

**Rathellen House,  
Finisklin, Co.Sligo  
Planning Report to Accompany a  
s177AE Application for  
Residential Development  
Sligo County Council**

**February 2022**



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# 1 Introduction

## 1.1 Legislative Background

Pursuant to Section 177AE of the Planning and Development Act, as amended, Local Authorities or Local Authorities in partnership another party shall apply to An Bord Pleanála to undertake development where it requires a Natura Impact Statement (NIS). The Board is therefore the competent authority and may approve the development with or without modifications or refuse to approve. MacCabe Durney Barnes has been commissioned by Sligo County Council to prepare a report to accompany the application to An Bord Pleanála for a residential housing development at Rathellen House, Finisklin, Co. Sligo.

The process broadly involves:

- Publication of public notices with respect to the development. These should state the intent to apply to An Bord Pleanála and the preparation of an NIS.
- Notify the Prescribed Bodies that the application and NIS have been submitted, advising them that a submission may be made to the Board in relation to:
  - the likely significant effects on the environment as a result of the development,
  - the implication of the development of the proper planning and sustainable development of the area concerned; and
  - the likely significant effects on a European site.
- Making available the plans and particulars of the development for inspection by members of the public.

## 1.2 Background to the section 177AE Application

The Social Housing Public Private Partnership (PPP) programme consists of the design, construction, financing and maintenance of approximately 1,500 homes in 3 project bundles of social housing developments on sites around Ireland to be delivered by Public Private Partnership (PPP). The maintenance, upkeep and tenancy management services to the developments will be for a 25-year period following construction, and the asset will then be returned, in prime condition, to Sligo County Council. The anticipated total capital value of the programme is €300 million. The project is an availability-based PPP.

The site at Rathellen House, Finisklin, Sligo includes a mixture of housing typology, road works and site development works. It will be tenanted from Sligo County Council's Housing list. The proposed development has been designed by Sligo County Council supported by the National Development Finance Agency as part of the Social Housing Bundle PPP.

## 1.3 Structure of Planning Report

This planning report was prepared on behalf of Sligo County Council to accompany a s177AE application for the development of 63 social housing units and roads works at a site c. 2.46 ha at Rathellen House, Finisklin, Sligo.

This report is structured as follows:

- It provides a description of the site and surrounding area and of the proposed development;

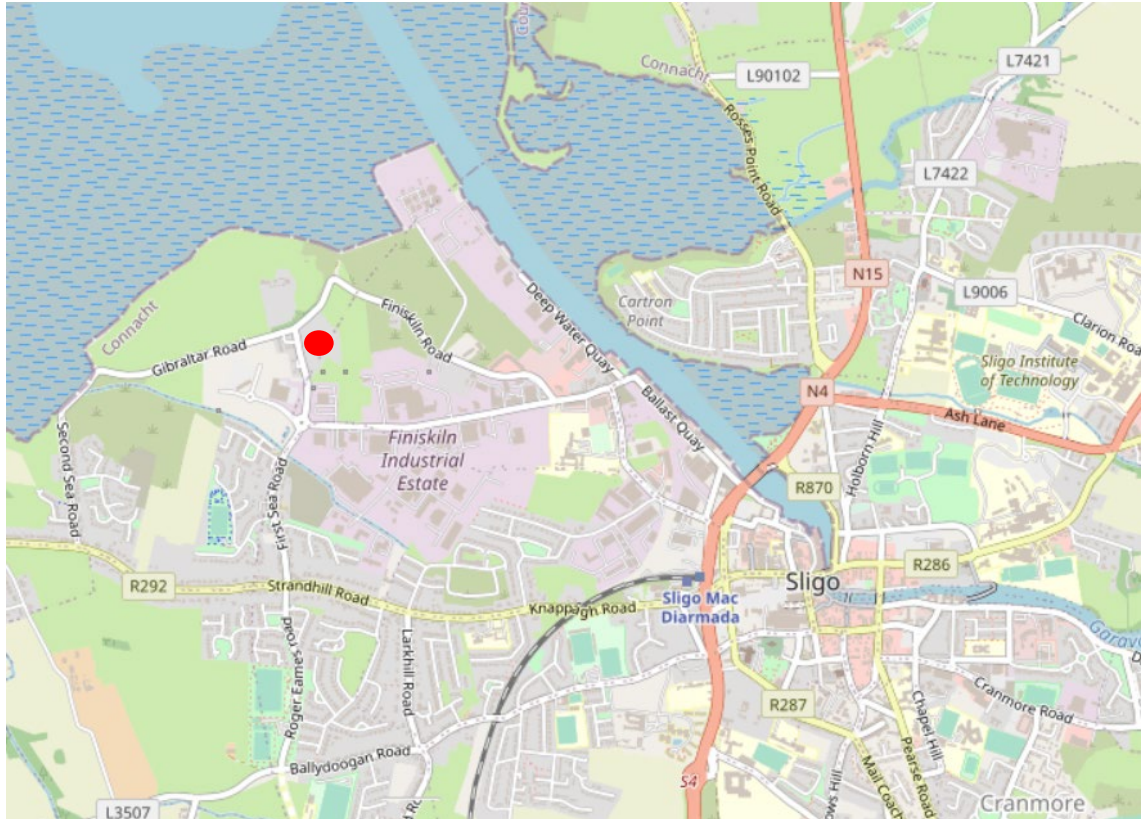


- It outlines the provision of national, regional and local planning policy;
- Considers transport and traffic;
- Outlines engineering considerations; and
- Reviews environmental matters.

## 2 Site Description and Surrounding Area

The application site is located in Finisklin, c 3 km from the centre of Sligo, close to Sligo Port. The adjoining industrial estate and Sligo town are centres of employment.

**Figure 1: Site Location** (in red)



The wider area is well served by schools. Primary schools include Scoil Ursula and St. John's National School and Gaelscoil Chnoc na Ré. Post primary schools include Ursline College, Summerhill College and Mercy College. The nearest shops are on Knappagh Road closer to Sligo

### 2.1 The Subject Site

The application site of c.2.46 ha, is in an irregular shape and contains an existing period house which is derelict and a number of out-buildings. Rathellen House was built at the beginning of the nineteenth century as a dower house for the Woodville estate. It was purchased by Henry Lyons in 1860 and remained in the Lyons family until the 1940s. (Source: NUIG Landed estates data base). A heritage report accompanies this application and provides more details.



**Figure 2: Application Site**



The site is bounded along the boundary to the north by Finisklin Road. There are no footpaths on this road in the vicinity of the development site. A stone wall and mature trees bound the road with a shallow ditch on the application site. The site contains copses of mature trees. To the west of the site is First Sea Road and a social housing estate is located on the opposite side of that road close to the junction with Finisklin Road. The northern section of First Sea Road has a footpath on the western side of the road. The southern boundary of the site is delineated by the established hedge and tree boundary with agricultural land on the other side. To the south east of the site, the boundary traverses a field diagonally. To south of the development site is the An Post sorting office and to the south east is located the large IDA industrial estate. Abbott Ireland is a major pharmaceutical/medical devices plant to the east.

The subsoil is characterised at metamorphic till.

Plates 1 to 7 illustrate the site and adjoining roads.



**Plate 1 View Looking North to Bay**



**Plate 2 Rathellen House (on the right)**



**Plate 3 Copse of Trees on Site**



**Plate 4 Sea Road Frontage**



**Plate 5 Sea Road/Finisklin Road Junction**



**Plate 6 Finisklin Road Frontage**



**Plate 7 Finisklin Road bend at northern corner**



## 2.2 Planning History

### 2.2.1 Subject Site

The following is the planning history on the site.

**P.A. Reg. Ref: 04977** - Planning permission was granted on the 11th November 2004 for the construction of a 2.1m high stone and render wall to a maximum of 2.4m high by 113m long and associated site works at Rathellan House. These works were within the curtilage of a protected structure as set out on the Sligo & Environs Development Plan 2004-2010.

The following is relevant planning history on neighbouring lands.

**P.A Reg. Ref: 06347** - Planning permission was granted on the 31st October 2006 for development on the western side of First Sea Road for the demolition of existing house & outbuildings on site and the construction of 14 no. dwellings, 1 no. blocks apartment and 1 no. duplex in 4 no. blocks consisting of 1. One no.2 storey block consisting of 3 no. 2 bed terraced houses. (Block A) 2. one no. 3 storey block consisting of 2 no. 4 bed terraced houses, 1 no. 2 bed apartment and 1 no. 3 bed duplex. (Block B) 3. one no. 3 storey block consisting of 4 no. 4 bed terraced houses. (Block C) 4. one no. block consisting of 4 no. 3 storey 4 bed terraced houses and 1 no. attached 2 storey 3 bed house. (Block D) 5. New access road, connection to existing services and all associated site development works. This permission has been implemented.

**P.A Reg. Ref: 05389** - Planning permission was granted on the 14<sup>th</sup> July 2005 for alterations to the boundary wall of Seamount House on the western side of Finisklin Road.

### 2.2.2 Surrounding Area

#### Certificate of Authorisation for A Close Landfill

**EPA Ref: H0006-01** – A certificate of authorisation was issued by the EPA in June 2018 in relation to the closed landfill on the northern side of Finisklin Road between the subject site and the Natura 2000 sites. It was accompanied by a Natura Impact Statement.

**PA.Reg.Ref.21334** – Planning permission was refused for development consisting of a renewable energy development on a 3.9 hectare site. The proposed development will constitute the provision of the following: Construction of a Biomass processing and storage area utilising forestry products. Construction of a Gasification and Methanation Plant including buildings for the production of advanced biofuels. Construction of a Gasification and Combined Heat Power Plant including building for the production of electricity and heating. Construction of Containerised Battery Storage Facility (20MW). Construction of a Thermal Energy recovery and storage facility including buildings for district heating distribution. Construction of two on-site 38kV substations. Creation of a new access from Finisklin Road. All ancillary development, including the provision of site office, car parking, internal access roads, perimeter landscaping, fencing, lighting, and on-site drainage. The Planning application is accompanied by a Natura Impact Statement.

The grounds for refusal are presented below:

- The NIS did not provide sufficient information in relation to the treatment of contaminated leachate and gas emissions.
- The application did not adequately address the management of surface water having regard to the potential of contaminated leachate.
- Development would be premature pending the completion of remediation measures to address environmental risks associated with the landfill.



## 3 Proposed Development

### 3.1 Description of Development

Sligo County Council intends to apply for permission at this site c.2.46 ha at Rathellen House, Finisklin, Co. Sligo. The proposed development includes:

- The demolition of derelict outbuildings (c.269.26 sqm).
- The construction of 57 residential units to include:
  - 39 No. houses all 2-storey high (15 no. 2-bed, 20 no. 3-bed, 3 no. 4-bed and 1 no. 5-bed); and
  - 18 no. duplex apartments (8 no. 1-bed and 10 no. 2-bed) up to three-storey high.
- The restoration of Rathellen House and associated outbuildings to accommodate 6 residential units (1 no. 1-bed, 3 no. 2-bed; 2 no. 3-bed).
- A new access to the site is proposed via Sea Road.
- A segregated cycle path is proposed to link from Finisklin Road to Sea Road.
- The proposed development also includes the realignment of Sea Road to the west of the site to include new bus stops and pedestrian crossings;
- The proposal includes on-street car parking (100 spaces), public and private open space, boundary treatments, public lighting, site drainage works, internal road networks and footpath, an ESB switchrooms/kiosks, landscaping, play area and all ancillary site services and development works above and below ground.

A Natura Impact Statement will accompany the application.

### 3.2 Need for Development

The proposed development consists of 63 residential units. These units will be proposed to households registered on the Council's social housing need list.

The Housing Agency's Summary of Social Housing Assessment 2020 noted that in 2020, 522 households in the County qualified for social housing support by the Local Authority. This represented an increase by 4.2% compared to 2019. As of 2020, this represented the second highest increase in the country.

Development tends to be directed toward compact urban centres as far as practical. However, it is important to note that the provision of social housing should seek to counteract undue physical and social segregation in accordance with Part V of the Planning and Development Act 2000, as amended.

The County Housing Strategy 2017 -2023 notes the following:

*'...to promote growth in the Gateway City, consideration should be given to expanding the options for residential development the future Sligo and Environs LAP by offering a wider choice of location on additional sites.'*

It also includes the following social housing policy:

*'10. Promote social inclusion by ensuring that social housing support is well distributed throughout all residential areas rather than concentrated in a few locations.'*

An underlying tenet of national housing policy is the provision of smaller units to allow for downsizing. As can be seen in section 2, there has been limited residential development in the area, and therefore there has been no growth in the smaller housing stock whether it is private or social. This does not afford households in a receipt of a form of social housing support, the opportunity to downsize in their local area should they no longer require larger units.

The provision of 63 social housing units at Rathellen provides a unique opportunity for the council:

- It will contribute to the expansion of the Council's social housing stock.
- It will allow for the refurbishment and reuse of Rathellen House, a structure of high architectural quality which has long lain vacant.
- It will enable the delivery of cycling facilities in Finisklin.

## 4 National and Regional Policy

### 4.1 National Policy

#### ***National Planning Framework - Project Ireland 2040***

The National Planning Framework (NPF) guides national, regional and local planning decisions until 2040 as the high-level strategic plan for shaping the future growth and development. The National Strategic Outcomes are expressed as follows:

1. Compact Growth
2. Enhanced Regional Accessibility
3. Strengthened Rural Economies and Communities
4. Sustainable Mobility
5. A Strong Economy, supported by Enterprise, Innovation and Skills
6. High-Quality International Connectivity
7. Enhanced Amenities and Heritage
8. Transition to a Low Carbon and Climate Resilient Society
9. Sustainable Management of Water, Waste and other Environmental Resources
10. Access to Quality Childcare, Education and Health Services

The NPF states that carefully managing the sustainable growth of compact cities, towns and villages will add value and create more attractive places in which people can live and work.

National Policy Objective 3a of the NPF states that it is a national policy objective to "*deliver at least 40% of all new homes nationally within the built up envelope of existing urban settlements*".

National Policy Objective 4 states "*ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being*".

National Policy Objective 33 - Prioritise provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.

National Policy Objective 34 - Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time.

National Policy Objective 35 - increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or self-based regeneration and increased building heights.

The proposed development is on residentially zoned lands adjacent to schools, services, playing fields and shops in an existing town and meets the NPF objectives.

The NPF recognises Sligo City as a Regional Centre and highlighted it as being a growth driver to a greater extent than any other towns in the North-West.

### 4.2 Ministerial Guidelines

A number of national planning guidelines may be considered.

- Guidelines for Planning Authorities on Childcare Facilities (2001)

- Delivering Homes, Sustaining Communities (2007) and the accompanying Best Practice Guidelines- Quality Housing for Sustainable Communities (2007)
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)
- Urban Design Manual - A Best Practice Guide (2009) and Urban Design Manual - Best Practice Guidelines (2009)
- The Planning System and Flood Risk Management (2009)
- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009)
- Design Manual for Urban Roads and Streets (2013)
- Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2018)
- Urban Development and Building Heights- Guidelines for Planning Authorities (2018)

Those of particular relevance are detailed below.

#### ***Childcare Facilities – Guidelines for Planning Authorities 2001***

It is noted that these are a planning guidance document only, and standards set down in relevant childcare legislation take precedence.

Section 2.4 of the Guidelines addresses appropriate locations for childcare facilities and considers that one childcare facility for every 75 units is appropriate. The Guidelines require the provision of childcare facilities at a ratio of 20 childcare spaces for every 75 proposed dwellings. The proposed development falls below the mandatory threshold.

#### ***Quality Housing for Sustainable Communities (2007)***

These guidelines relate specifically to social housing. Chapter 4 indicates that in the planning and design of the scheme, the architect should:

- seek to create a high quality living environment for residents and enhance the social, environmental and visual quality of the area as a whole;
- seek to ensure a high level of safety and security for the residents through causal surveillance and overlooking;
- maximise amenity and energy efficiency by climate sensitive design;
- eliminate barriers to accessibility for all users - particularly older people and those with mobility impairment or other disability;
- seek to ensure that the scheme can be constructed, managed and maintained at reasonable cost and in a way that is economically, socially and environmentally sustainable;
- design public open space so as to maximize its potential benefit to the resident through clear definition of public, communal private open space;
- permeability as the means to achieve a high quality living environment.

A mix of dwelling types is proposed ranging from 1-bed to 5-bed and unit sizes have been informed by social housing needs. The schedule of accommodation sets out the size of each units proposed.

***Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) (and accompanying Manual)***

The Guidelines contain specific policies and objectives regarding the scale and location of new residential development, the need for high quality design of residential areas, and the use and development of infill, greenfield and brownfield sites.

Section 1.9 recites general aims of sustainable residential development, including the need to prioritise walking, cycling and public transport over the use of cars, and to provide residents with quality of life in terms of amenity, safety and convenience.

Chapter 3 identifies the core principles of design, including place-making, environmental responsibility, social equity and economic viability, that are required when creating places of high quality and distinct identity. Box 2 identifies 12 ‘Best Practice Design Manual’ criteria which should be incorporated in new residential development as follows.

1. Context: How does the development respond to its surroundings?
2. Connections: How well is the new neighbourhood / site connected?
3. Inclusivity: How easily can people use and access the development?
4. Variety: How does the development promote a good mix of activities?
5. Efficiency: How does the development make appropriate use of resources, including land?
6. Distinctiveness: How do the proposals create a sense of place?
7. Layout: How does the proposal create people-friendly streets and spaces?
8. Public realm: How safe, secure and enjoyable are the public areas?
9. Adaptability: How will the buildings cope with change?
10. Privacy / amenity: How do the buildings provide a high-quality amenity?
11. Parking: How will the parking be secure and attractive?
12. Detailed design: How well thought through is the building and landscape design?

Densities on outer suburban and greenfield sites in the general range of 35-50 dwellings per hectare involving a variety of housing types where possible. Development at net densities less than 30 dwellings per hectare should generally be discouraged in the interests of land efficiency. Appendix A sets out method of calculating net density based upon unit per hectare and is used for the purposes of allocating housing land in local area plans and on individual housing sites. The net site area includes:

- access roads within the site;
- private garden space;
- car parking areas;
- incidental open space and landscaping; and
- children’s play areas where these are to be provided.

It therefore excludes:

- major and local distributor roads;
- primary schools, churches, local shopping etc.;
- open spaces serving a wider area; and
- significant landscape buffer strips.

A density of 30.6 dwellings per hectare is proposed. While falling below the general range of 35-50 units per hectare, the retention of Rathellen House and associated trees and landscape



features on site reduced the development capacity. Furthermore, reference is made to Circular Letter NRIP 02/2021 which accepts a lower density for towns of a certain size. See below.

A Design Statement responding to the 12 criteria has been prepared by Coady Architects and accompanies the documentation.

### ***Circular Letter NRIP 02/2021***

This recent circular indicates that for towns of between 5,000 and 50,000, development on outer suburban sites such as the subject site can start from 30 dwellings per hectare, having regard to the character of the area. Sligo has a population of 19,199 and the area surrounding the site is characterised by low density development. The proposed net density of 30.6 dwellings per hectare accords with this circular letter.

### ***Design Manual for Urban Roads and Streets (2019)***

Section 1.2 sets out the national policy background that states street layouts should be interconnected to encourage walking and cycling and offer easy access to public transport.

Section 3.2 identifies types of streets. Arterial streets are major routes, link streets provide links to arterial streets or between neighbourhoods, while local streets provide access within communities and to arterial and link streets.

Section 4.4.3 states that radii on turns from a link street to a local street may be reduced to 4.5m. A maximum radius of 1-3m should be used on local streets. Section 4.4.1 states that the standard carriageway width on local streets should be 5-5.5m, or 4.8m where a shared surface is proposed.

Compliance with the requirements of DMURS can be found in the report prepared by RPS.

### ***Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2018)***

Duplex units are apartments and therefore these Guidelines applies. The apartment guidelines supersede the CDP. The key relevant Specific Planning Policy Requirements (SPPRs) are summarised in Table 3. This table sets out how the development complies and applies to the duplex units only (or 18 units).

**Table 1: Specific Planning Policy Requirements Apartment Guidelines 2018**

SPPR number	Summary	Development Compliance
SPPR 1	Mix Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) with no minimum requirement for apartments with three or more bedrooms.	Proposed mix is as follows:  8 no. 1-bed units: 44% 10 no. 2-bed units: 56%  The proposed development is a housing and duplex mix and the provision must be viewed in the context of the wider typology mix.
SPPR 3	Minimum Apartment Floor Areas	Please refer to the schedule of accommodation prepared by

SPPR number	Summary	Development Compliance
	<ul style="list-style-type: none"> <li>– Studio apartment (1 person) - 37 sq.m</li> <li>– 1-bedroom apartment (2 persons) - 45 sq.m</li> <li>– 2-bedroom apartment (3 persons) 63 sq.m (subject to a max of 10% of overall units)</li> <li>– 2-bedroom apartment (4 persons) - 73 sq.m</li> <li>– 3-bedroom apartment (5 persons) - 90 sq.m</li> </ul>	Coady Architects which demonstrates compliance.
SPPR 4	<i>Dual Aspect In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.'</i>	All units are dual aspects
SPPR 5	Floor to ceiling heights Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use.	Floor to ceiling height of ground floor units is 2.7m.
SPPR 6	Apartments per core A maximum of 12 apartments per floor per core may be provided in apartment schemes.	This SPPR does not apply as the units are duplex units.

### Non specific policy in Guidelines

#### **Minimum Quantitative Standards**

Appendix I of the Guidelines sets out minimum quantitative standards for bedroom floor areas, storage space, communal amenity space and private amenity space. Please refer to the schedule of accommodation prepared by Coady Architects.

In relation to communal amenity space, the minimum requirement to be met is set out below:

**Table 2: Open Space Minimum Standards**

Unit types	Sqm Required	No of Units	Total Required (Sqm)
1-bed	5	8	45
2-bed	6	10	60
Total			105

Total open space provision on the site is 4,630 sqm or 23% of the net developable area. This is in excess of the 4,104 sqm required to meet the 20% as set by the Sligo County Development Plan 2017-2023 and include the 105 sqm identified above. Open space proposals are in excess of the cumulative requirements set out under the Guidelines and the CDP.

### ***Size in excess of ten percent floor area***

Section 3.8 (a) of the Guidelines provides that *‘the majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom units types by a minimum of 10%....’*.

Please refer to Coady Architects schedule of accommodation which demonstrates compliance.

### ***Play areas***

The Guidelines indicate minimum requirements for play areas. However, the proposed scheme neither include 25 or more units with two or more bedrooms nor 100 or more units with two or more bedrooms. The standards therefore do not apply. Notwithstanding this, the proposed development includes a 300 sqm play area as illustrated in the landscape drawings.

### ***Cycle Provision***

The Guidelines provide the following;

Quantity – a general minimum standard of 1 cycle storage space per bedroom shall be applied. Visitor cycle parking shall also be provided at a standard of 1 space per 2 residential units. Any deviation from these standards shall be at the discretion of the planning authority and shall be justified with respect to factors such as location, quality of facilities proposed, flexibility for future enhancement/enlargement, etc.

Adequate covered and secure cycle storage space is provided for all duplex units.

### ***Urban Development and Building Heights- Guidelines for Planning Authorities (2018)***

In planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure according to SPPR3:

- the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled “Sustainable Residential Development in Urban Areas (2007)” or any amending or replacement Guidelines;
- a greater mix of building heights and typologies in planning for the future development of suburban locations; and
- avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so, in any one development of 100 units or more.

The proposed development broadly complies with the principles of these Guidelines. In particular, it proposes a range of typologies with 28.6% duplex units and refurbishment of Rathellen House for use as residential units.

## **4.3 Regional**

### ***Regional Spatial and Economic Strategy for the Northern and Western Region (2019-2031)***

The RSES identifies Sligo City as an “urban place of regional scale” and designates it a Regional Growth Centre. The Regional Strategy envisages a 40% increase in Sligo City’s population by 2040, equivalent to circa 8,000 additional residents, giving a total of 26,000 people. Intermediate “targets” are set for 2026 (+4,400 persons) and 2031 (+2,200).

## 5 County and Local Policy

### 5.1 Sligo County Development Plan 2017-2023

The Sligo and Environs Development Plan 2010-2016 (SEDP) was adopted in November 2009 and was due to expire in 2015. When Sligo Borough Council was abolished in 2014, the lifetime of the SEDP was extended. In August 2017, the provisions of the SEDP were further extended through incorporation into the Sligo County Development Plan 2017-2023 (CDP). The CDP states that the policies and objectives of the SEDP will continue to apply until the adoption of a Local Area Plan for Sligo and Environs.

Variation No.1 (July 2020) incorporated the provisions of the RSES into the Plan. If brownfield and infill sites cannot be developed fast enough, or if their capacity proves insufficient to cater for 40% of the target population (2,640 out of 6,600 persons), it may be necessary to release additional land from the current Strategic Land Reserve (SLR). However, the precise amounts of greenfield lands to be zoned for housing and mixed uses in the forthcoming Sligo and Environs Local Area Plan shall be determined as part of the preparation of the LAP, in consultation with all stakeholders, taking into consideration the availability of infill/brownfield sites, essential infrastructure and the potential for servicing lands during the life of the LAP.

Building on lands zoned as strategic land reserve is restricted to certain categories of development, including but not limited to social and special-needs housing, provided that development would not prevent the future comprehensive development of adjoining lands. The proposed development consists of social housing units and therefore would fall under the categories of development which may currently be considered under the strategic land reserve designation.

#### 5.1.1 Key Development Plan Provisions

##### Zoning

The site is zoned **Residential R2 – Low to Moderate Density**, with an indicated density of equating to 20 – 34 dwellings per ha.

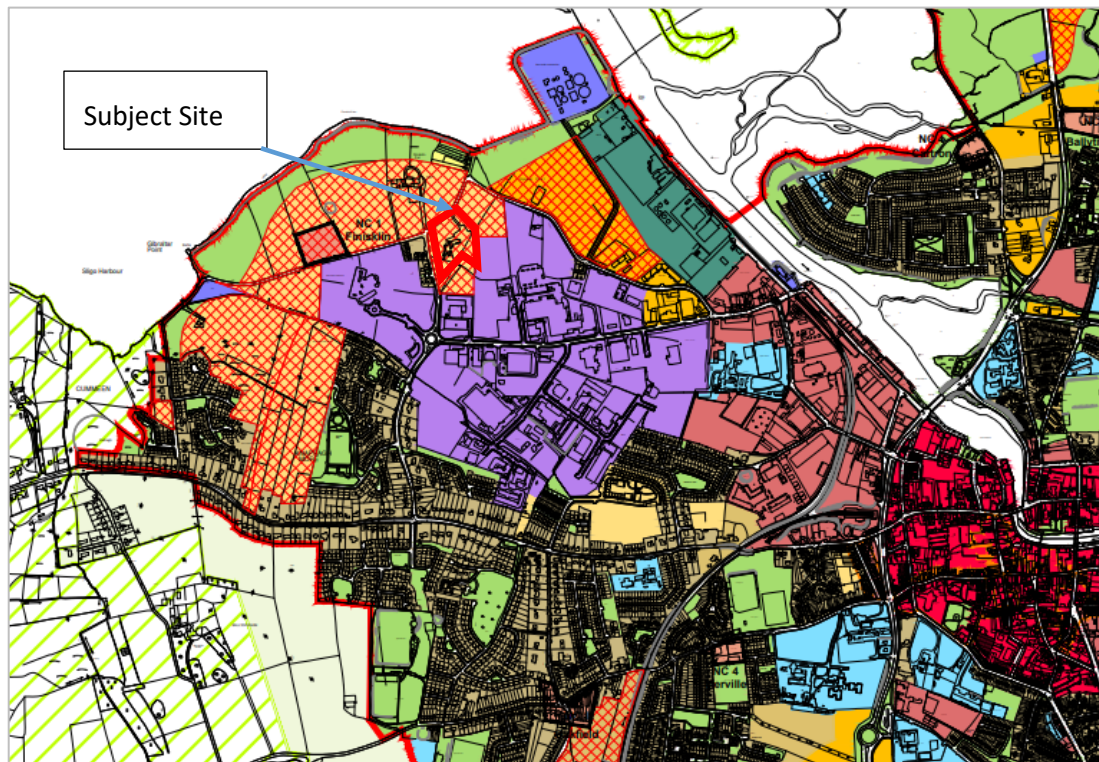
The proposed development is for residential development at a density of 30.6 uph, which is aligned with the provisions of the plan.

The zoning map objective also specifies in R2 zones:

*“blanket construction of three- and four-bedroom houses will be discouraged. All new residential development will have to recognise and reflect the changing demographic structure in the house type and design, site layout and the additional facilities proposed. While housing is the primary use in these zones, recreational structures, crèches/playschools, educational facilities, community buildings, sheltered housing and corner shops will also be considered.”*

Accordingly, a mix in typology is proposed to include houses and duplex units, ranging from 1-bed to 5-bed.

**Figure 3: Zoning Objectives Map (Sligo Environs Development Plan)**



The lands to the east are zone **BITP - Business, Industry and Technology Park**.

However, importantly, the site is also covered by the objective SLR – ‘Strategic Land Reserve’, where the following objective applies:

*Objective SP-Z-4 - On serviced or serviceable lands included in the Strategic Land Reserve, permit the development of the following, insofar as they do not adversely impact on the potential for comprehensive and co-ordinated development of surrounding lands:–*

.....

*–social and special-needs housing...*

It may be noted that the CDP does state in section 3.6.1

*“In exceptional circumstances, should the supply of residential land prove insufficient in any settlement during the lifetime of the CDP, it will be possible to release lands from the strategic reserve through the development plan variation procedure. The need for any such rezoning shall be demonstrated by factual evidence.*

*Building on lands in the Strategic Land Reserve shall be restricted to certain categories of development, such as individual rural houses for specific categories of persons, social and special needs housing, community facilities and other non-residential developments, provided that they do not prevent the future comprehensive and co-ordinated development of adjoining lands”.*

The proposed development is for the delivery of social housing units which is compliant with the Strategic Land Reserve objective. The proposed layout does not impinge on the development



potential of other adjoining lands and include roadworks and cycle infrastructure which would be beneficial to the general area.

### Heritage

Rathellen House is not on the Record of Protected Structures. 150 m north west of the site, which is the subject of the road widening objective, is covered by SLO14-056 (Midden Site) in the Record of Monuments and Places. There are also sites of archaeological interest on neighbouring lands. Archaeological test trenching did not identify findings.

An Architectural Heritage Impact Assessment Report of Rathellen House has been prepared. It considers the heritage significance of Rathellen House. The report states:

*‘While Rathellen House is not included on the RPS, the character and significance of the house, outbuildings, and other features within its curtilage, is regarded as an important consideration in the development of design proposals for the lands around the house.’*

The proposed architectural design was influenced by the collaboration of the project architects and the conservation specialist retained as part of the project. Key conservation decisions included inter alia:

- The location of the new housing elements to the side and rear of the house as the least impactful on the setting of Rathellen House and the established character was selected as the preferred option.
- The proposed layout includes the retention, conservation and refurbishment of the linear farm range to the immediate west of the house to ensure that a representative example of the nineteenth century outbuildings survives.
- The stone wall boundary to Finisklin Road and Sea Road is being retained.
- The retention and reuse of Rathellen House ensures its survival. The house is currently in very poor condition but it is now proposed to be restored.
- The retention of mature ornamental trees immediately adjacent to the house.

The report concludes:

*‘The retention, adaptation and re-use of Rathellen House, together with one of more of its larger outbuildings, has potential to enhance the quality and character of the proposed new housing development. Particular care has been taken with the landscaping design of any the proposed development within the grounds of Rathellen House to include adequate space for the appropriate presentation of the house and its retained linear farm range.’*

### Housing mix

P-UHOU-2 requires high quality in the layout and design of new residential development, having regard to the guidance and standards set out in DECLG’s Guidelines for Planning Authorities – Sustainable residential development in urban areas. Private housing has a specific mix, but this does not apply to social housing.

The proposed development is of high quality and incorporates existing features of the site, particularly Rathellen House which is proposed to be used as residential units. It is accompanied by high quality landscape proposals and the retention of numerous existing trees which accord with the setting of the house. Although the typology mix requirement does not apply to the provision of social housing, the proposal does include a range of units from 1-bed to 5 bed units.

## Social housing

### P-SHOU-1 to P-SHOU-5

Social housing to be well distributed with linkages between existing public and private housing areas. Require developers of housing schemes to provide a suitable mix of house types and designs which can be easily adapted to accommodate special housing needs. There is no specified mix, but the Plan highlights the high percentage of one person households on the social housing waiting list at 57%. The Housing Strategy indicates the Social Housing Need by household type. See table below.

**Table 3: Social Housing Need by Household Type (extract from the Housing Strategy)**

	Single person household	Single person with children	Two or more adults with / without children	Multi-adult household	Total
Sligo City	231	119	83	2	433
Sligo County	214	73	48	0	337
<b>Total</b>	<b>445</b>	<b>192</b>	<b>131</b>	<b>2</b>	<b>770</b>

## Urban Expansion

P-UD-9 to13 - An expansion strategy for an urban area should aim to achieve a clean visual break between the built-up area and the surrounding countryside, a compact settlement and sequential development. Development of greenfield sites should be on the basis of master planning and connectivity based on the creation of streets.

The proposed development is principally accessed via Sea Road where a bus stop is located, linking the site to the rest of Sligo Town. Directly across Sea Road, to the west, is located a small residential estate. To the south and south east of the site is employment uses. The proposed development at this location provides a transition from the employment lands to the south toward the coast. It integrates and reuses built heritage, which is in accordance with section 7.3 of the Architectural Heritage Protection Guidelines (2004) which consider that *‘the best method of conserving a historic building is to keep it in active use.’*

## Playgrounds

Objective P-OR-7 supports the provision of playgrounds in a variety of land-use zoning categories. A 300 sqm playground is proposed as part of the playground. This is a much-needed addition to the general area which avails of a limited number of playgrounds, the closest being in Strandhill, c.1.5km south west of the site.

## Roads

Objective T2.4 seeks to reserve a number of intra urban road links to include *“from the roundabout on First Sea Road, north to junction with Second Sea Road (L-75011-0), via L75012-0 ( north end of First Sea Road); Second Sea Road ( L25011-0), south west of Gibraltar Point, east to the Borough boundary at Finisklin”*.



The proposed development includes road works along Sea Road which is proposed to be realigned with the relocation of the bus stops.

### Flood Risk

Objective P-CP-3 requires that a detailed flood risk assessment be carried out in relation to development proposals within the coastal zone and particularly on all low-lying areas, where appropriate. A hydrological assessment report has been prepared by RPS. In summary, it concludes:

- Much of the site does not have a record of flooding in the past.
- The proposed development is located on lands qualifying as Flood Zone C in the Western CFRAM study, meaning that residential development would be deemed appropriate.
- Any increase in flood level in the vicinity is expected to be very minimal.
- Additional site surface water runoff will be managed using Sustainable Urban Drainage System (SUDS). This would include the construction of attenuation.

#### 5.1.2 Development Management

The development management standards are provided in chapter 12 of the County Development Plan.

**Table 4: Summary Development Standards**

Standard	Description	Design Response
Connections	Priority should be given to walking, cycling and public transport. Routes within the area should be as direct as possible, following existing desire lines. Gated estates discouraged.	The proposal includes a segregated cycle path to link from Far Finisklin Road to Sea Road. It is located immediately adjacent to a bus stop served by the line S2 Strandhill to Rosses Point. No gate is proposed on the site.
Design	Natural features (hedgerows/trees) and man-made landscape elements to be incorporated into the design and layout of the scheme	Number of man-made features are proposed to be retained, particularly Rathellen House which is proposed for refurbishment. A long section of the boundary wall on Far Finisklin Road, stretching to Sea Road will be repaired and kept. Natural features namely trees and hedgerows are being retained on site where appropriate, particularly those to the boundary with Sea Road where a number of moderate to high quality trees are located. These are incorporated in the public open space. The public open space is located to the north of Rathellen House, to preserve its setting and the new housing elements to its rear and sides.
	Focal points or landmarks at key locations	The main landmark is Rathellen house which is proposed to be reused.
	Creating “character areas”	Please refer to the Architect Design Statement.
	Development to be in accordance with Urban Design Manual – A Best Practice Guide (DECLG, 2009)	A design statement has been prepared by Coady Architects and accompanies the application. It includes consideration for the 12 criteria.

Standard	Description	Design Response
	Design statement Required - guided by the nature of surrounding development, natural features, accessibility and sunlight patterns	As above.
Parking	House dwelling 2 per unit Apartment dwelling 1.5 per unit Adequate off-street facilities for parking, including visitor parking;	Please refer to section 5.2 of this report on the Sligo Town and Environs Development Plan.
Cycle	House -one per unit Apartment -one per unit	All houses can accommodate bicycle parking either to their front or rear. Cycle parking for apartments have been superseded by the Apartment Design Guidelines. For details, please refer to section 4.1 of this report.
Roads	<p>New housing developments to be structured on a network of streets which link into the surrounding built fabric.</p> <p>Layout to have regard-</p> <ul style="list-style-type: none"> <li>• the arrangement of buildings, rather than roads</li> <li>• the creation of attractive urban/village forms, where security for pedestrians and cyclists is paramount;</li> <li>• the incorporation of traffic-calming measures into the layout of the scheme to ensure low vehicle speeds;</li> <li>• the prioritisation of walking and cycling as transportation modes, and the provision of safe and direct access to local services and public transport;</li> <li>• the need for links to accommodate through-access or connections to adjoining sites, backland areas or neighbouring lands that are likely to be developed;</li> <li>• access for mobility-impaired people;</li> <li>• circulation routes for public services;</li> <li>• cul-de-sacs/home zones should be designed to accommodate through-access and linkages for pedestrians and cyclists to adjoining areas; these linkages should be adequately overlooked by dwellings and should have a minimum width of 3m;</li> </ul>	<p>The proposed layout prioritises pedestrians over cars. All streets are well overlooked by housing units and are not of such length they would encourage speeding.</p> <p>A hammerhead turn is provided to the east of the site which would allow for connection with the adjacent lands should these be developed in the future. These lands are earmarked for traveller accommodation in the plan.</p> <p>Pedestrian and cycle links are incorporated into the development. A segregated cycle path is proposed to link from Far Finisklin Road to Sea Road. A new pedestrian crossing is provided on Sea Road to allow pedestrian to safely cross.</p> <p>Autotrack analysis for refuse and emergency vehicles has been prepared by RPS and is submitted with this application.</p>

Standard	Description	Design Response
	<ul style="list-style-type: none"> <li>turning areas provided for emergency and refuse vehicles should be designed as hard landscaped, dual-use spaces where cars/large vehicles can turn, but are primarily open spaces where children can play;</li> </ul>	
Home zones	New residential developments will be required to incorporate the home zone design principles.	A number of areas in the road layout are proposed to be raised platform and parking with brick pavements.
Privacy	<p>Directly opposing rear first-floor bedroom windows should be a minimum of 22 m apart</p> <p>A minimum distance of 2.4 m for single-storey and 3 m for two-storey buildings shall be provided between the side walls of detached, semi-detached and end-of-terrace dwellings to ensure privacy. For ease of access, each house shall have a minimum of 1 m per side</p> <p>Rear gardens should generally be provided with a permanent durable barrier (wall or fence) with a height of 2 m, to ensure privacy. Rears of houses, blind gables or high boundary walls should generally not adjoin open spaces</p>	<p>Separation distances are respected.</p> <p>No single storey units are located in the vicinity of the site or are proposed as part of the development.</p> <p>SHB3-COA-FIN-AR-COA-DR-0408 Site Boundary treatment identifies the proposed boundary treatments.</p>
Public Open Space	A minimum of <b>15%</b> of the development site area shall be reserved for the provision of communal open space landscaped to a high standard.	23% of public open space is proposed.
Play	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.	300 sqm of play area is proposed.
Private open space houses	<p>The minimum size of a rear garden shall be 75 sq.m., with a smaller area acceptable for houses with narrow frontages and one- to two-bedroom houses, which will require no less than 60 sq.m. The minimum garden depth shall be 11 m.</p> <p>In the case of high density, infill developments, <b>special-needs housing or retirement homes, smaller gardens (reduced area or</b></p>	All houses comply with this requirement except units 58 / 59 which are proposed in the fabric of one of the existing outbuildings of Rathellen House to be retained. These two units avail of rear gardens which fall below the stated requirement. Nonetheless they avail of generous front gardens. The need to retain the house and certain outbuildings and protect the sylvan setting limit layout options. The relaxation of the requirements should be considered to allow for the active reuse of the house and outbuildings. For these units, there is no overlooking issue as

Standard	Description	Design Response
	<p><b>depth) may be permitted if there are no overlooking issues.</b></p> <p>Reductions in rear garden area or depth may also be considered where required by urban design considerations, such as the case of houses on corner sites that perform an urban design role.</p> <p>The existence of minimum standards should not result in uniform rear garden layouts. The developers will be expected to provide a variety of rear garden sizes, so as to avoid standardised development layouts.</p>	<p>there is no directly overlooking windows. Closest units have a different orientation and no directly overlooking windows.</p>
Private open space apartments	<p>Aim to achieve higher floor areas for balconies and patios, and only apply the minimum dimensions as a last resort, where there is no alternative.</p> <p>Private open space can also be provided in the form of rear gardens or patios for ground floor units and roof gardens for upper-level units. A minimum depth of 1.5 m is required, extending for the full length of the external living room wall.</p> <p>“Semi-private” open space should be provided within landscaped courtyards, having regard to the heights and orientation of adjoining blocks in terms of the levels of sunlight obtainable in those spaces.</p> <p>Semi-private” open space should be provided within landscaped courtyards, having regard to the heights and orientation of adjoining blocks in terms of the levels of sunlight obtainable in those spaces.</p>	Superseded by the Apartment Design Guidelines.
Apartments	<p>Sustainable Urban Housing: Design Standards for New Apartments (DoECLG, 2015) (superseded)</p> <p>Aim to achieve higher floor areas for all rooms, and only apply the min dimensions as a last resort, where there is no alternative.</p> <p>Minimum net floor areas for apartments are as follows:</p>	As above.

Standard	Description	Design Response
	<p>Studio 40 m<sup>2</sup></p> <p>One-bedroom apartment 45 m<sup>2</sup></p> <p>Two-bedroom apartment 73 m<sup>2</sup></p> <p>Three-bedroom apartment 90 m<sup>2</sup></p>	
Security	<p>Public space in residential schemes, should be designed with personal security in mind. Houses should overlook streets and footpaths, pedestrian and cycle routes. Houses located on corner sites should be designed to be orientated towards both streets. As a rule, houses should front onto open spaces and provide passive surveillance. Rears of houses, blind gables or high boundary walls should generally not adjoin open spaces. Residential open space should be directly overlooked by houses on at least 75% of its perimeter.</p>	<p>Public open space and realm have been designed with personal security in mind.</p> <p>All streets are well overlooked with passive surveillance with residential units toward the roads. All corners are turned. Where a boundary wall is proposed at a corner or other prominent location, those are no higher than 1.1m allowing for visibility over the public realm.</p> <p>The public open space is overlooked by units generally located to its south. The proposed location of the public open space is directly to the north of Rathellen House to preserve its setting. The layout was considered to allow for the retention of a maximum of natural features, specifically the trees and protect the setting of Rathellen House.</p>
DMURS	New streets shall be designed in accordance with the provisions	Please refer to the report prepared by RPS which sets out of the road network complies with DMURS.
Waste	Storage facilities or bin houses should be designed to enable adequate access to all receptacles (i.e. residual waste, dry recyclables, organic waste) for all users, including those with disabilities, and to provide sufficient space for bin handling and waste collection	Please refer to the design statement. All bin storages are accessible.
Under grounding cables	Seek to place underground all electricity etc cables in the urban built-up areas, especially within zones designated for residential development and in Architectural Conservation Areas. Overhead lines will not be permitted in any area of high amenity value.	Please refer to the energy efficiency statement by SMP.
Naming	The names of residential developments and streets shall reflect local place names and approved by the Sligo County Council, Street name-plates, in Irish and English, should be erected on all housing estate streets in a location that is clearly visible	This will be agreed post planning.

## 5.2 Sligo and Environs Development Plan 2010-2015

As noted in section 3.5.1 of the Sligo County Development Plan, the zoning and objectives of the Sligo and Environs Development Plan are still applicable. Policies and objectives of relevance are presented below.

**Roads:** The plan includes road objectives seeking the upgrade of the Far Finisklin Road and Sea Road.

**Cycling:** Cycling policies P-CY-1 to P-CY-4 require the implementation and development of cycling infrastructure where either road works or development are proposed.

**Open Space:** Open space strategic objectives are also noted, specifically SO-OS-2 in the integration of key landscape elements into open space.

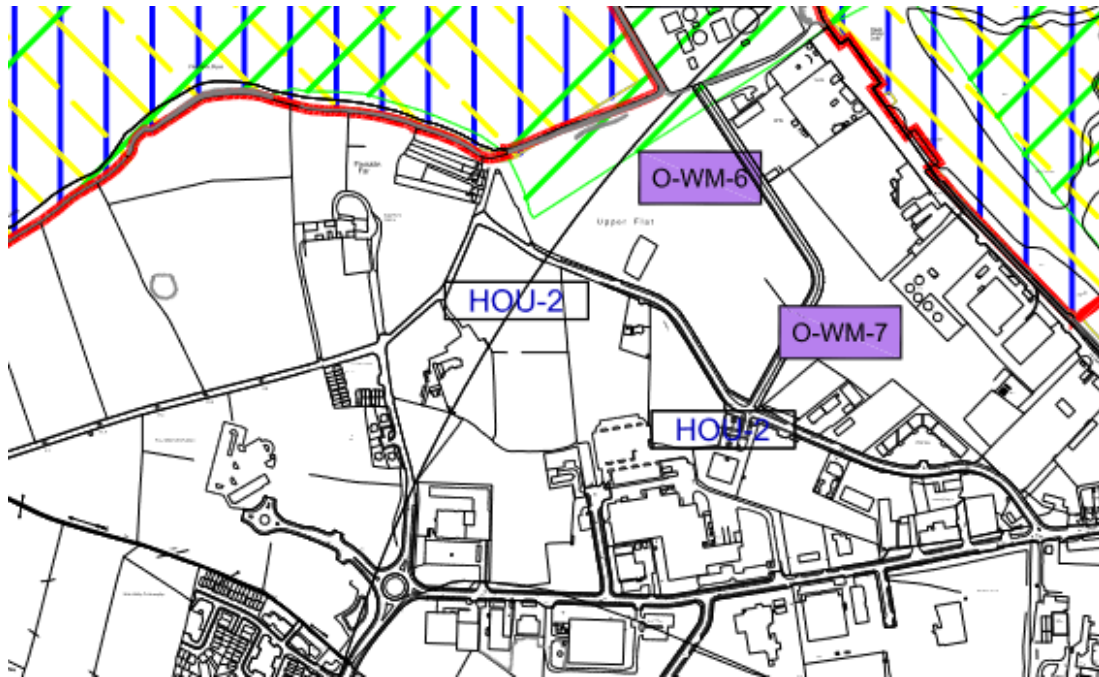
**Urban Design:** Urban design policies including P-OC-R-1 to P-OC-R-10 on new residential areas have been considered in designing the proposed development.

**City Fringe:** P-CYF-2 is also complied with, with many trees, particularly those of moderate to high quality retained as part of the development and integrated in the public open space proposals.

**Archaeology:** In relation to archaeology, as the site is located immediately south of a Zone of Archaeological Potential, archaeological testing was undertaken. No findings were identified.

Map 4 identifies general objectives for the area of the SEDP. Objective O-TA-HOU-2 which applies to the landholding in the ownership of Sligo County Council seeks to provide Traveller Accommodation at a number of sites across the plan area, including Finisklin as shown below. As the application site forms part of the same landholding, the layout therefore considered the relationship between the different plots specifically in terms of orientation, access and protection of amenities. This is done in the Architect Design Statement prepared by Coady Architects which accompanies this application.

**Figure 4: Extract from Map 4 – General Objectives (SEDP)**



### 5.2.1 Sustainability Indicators

In section 16.1.2, the plan includes a checklist for developers and local authorities to consider. This is presented below.

**Mix of uses:** The development is for social housing on residentially zoned lands. The application site forms part of a wider landbank owned by Sligo County Council. Other compliant uses can be accommodated at a future stage on the wider landholding should a need be identified by the Council.

**Mix of dwelling types:** The proposed development includes a range of unit sizes from 1-bed to 5-bed and includes houses and duplex units. Additionally, it should be noted that a number of units are designed according to the principles of universal design.

**Development density:** The proposed density is within the ranges considered under the zoning of the site. It is also cognisant of the need to retain existing features, specifically trees and Rathellen House.

**Green space:** High quality public open space is included in the proposed development. Its open and relatively flat nature makes it usable for future tenants of the development, while retaining its sylvan character. The retention of trees and hedgerows allows for the retention of wildlife corridors.

**Mix of open space:** The development cannot be qualified as being of large-scale. Notwithstanding this, it includes a mix of private and public open space and makes a generous allocation for a play area (300 sqm).

**Waste:** Waste is being minimised thanks to the retention of Rathellen House and a number of outbuildings. At operational stage, all units are provided with segregated bin storage.

**Energy Use:** Energy efficiency has been considered and is addressed in the energy efficiency report prepared by SMP.



**Mobility:** There is adequate provision of car parking in accordance with the appropriate standards. In addition, the proposed development is located adjacent to a bus stop and therefore avails of good public transport connections. It also includes the construction of a segregated cycle path which will contribute to the provision of upgraded and safer cycling infrastructure in the plan area. A mobility management plan is included in this application as an appendix of the Transport and Traffic Assessment prepared by RPS.

**Sustainable use of land:** The proposed development includes the reuse of Rathellen House which has long lain idle.

**CO2 emissions:** An energy efficiency statement by SMP addresses the sustainability of the proposed buildings.

#### 5.2.2 Site Development Standards

**Density:** The plan considers that for sites zoned R2 a low to medium density (20 to 34 uph) is acceptable. The proposed density is 30.8 uph.

**Plot Ratio:** A plot ratio between 0.5 and 1 is recommended for lands zoned R2. The proposed plot ratio is 0.28 which is somewhat lower than the recommended ratio. However, the existing site constraints should be accounted for. The layout integrates the main feature, the house, outbuildings and retains a number of trees. It also includes the provision of public open space over and above the plan requirements. The Sustainable Urban Residential Development Guidelines 2009 recognise that while plot ratio can be specific they also '*vary depending on a range of factors from the site location, the mix of development, the site context, its open space requirement to the availability of services and infrastructure*'.

**Site Coverage:** For R2 a coverage of 70% is recommended. The proposed site coverage is 17%. However, it is essential that the layout be cognisant of Rathellen House, which setting should be enhanced as far as practical. As a result, it is argued that given the existing site constraints, the proposed site coverage allows for a successful design which is cognisant of the site constraints.

**Building / structure height:** The proposed development does not include such heights that it would give rise to concerns of loss of amenity to proposed or existing units. Proposed heights are capped at 2 and 3 storeys in line with the existing height set by Rathellen House and prevailing heights in the surrounding area.

**Building Lines:** There is no established building line in the vicinity. It is also noted that the existing stone wall along Sea Road and Finisklin Road is proposed to be repaired and kept in-situ as it forms part of the character of the site.

#### 5.2.3 Landscape and Vegetation

In accordance with section 16.2.8, a landscape plan accompanies this application. This plan shows how existing landscape features are retained and enhanced (boundary walls, tree groups and hedgerows). Please refer to the landscape plans prepared by Mitchell landscape architects and the boundary treatment plan prepared by Coady Architects.

#### 5.2.4 Flooding

A hydrological assessment report has been prepared by RPS. It is discussed in more details in page 18 of this report.

### 5.2.5 Residential Development Standards

This section focuses on standards where those deviate from the requirements of the County Development Plan discussed in previous sections of this report.

**Public open space – Quantitative standards:** Standards for public open space are somewhat lower in the SEDP than those considered under the CDP. The SEDP required that on greenfield sites, 15% of open space be provided, which would translate to 3,080 sqm. The proposed open space totals 4,630 or 23% of the site net developable area.

**Car parking standards:** the SEDP has lower standards in relation to the provision of car parking. Table 16C provides the following standards:

- Residential dwelling with four or more bedrooms: 2 per dwelling
- Residential dwelling with three bedrooms or less: 1 per dwelling
- Apartment: these standards have been superseded by the Apartment design guidelines, although they align with a requirement of 1 space per unit.

This translates to the following requirements:

**Table 5: Car Parking Standards**

Dwelling type	No of units	Standard	Requirement
2 bed house	19	1 space	19
3 bed house	22	1 space	22
4 bed house	3	2 spaces	6
5 bed house	1	2 spaces	2
<b>Total for houses</b>			<b>49</b>

In addition, there are 18 duplex units, with an applicable requirement of 1 space per dwelling (as and one visitor space for every 3-4 units in accordance with the Apartment Guidelines. This yields a requirement of 18 spaces (for resident parking) and 6 spaces for visitor or a total of 24. The total requirement combining the standards of the SEDP and the guidelines is for a minimum of 73 spaces. The proposed development includes 100 spaces.

## 6 Transportation and Traffic

Access to the site is proposed via Sea Road. A number of reports accompany this application as follows:

- Traffic and Transportation Impact Assessment (TTA) concludes that the proposed development will not have a negative impact on the surrounding road network.
- The Mobility management plan (MMP) reviews public transport accessibility and the car parking strategy for the site. It proposes an action plan to encourage more sustainable mobility patterns amongst the prospective residents.
- The Road safety audit report has informed the road layout.

## 7 Construction Management Plan

An outline construction management plan has been prepared and is submitted as part of this application in accordance with the requirements of An Bord Pleanála pertaining to applications made under s177AE of the Planning and Development Act as amended.

## 8 Engineering Services

A Drainage and Watermain Design Report accompanies the documentation. It includes the Confirmation of Feasibility from Irish Water. The existing foul sewer pipe will be upgraded from a 150 mm to a 225 mm diameter pipe and will outfall to the existing foul water network on the Finisklin Road to the south of the development.

## 9 Environmental Considerations

### 9.1 Appropriate Assessment

Under Article 250 (1) of the P&D Regulations, a planning authority will carry out an AA screening. Under Article 250(2), if it cannot be concluded that on the basis of objective information, that the proposed development, individually or in combination with other plans or projects, would have a significant effect on a European site, a stage 2 Natura Impact Statement (NIS) shall be prepared and an application shall be submitted to An Bord Pleanála.

Sligo County Council issued a screening determination stating the need to proceed to NIS as there is uncertainty regarding the potential effects on nearby Natura 2000 sites. A NIS was prepared by NM Ecology and accompanies this application. It concludes that the application of mitigation measures, specifically pollution prevention measures during construction will substantially reduce the likelihood and magnitude of pollution events to negligible levels, which will prevent a significant impact upon the conservation status of the nearby SAC and SPA.

### 9.2 Ecological Impact Assessment

An ecological impact assessment has been prepared by NM Ecology and accompanies this application. It includes the findings of a bird survey and a bat survey. A bat roost was identified on the site. A bat derogation licence accompanies this application.

### 9.3 Environmental Impact Assessment

An Environmental Impact Assessment (EIA) screening report has been prepared by MacCabe Durney Barnes in accordance with the Guidance on Environmental Impact Assessment Screening – Practice Note (OPR, 2021). It is submitted with this documentation. It concludes that an Environmental Impact Assessment Report (EIAR) is not required.

## 10 Conclusion

In summary, the proposed development is for social housing on zoned residential lands under the control of Sligo County Council. The proposed development consists of a mix of housing and duplex homes with landscaped areas, play areas, parking and ancillary works. The proposal complies with national, regional and local policy and will make a significant contribution to the social housing stock of Sligo County Council.

Importantly, it uses Rathellen House, a structure of high architectural quality which has lain vacant for a number of years. Its use as residential use is in line with national guidance on architectural heritage. The Board is encouraged to positively consider this development and grant planning permission.



