Distance between dwellings, modify the text as follows:</p> <p>33.3.5 Distance between dwellings</p> <p>Houses and apartment buildings should be designed in a manner that minimises overlooking and overshadowing of adjoining properties, and avoids the loss of daylight. At the rear of dwellings, there should be adequate separation between opposing first floor windows.</p> <p>In general, there should be a separation of about 22 m between the rear of 2-storey dwellings. This may be relaxed to 16 m if it can be demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjacent properties.</p> <p>In general, there should be a separation of at least 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units, above ground floor level. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.</p> <p>Careful positioning and design of opposing windows can prevent overlooking, thus enabling shorter back-to-back distances. Windows serving halls and other non-habitable spaces do not require the same degree of privacy as habitable rooms. A detailed statement in this regard, including illustrations, annotated diagrams and commentary will be required in order for the standard 22-m distance to be relaxed.</p> <p>All proposals for residential development over three-storeys high shall provide acceptable separation distances between blocks, to avoid negative effects such as excessive overlooking, overbearing and overshadowing effects.</p>	<p>Page 150</p>	<p>Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations on issues arising from the SRDCS Guidelines CE-33-08</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
	<p>A minimum of 2.3 metres shall be provided between the side walls of detached, semi-detached and end-of-terrace dwellings, to ensure privacy and ease of access. A property boundary should occur mid-way along this separation.</p>		
<p>PA-172</p>	<p>In Section 33.3.7 Public open space in multi-unit housing schemes, modify the text as follows:</p> <p>33.3.7 Public open space in multi-unit housing schemes</p> <p>Open space is required to be provided with all new housing developments. Public open space should form an integral part of the design and layout of a development and provide a connected hierarchy of spaces, with suitable landscape features, including seating and provision for children's play.</p> <p>Suitably designed and landscaped areas of formal and informal recreational open space (incorporating children's play areas and associated equipment) should be an integral part of the design of new housing schemes. It is important that new open space is usable, safe and integrated within the scheme as part of a cohesive landscape structure.</p> <p>The Council will encourage applicants to pool land in order to allow the provision of large multi-purpose amenity areas (e.g. parkland and playing pitches), as well as small incidental open spaces within housing areas.</p> <p>Quantitative standards</p> <p>A minimum of 10% and a maximum of 15% of the net site area shall be reserved for the provision of communal open space, landscaped to a high standard.</p> <ul style="list-style-type: none"> ■ The minimum requirement should be justified taking into account existing public open space provision in the area and broader nature conservation and environmental considerations. 	<p>Page 151</p>	<p>Second CE Report, Volume 1, Section 9</p> <p>Supplementary Chief Executive's recommendations on issues arising from the SRDCS Guidelines</p> <p>CE-33-09</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
	<p data-bbox="328 768 432 1767">■ In the case of Settlement Consolidation Sites and other large sites, the minimum public open space requirement will be determined on a masterplan-led basis, having regard to the overall approach to public park provision within the area.</p> <p data-bbox="456 768 596 1767">■ In the case of sites that contain significant heritage, landscape or recreational features and sites that have specific nature conservation requirements, a higher proportion of public open space may need to be retained. The 10-15% range shall not therefore apply to new development in such areas.</p> <p data-bbox="624 768 799 1767">■ In accordance with the Policy and Objective 5.1 of the SRDCS Guidelines, in some circumstances the Planning Authority might decide to set aside (in part or whole) the public open space requirement arising under the development plan. This can occur in cases where the Planning Authority considers it unfeasible, due to site constraints or other factors, to locate all of the open space on site.</p> <p data-bbox="826 768 1038 1767">■ In other cases, where the Planning Authority considers that the needs of the population would be better served by the provision of a new park in the area, or by the upgrade of an existing public open space or amenity, the applicant may be asked to make a financial contribution within the terms of Section 48 of the Planning and Development Act 2000 (as amended) in lieu of provision within the application site.</p> <p data-bbox="1066 808 1131 1825">A minimum of 15% of the development site area shall be reserved for the provision of communal open space, landscaped to a high standard.</p> <p data-bbox="1158 732 1299 1825">On institutional lands, often containing large tracts of open space, any proposals for higher-density residential development must take into account the objective of retaining the “open character” of these lands, while at the same time ensuring that an efficient use is made of the land. In these cases, a minimum open space requirement of 20% of site area applies.</p>		

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
<p>PA-173</p>	<p>In Section 33.3.8 Private open space, modify the Table 33.3 and the text as follows:</p> <p>Houses</p> <p>Private open space must form part of the curtilage of the house and be designed to provide a high standard of external amenity space in one or more usable areas. Open spaces may take the form of traditional gardens or patio areas at ground level, and / or well designed and integrated terraces and/or balconies at upper level.</p> <p>The open space must be directly accessible from the unit it serves and a principal area of open space should be directly accessible from a living space.</p> <p>Rear gardens should generally be provided with a permanent and durable wall or fence with a height of 2 m, to ensure privacy.</p> <p>Private open space shall usually be provided behind the front building line of the house, and to the requirements set out below. Narrow strips of open space to the side of houses shall not be included in the private open space calculations.</p> <p>Table 33.3 Minimum net garden sizes for houses (see the revised Table 33.3 in Appendix 1 of this document)</p> <p>Reductions in rear garden area or depth may be considered in the following exceptional circumstances, subject to a reasonable degree of amenity:</p> <ul style="list-style-type: none"> ■ High-density, infill developments, special-needs housing or retirement homes; ■ houses on corner sites that perform an urban design role; ■ to protect the established pattern of plot sizes of historic streets. ■ where an equivalent amount of high quality semi-private open space (see Table 5.1 and Section 5.3.2 of the SRDCS Guidelines) is provided in lieu of the 	<p>Page 152</p>	<p>Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations on issues arising from the SRDCS Guidelines CE-33-10</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
PA-174	<p>private open space, subject to at least 50% of the area being provided as private open space. The semi-private open space should be well integrated and accessible, and provide a high standard of amenity for all users.</p> <ul style="list-style-type: none"> for building refurbishment schemes on sites of any size or urban infill schemes on smaller sites (e.g. sites of up to 0.25ha) the private open space standard may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality and proximity to public open space. <p>Rear gardens should generally be provided with a permanent and durable wall or fence with a height of 2 m, to ensure privacy.</p>	Page 153	Second CE Report, Volume 1, Section 9 Supplementary CE recommendations on issues arising from the SRDCS Guidelines CE-33-11
PA-175	<p>In Section 33.3.8 Private open space, modify the Table 33.4 as follows:</p> <p>Table 33.4 Minimum net private open space for apartments (see the revised Table 33.4 in Appendix 1 of this document)</p> <p>Modify the title and the text of Section 33.3.9 Management companies as follows:</p> <p>33.3.9 Operation and management companies of housing developments</p> <p>Estate management is necessary for maintaining the amenity, physical and visual quality of housing developments once they are completed.</p>	Page 154	Second CE Report, Volume 1, Section 9 Supplementary CE recommendations on issues arising from the SRDCS Guidelines CE-33-12

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
PA-176	<p>Section 34(4)(i) of the Planning Act indicates that conditions can be attached to a planning permission regarding the maintenance or management of a housing development.</p> <p>Planning applications should include an operational management plan that sets out details of the long-term management and maintenance of the scheme. The plan should address provisions made for the storage and collection of waste materials in residential schemes, particularly where there are reduced areas of private outdoor space. Communal refuse facilities shall be accessible to each housing unit and designed with regard to the projected level of waste generation and types and quantities of receptacles required.</p>	Page 154	Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations on issues arising from the SRDCS Guidelines CE-33-13
	<p>In Section 33.3.11 Parking standards for housing developments, modify the text as follows:</p> <p>(...) In some older residential areas, small front gardens and original features such as railings are part of the character of the area. In such cases, car parking in front gardens may not be permitted.</p> <p>Where off-street or in-curtilage parking is provided, it should be designed to integrate into the block layout and building envelope in order to maximise efficiency, enable future adaptability to other use (e.g. repurposing of space) and to reduce the visual impact of parked cars.</p> <p>Appropriately designed on-street car parking will be acceptable where it facilitates higher residential densities in particular locations, and where traffic and pedestrian safety are not endangered.</p> <p>On-street parking should be designed and landscaped to reduce the visual impact of parked cars in public areas.</p> <p>Bicycle parking and secure storage facilities shall be provided in all new housing developments, for both residents and visitors.</p>		

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
<p>PA-177</p>	<p>In Section 33.4.3 Rural house design, amend Table 33.5 as follows::</p> <p>Doors</p> <ul style="list-style-type: none"> ▪ Front Doors should preferably be composite/aluminium made of timber, painted and simple in style. ▪ Doors should reflect the shape of the opening. ▪ A fan light above the front door, or a window to the side of the doorway is preferable to large glazed panels on the door. <p>Rainwater gutters / down pipes</p> <p>Gutters should be affixed to a flush fitted fascia board, which should be a similar colour to the gutters and as close as possible to them.</p>	<p>Page 158</p>	<p>Second CE Report, Volume 2 Submission 115 (Martin McGloin) CE-33-14</p>
<p>PA-178</p>	<p>In Section 33.4.4 Site boundaries, amend the text by deleting the last sentence of the final bullet point:</p> <ul style="list-style-type: none"> ▪ Where a roadside boundary has to be set back to achieve sightlines, it should be reconstructed behind the required set back or replaced with a boundary which reflects the prevalent traditional field boundary in the area. This could take the form of a new hedgerow, a grassed bank or a dry stone wall. <i>The area between the road and the new boundary shall be left as a grass verge.</i> 	<p>Page 157</p>	<p>Second CE Report, Volume 1, Section 8 Submission 100 (Sligo County Councillors Planning Group) CE-33-15</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
PA-179	<p>In Section 33.8.2 Advertising signage along public roads, insert additional wording in the first paragraph, as follows:</p> <p>The placing of advertising signage along public roads detracts from the amenity of the rural setting and interferes with views and scenic landscapes. <i>The Spatial Planning and National Roads Guidelines (DECLG, 2012)</i> include a requirement to control the proliferation of non-road traffic signage on and adjacent to national roads, for safety reasons. Excessive signage, especially outside the 50-60 km/h speed limit areas, can reduce the effectiveness of authorised road traffic signs (e.g. directional signs). Signage can also create visual clutter and distractions for road users, and can reduce visibility at junctions and bends.</p>	Page 174	Second CE Report, Volume 1, Section 7 Submission 47 (TII) CE-33-16
PA-180	<p>In Section 33.9.1 Access onto national roads, modify the first paragraph under the heading Sight distances for access onto national roads as follows:</p> <p>Where direct vehicular access onto national primary roads cannot be avoided, a Departure from TII Publications Standards DN-GEO-03060 with justification shall be required.</p> <p>The sight distances required for access onto national primary and secondary roads are set out in Table 33.8. The sight distances are measured from the access point to the near-side edge of the carriageway in accordance with the Design Manual for Roads and Bridges TII Publications Standards DN-GEO-03031 and DN-GEO-03060.</p>	Page 176	Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations on Transport CE-33-17
PA-181	<p>In Section 33.9.3 Road and traffic assessments, modify the second bullet point as follows:</p> <ul style="list-style-type: none"> a Road Safety Audit (RSA), in accordance with the <i>Design Manual for Roads and Bridges TII Publication Standards</i> and Department of Transport guidelines; 	Page 177	Second CE Report, Volume 1, Section 9 Supplementary CE recommendations on Transport CE-33-18

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
<p>PA-182</p>	<p>In Section 33.9.6 Cycle parking facilities, modify the title and text as follows:</p> <p>33.9.6 Cycle parking and storage facilities</p> <p>Safe and secure cycle parking and storage facilities shall be provided in conjunction with any new development proposals and the standard requirements are set out in Table 33.9.</p> <p>In the case of residential units that do not have ground level open space or have smaller terraces, a general minimum standard of one (1) cycle storage space per bedroom should be applied.</p> <p>Cycle storage facilities should be provided in a dedicated facility of permanent construction, within the building footprint or, where not feasible, within an adjacent or adjoining purpose-built structure of permanent construction, with individual lockers.</p> <p>In all parking and storage facilities, provision should be made for a variety of bicycle types, including larger/heavier cargo and electric bikes.</p> <p>Cycle parking areas shall be easily accessible and designed so that cyclists feel safe. It is best practice that either secure cycle cage/compound or preferably locker facilities are provided. A distinction should be made between long-term parking for staff or residents and short-term parking for customers or visitors. “Sheffield” stands are satisfactory for short-term cycle parking, whereas long-term parking requires secure, covered lockers and sheltered bicycle parking.</p> <p>Shower and changing facilities, and storage areas for clothing (e.g. waterproofs and helmets) should be provided for long-distance commuters.</p>	<p>Pages 178-179</p>	<p>Second CE Report, Volume 1, Section 9 Supplementary Chief Executive’s recommendations on issues arising from the SRDCS Guidelines CE-33-19</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
<p>PA-183</p>	<p>In Section 33.9.7 Car parking requirements, modify the text as follows:</p> <p>33.9.7 Car parking requirements</p> <p>Car parking standards are set out in Table 33.10 below to guide the design and layout of new developments. These parking standards show a range from minimum to maximum parking provision within a new development.</p> <p>Applicants will be required to provide a rationale for the number of car parking spaces proposed, and to demonstrate that the parking levels are necessary and appropriate, particularly when they are close to the maximum provision.</p> <p>The maximum car parking standards do not include bays assigned for use by a car club, designated short-stay, on-street Electric Vehicle (EV) charging stations or accessible parking spaces.</p> <p>Visitor parking provision is included in the maximum car parking standards.</p> <p>In circumstances where a deviation from the standards is proposed, the applicant shall submit details of the predicted parking requirements associated with the proposed development and the capacity of the proposed on-site provision to accommodate this demand.</p>	<p>Page 179</p>	<p>Second CE Report, Volume 1, Section 9 Supplementary Chief Executive's recommendations on issues arising from the SRDCS Guidelines CE-33-20</p>
<p>PA-184</p>	<p>In Section 33.9.7 Car parking requirements, insert an additional table as follows:</p> <p>Table 33.11 EV charging point standards</p> <p>(see the additional Table 33.11 in Appendix 1 of this document)</p>	<p>Page 179-180</p>	<p>Second CE Report, Volume 1, Section 7 Submission 109 (ESB) CE-33-21</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
PA-185	<p>In Section 33.11.1 Wind energy developments, amend the first sentence as follows:</p> <p>The Planning Authority will have regard to the DECLG's Wind Energy Guidelines (2006), the DHLGH's Draft Wind Energy Guidelines (2019) and any revised guidelines, when considering wind energy applications.</p>	Page 182	Second CE Report, Volume 1, Section 7 Submission 109 (ESB) CE-33-22
PA-186	<p>In Section 33.11.2 Solar energy, include an additional requirement after the third paragraph, as follows:</p> <p>At present, there are no national planning guidelines for solar energy development. The Council will assess individual applications having regard to normal planning considerations and the location criteria applicable to other types of renewable energy developments – see Section 33.11.1 above.</p> <p>Where the solar farm developments are proposed in locations where they can be seen from the road network, applications must be accompanied by glint and glare assessments.</p>	Page 182	Second CE Report, Volume 1, Section 7 Submission 47 (TII) CE-33-23
PA-187	<p>In the introductory part of Section 33.11 Energy and telecommunications infrastructure, include the following provision after the four bullet points:</p> <p>All renewable energy developments requiring connection to the national grid shall be accompanied by an assessment of all route alternatives, including alternatives to public roads. It is not considered appropriate to utilise a national road as a grid connection route when viable alternatives are available.</p>	Page 182	Second CE Report, Volume 1, Section 7 Submission 47 (TII) CE-33-24

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
<p>PA-188</p>	<p>Change the name of Section 33.2.12 to Site landscaping and retention of biodiversity and add the following bullet points:</p> <ul style="list-style-type: none"> ■ All landscaping schemes, including green infrastructure and transport infrastructure, should make provision for pollinator-friendly planting and management regimes, consistent with the All-Ireland Pollinator Plan 2021-2025 and updated versions. ■ Modifications to buildings, restoration works (e.g. repointing of stone) and vegetation management (e.g. ivy removal) can impact on protected species, in particular bats and birds. Specialist surveyors should be contracted at the earliest stage so that surveys are undertaken during the correct period, to inform timing of works. ■ Access to breeding and roosting sites should be retained where possible. Additional opportunities for wildlife (crevices/entrances, woodcrete bat boxes, swift bricks) should be incorporated within buildings. ■ Follow the protocols set out in the Heritage Council's guidelines "Wildlife in Buildings – Linking Our Built and Natural Heritage" (https://www.heritagecouncil.ie/content/files/Wildlife-in-Buildings-linking-our-built-and-natural-heritage.pdf) 	<p>Page 144</p>	<p>Second CE Report, Volume 1, Section 6 Submission 124 (DHLGH) CE-33-25</p>
<p>PA-189</p>	<p>In Chapter 33, Section 33.2.12 (Site landscaping and retention of biodiversity), insert two additional bullet points as follows:</p> <ul style="list-style-type: none"> ■ Where possible, developments should use "cut and fill", whereby excavated material is reused within the same site. The removed topsoil and earth can be used for embankments, elevated sections etc., and can provide additional wildlife habitat. 	<p>Page 144</p>	<p>Second CE Report, Volume 1, Section 6 Submission 124 (DHLGH) CE-33-26</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
<p>PA-190</p>	<p>■ When preparing a planning application, developers should consult the Map of Irish Wetlands (https://www.wetlandsurveysireland.com/wetlands/map-of-irish-wetlands--/map-of-irish-wetlands--map/), which identifies the location and characteristics of many wetland habitats in the county.</p> <p>Insert an additional subsection in Section 33.2.12 Site landscaping, as follows:</p> <p>Biodiversity Net Gain (BNG)</p> <p>Planning applications on sites with an area of 0.5 ha and over shall demonstrate a biodiversity net gain (BNG). This can be achieved by applying one or more of the considerations listed below.</p> <ul style="list-style-type: none"> ■ The potential impact on biodiversity shall be assessed at the earliest stage possible, by carrying out ecological surveys, so that biodiversity net gain can be factored into initial plans and designs. <p>In addition to direct loss of habitats, biodiversity can be impacted through habitat fragmentation, loss or degradation of linear features (e.g. hedgerows, trees lines, ditches), introduction of artificial lighting, disturbance through creation of paths and access ways, increased risk of spread of invasive alien species and impacts on air and water quality.</p> <ul style="list-style-type: none"> ■ Restoration of existing habitats within the site shall be prioritised. For example: <ul style="list-style-type: none"> – a species-rich hedgerow should be protected from construction and operational phases with a buffer zone; – a dark corridor should be retained with no artificial light spillage; – additional planting should consolidate the link between adjacent habitat areas; – non-native species should be removed. 	<p>Page 144</p>	<p>Second CE Report, Volume 1, Section 6 Submission 124 (DHLGH) CE-33-27</p>

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
PA-191	<p>Removal of a hedgerow and replacement with an alternative habitat (e.g. wildflower meadow) does not constitute a net gain in biodiversity.</p> <ul style="list-style-type: none"> ▪ “Nature-based solutions” and the provision of green infrastructure offer opportunities for habitat creation in urban areas, such as swales, green roofs, rain gardens and tree planting. ▪ Removal of artificial lighting from natural habitats (e.g. river corridors, hedgerows, tree lines) can contribute to restoring areas for wildlife that were previously degraded by light spillage. <p>Priority shall be given to the actions that restore locally important habitats and species, as outlined in the County Biodiversity Action Plan.</p>	Page 145	Second CE Report, Volume 1, Section 6 Submission 124 (DHLGH) CE-33-28
	<p>In Section 33.2.14 Illumination and spread of light, insert an additional subsection as follows:</p> <p>Minimising light pollution</p> <p>Lighting should be adequate for the desired area while being limited to when it is needed and directed to where it is needed.</p> <ul style="list-style-type: none"> ▪ Average luminance should not surpass the appropriate intensity needed (not the maximum intensity). ▪ Lighting should be designed to avoid further impacts on biodiversity, human health, and waste of energy. ▪ Lighting should be designed to minimise glare, prevent light trespass to adjacent/unintended areas (hedgerows, road verges, tree lines, wetlands and river corridors). 		

Proposed amendment ref. no.	Text of the proposed amendment	Page number in Volume 3 of the Draft CDP	Source of the proposed amendment
	<ul style="list-style-type: none"> ▪ Light pollution should be reduced by (i) shielding to ensure lighting is directed to where it is intended and needed (ii) avoid sky glow and light trespass (iii) setting appropriate lighting levels and colour (under 3000K) (v) adjusting the timing of lighting as appropriate. ▪ Blue light in LEDs should be limited to warmer-coloured lighting with a correlated colour Temperature (CCT) at or below 3000K. This provides a balance of energy use, safety, and environmental and health impacts. ▪ Timing and duration of lighting should be limited to the when needed through trimming (part-night lighting) and dimming (reduced light levels) where appropriate. ▪ There should be no light emitted above the horizontal. This type of lighting impacts strongly on the environment. <p>Lighting should follow the guidance within the Institution of Lighting Professionals (ILP) <i>Guidance Note (GN01-2021) The Reduction of Obtrusive Light</i>.</p>		
PA-192	<p>In Section 33.3.11 Parking standards for housing developments, insert additional provisions as follows:</p> <p>Landscaping of car parking areas should incorporate native trees, hedgerows and shrubs, to reduce the impact on local wildlife. Car park surfaces should be porous or permeable. Artificial lighting should be designed to minimise light pollution on adjacent habitats, in particular hedgerows, river corridors and tree lines.</p> <p><i>(Please note that CE-33-13 also proposes modifications to Section 33.3.11; the two recommendations are not in conflict)</i></p>	Page 154	<p>Second CE Report, Volume 1, Section 6</p> <p>Submission 124 (DHLGH) CE-33-29</p>