

# Chief Executive's Report to the Members of Sligo County Council

As required by Section 179 (3) and 179(4), Part XI of the Planning and Development Act 2000 (as amended)

Part VIII of the Local Government (Planning and Development) Regulations, 2001 (as amended)  
Development By Local Authority

In relation to

## Works consisting of Public Realm Enhancement Works at Wolfe Tone Square, Tubbercurry, County Sligo.



Rialtas na hÉireann  
Government of Ireland



Rialtas Áitiúil Éireann  
Local Government Ireland

Ár dTodhchaí  
Tuaithe  
Our Rural  
Future



# Sligo.

## **CONTENTS**

- 1. Introduction**
- 2. Part 8 Publication / Plans & Particulars / Timelines**
- 3. Nature & Extent of Proposed Development**
- 4. List of persons / bodies who made submissions / observations**
- 5. Summary of issues raised in submissions & CE Response**
- 6. Planning & Policy Content**
- 7. Environmental Assessments**
- 8. Chief Executives Recommendation to members of Sligo County Council**

### **Appendices**

**Appendix 1 - Site Location Map**

**Appendix 2 - List of Submissions to Part 8**

**Appendix 3 - SCC Planning Section Report**

**Appendix 4 - SCC Roads Area Engineer Report**

**Appendix 5 - EIA Screening Report & EIA Screening Determination**

**Appendix 6 - AA Screening Report & AA Screening Determination**

**Appendix 7 - Drawing DR-LR-003 showing proposed re-configuration of parking layout along Teeling St / Wolfe Tone Square**

## Per Agenda Item: Council Meeting 4<sup>th</sup> March 2023

### 1. Introduction

This report is the Chief Executive's Report on the proposed Local Authority development at Wolfe Tone Square, Tubbercurry involving public realm enhancements to Wolfe Tone Square and adjacent areas and the redevelopment of the Mary Brennans' building (Teeling Street), including demolition of the rear of the building (c. 72sqm) with facade to be retained, to create a new multi-use public building.

Section 179(3) of the Planning & Development Act 2000 (as amended) requires that the Chief Executive submits a report to the members of the Council on the proposed development for their consideration.

The report should describe the nature and extent of the proposed development and should also:

- a) *evaluate whether or not the proposed development would be consistent with the proper planning and sustainable development of the area to which the development relates, having regard to the provisions of the development plan and giving the reasons and the considerations for the evaluation,*
- b) *include the screening determination on why an environmental impact assessment is not required*
- c) *list the persons or bodies who made submissions or observations with respect to the proposed development,*
- d) *summarise the issues, with respect to the proper planning and sustainable development of the area in which the proposed development would be situated, raised in any such submissions or observations, and give the response of the chief executive*
- e) *recommend whether or not the proposed development should be proceeded with as proposed, or as varied or modified as recommended in the report, or should not be proceeded with, as the case may be.*

Following the consideration of the Chief Executive's report, the proposed development may be carried out as recommended in the report, unless the local authority, by resolution, decides to vary or modify the development, otherwise than as recommended in the CE report, or decides not to proceed with the development.

#### **The Scheme**

In 2020, Sligo County Council were approved for funding under Rural Regeneration and Development Fund RRDF Category 2<sup>1</sup> to progress the first stage of a public realm enhancement scheme for Tubbercurry. This funding aims to:

- Rejuvenate towns and villages through public realm enhancement;
- Support people to live, work and learn in their own community;
- Enhance outdoor amenities, culture and heritage;

<sup>1</sup> Category 2 funding enables development of project proposals suitable for future Category 1 applications.

- Strengthen rural economies and achieve economic and social development in these areas; and
- Re-purpose derelict or disused buildings.

During early-stage analysis of Tubbercurry Town and in particular the Wolfe Tone Square area, the following **key issues** were identified:

1. Wide carriageways and a lack of designated crossing points present a barrier to movement for pedestrians, in particular vulnerable road users and those with mobility issues.
2. On-street parking is prevalent and further impacts movement.
3. The public realm at Wolfe Tone Square is fragmented from the town centre due to parking and the location of planting. This limits its use value.
4. A high volume of traffic passes through the town, often at speed.
5. Public transport facilities fall below standard and limit the potential for active travel - notably, the absence of a shelter and bus set-down space.
6. Narrow footpaths along Mountain Road and the junction with Teeling Street contribute to concerns around safety.
7. Vacancy within the built form is prominent, particularly at gateway sites.
8. Clutter is evidenced within the public realm, which is further accentuated by the presence of overhead wires and supporting poles.
9. The quality of the public realm materiality is low.
10. Urban greening is concentrated within Wolfe Tone Square which limits broader benefits.

On the basis of the above, the **key designs principles are:**

- To create a flexible, pedestrian priority space in the town centre with improved connectivity via the introduction of crossing points and wider footpaths.
- Rationalisation of vehicle movement, road widths and car parking in order to achieve greater permeability for pedestrians and vulnerable road users and generate a more flexible and user-friendly public realm space.
- Incorporation of bus set-down areas and shelter to encourage use of active travel and improve safety.
- To encourage drivers to reduce speeds in the vicinity of the town centre.
- Provision of outdoor town centre space with shelter to support a number of functions including weekly markets, town events, performances, outdoor dining and promote greater use generally.
- To support the refurbishment of key gateway buildings and potential destinations (Mary Brennan's) for community use.
- Incorporation of tree planting and rain gardens to ensure the project makes active contributions to building climate change resilience in the town.
- Incorporation of more cycle stands seating and a wayfinding and signage scheme which adds to sense of place.
- Undergrounding of overhead electricity lines to improve safety at key junctions and minimise visual clutter.
- To provide a greater proportion of accessible parking bays within the town centre.

If this Part 8 is approved by the members of the Sligo County Council, the next step for this project is to secure funding under Category 1 of the Rural Regeneration Development Fund. The deadline for making an application to the 5th call for RRDF funding was 8<sup>th</sup> February 2024.

If RRDF funding is approved, this project can progress to detailed design stage. During this stage there will be further public consultation with the general public and key stakeholders within and around Tubbercurry. All submissions received during this Part 8 consultation period will be taken into further consideration at the detailed design stage of the project.

## 2. Part 8 Publication / Plans & Particulars / Timelines

Notice of the proposed development at Tubbercurry was advertised in the Sligo Weekender publication date 11<sup>th</sup> January 2024 and also in The Western People , publication date 16<sup>th</sup> January 2024. Plans and particulars of the proposed development were placed on public display, in Teach Laighne Tubbercurry and in City Hall, Quay Street, Sligo for a four-week period until 8<sup>th</sup> February 2024. A copy of all plans and particulars were also available to view online on the Sligo County Council consultation portal (<https://consult.sligococo.ie/>) A total of eight site notices were erected on site at key locations in and around Wolfe Tone Square, Tubbercurry.

Submissions or observations could be made in respect to the development on or before 4pm 22<sup>nd</sup> February 2024, either in writing or via the consultation portal. Notice was also given to prescribed bodes in accordance with Article 81 of Part 8 of the Planning and Development Regulations 2001 (as amended).

## 3. The nature and extent of the proposed development and principal features thereof, including a plan of the development and map of the relevant area.

Sligo County Council proposes to carry out works consisting of public realm enhancement works at Wolfe Tone Square, Tubbercurry, County Sligo including the following:

1. Redevelopment of the Mary Brennans' building (Teeling Street), including demolition of the rear of the building (c. 72sqm) with facade to be retained, to create a new multi-use public building.
2. Public Realm Enhancements to Wolfe Tone Square and adjacent areas, including:
  - a. Increase in pedestrianised area and associated stone paving along with the provision of hard/soft landscaping and street furniture,
  - b. Installation of shelter/covered space,
  - c. Development of additional pedestrian crossing points.
  - d. Lighting upgrades, undergrounding of overhead networks, and relocation of existing gates on Swift Lane.
3. Road upgrades including:

- a. Realignment of all roads and car parking around Wolfe Tone Square (R294), on Teeling Street, and on Mountain Road,
- b. Creation of one-way route on 'The Lane' LS 8705-0 and the R294 (south of Wolfe Tone Square) travelling East to West,
- c. Development of bus half-set down areas west of Wolfe Tone Square and on Teeling Street.

4. All other associated development and ancillary works.

Appendix 1 provides a site location map of the relevant area and an overview of the main interventions. See the link below to plans and particulars of the scheme as available on the County Sligo Consultation Portal

<https://consult.sligococo.ie/en/consultation/public-realm-enhancement-works-tubbercurry>

#### 4. List of persons/bodies who made submissions /observations:

In accordance with the requirements of the Planning & Development Regulations 2001 (as amended) Part 8, Article 82(3), copies of the advertised documents were issued to the following prescribed bodies:

- ESB
- Uisce Éireann (Irish Water)
- An Taisce
- Failte Ireland
- National Parks and Wildlife Services
- The Heritage Council
- Inland Fisheries Ireland

Submissions were received from Uisce Éireann and from the Developments Application Unit of the National Parks & Wildlife Service. These submissions are considered in Section 5 of this report.

Copies of all plans & particulars were issued to the following sections within Sligo County Council:

- Planning Department
- Roads and Infrastructure inc. Roads Area Office (Tubbercurry)
- Environment Department
- Fire Authority
- Heritage Office

2No. responses were received from internal sections within Sligo County Council and these reports are included at Appendix 3 & 4 respectively.

In all, a total of 371No. submissions from the general public, prescribed bodies and Sligo County Council were received. A complete listing of submissions is contained at Appendix 2.

## 5. Summary of the issues raised in submissions and CE Response

### **Submissions of Support for the Scheme**

Of the 371No. submissions received, 342No. are in full support of the scheme. (Submissions 3 – 8 incl., 11, 16 – 18 incl., 39, and 41 – 371 incl. refer). There are no issues or concerns highlighted within these submissions and therefore no further commentary is required in respect to same.

### **Chief Executive's Response:**

The Chief Executive welcomes this over-whelming show of support from the Tubbercurry and wider South Sligo community for the proposed Tubbercurry Public Realm Enhancement Project.

### **Other Submissions**

Submissions 2, 13, 15, 19, 29, 30, 33 and 35 support (9No.) significant elements of the scheme but also contain a number of concerns / observations. These submissions will be considered below.

Submissions 9, 10, 12, 14, 20 – 28 incl., 31, 32, 34, 36 – 38 incl., contain a number of objections and concerns, all of which will be considered below.

### **Submission no. 2 – Tubbercurry Active Retirement**

Tubbercurry Active Retirement welcome significant elements of the plan for public realm enhancements in Wolfe Tone Square including the provision of disabled parking, the realignment / improvements to the Mountain Road junction, the redevelopment of Mary Brennan's building. However, the group make the following remarks/suggestions:

1. Object to the removal of 30% public parking spaces around Wolfe Tone Square
2. Suggest that bus stops should be relocated from Teeling St. Wolfe Tone Square to Circular Road
3. Suggest that provision should be made to divert water from downpipes into surface water drainage system.
4. Suggest a 1-month trial run for any proposed changes to traffic flow around Wolfe Tone Square.

### **Chief Executive's Response:**

The comments from **Tubbercurry Active Retirement** are noted and their support for the scheme is welcomed.

On item (1) above, reduction in car parking provision, the scheme will not result in a 30% loss in car parking. The scheme as proposed would give rise to a reduction of 14No. car parking spaces (73No. to 59No.), a 19% loss in car parking provision around Wolfe Tone Square. Parking survey data (June 2023 & Jan 2024) indicates that outside of weekly market times (Friday mornings) and during some funeral times in the nearby Coen's Funeral Home, daily parking occupancy within Wolfe Tone Square averages below 60%. In other words, at most times there are in excess of 30No. parking spaces available for use, this despite data indicating that significant long-term parking (at least 10% of vehicles parking for in excess of 4hrs per day), is occurring. During am and pm peak parking times, several parking spaces were occupied by long-term parking. Long-term vehicle parking

hinders parking provision for those intending to park for short duration in and around Wolfe Tone Square. In addition, there are public off-street car parks located nearby including one to the rear of Teach Laighne. Notwithstanding the above, the Council will examine options for provision of additional public off-street parking in close proximity to Wolfe Tone Square.

On item (2), this suggestion is noted, and the longer-term provision of bus routes/stops can be discussed with Bus Éireann. However, in the shorter to medium terms Bus Éireann bus routes will continue to travel through Tubbercurry town centre.

Items (3) & (4) will be referred to the Project Design Team for consideration at Detail Design Stage.

#### **Submission no. 9 – Mrs. Attracta Burke**

Mrs. Burke resides on Wolfe Tone Square and expresses concern that the proposal will result in increased traffic volumes along the north side of Wolfe Tone Square (roadway adjacent to her home). Mrs. Burke wishes for Wolfe Tone Square to remain as it is.

#### **Chief Executive's Response:**

The comments from **Mrs Burke** are noted.

#### **Submission no. 10 – Tony & Martin Burke**

1. Parking for customers is vital as we are a garage, so we need lots of space.
2. Our customers need access to petrol and diesel.
3. Access to premises for delivery of fuel, coal, tyres and parts.
4. Making the street outside the garage the main traffic street will make it dangerous for customers accessing our business.
5. Existing street outside premises was a side street and so permitted sale of petrol & diesel on the street. Proposed scheme will adversely impact this.
6. Feeling that proposed scheme will result in diminished footfall.
7. Will Council compensate businesses for loss of business during works.

#### **Chief Executive's Response:**

The comments from **Tony & Martin Burke** are noted.

On item (1), other than parking for short duration for business purposes no reliance should be placed by the business owner/operator on use of public car parking spaces for long term parking of customer vehicles. It is a matter for the business owner / operator to provide off-site parking for customer vehicles.

On items (2), (3) & (4) above, access will be maintained at all times for the purposes of supply of fuel, coal, tyres etc. Such matters will be referred to the Project Design Team for consideration at Detail Design Stage.

On items (5) & (6), it is not considered that the scheme, when completed, will adversely affect business or footfall to Tubbercurry.

On (7) above, it is a function of a Local Authority to construct, maintain, upgrade roads, public spaces etc. The Local Authority cannot be held liable for loss of business while overseeing any such upgrades. The Local Authority will look to engage with all stakeholders to ensure any impact adverse impact is minimised.



### **Submission no. 12 – Reggie McNulty, Reggies Veggies**

Mr. McNulty looks forward to the proposed development whilst making the following enquiries:

1. When will the development commence?
2. When will it finish?
3. Where will the marked trading bays be allocated and how many?
4. In the interim while the works are going on, where will the traders be located?

#### **Chief Executive's Response:**

The submission from **Mr. McNulty** is noted and his support for the scheme is welcomed.

On items (1) &(2), scheme commencement and completion will only be determined upon confirmation of funding approval. On items (3) & (4) above, matters will be referred to the Project Design Team for consideration and engagement with Mr. McNulty and other traders/stakeholders at Detail Design Stage.

### **Submission no. 13 – Tubbercurry Chamber of Commerce**

The Chamber of Commerce express their support for the proposed scheme and asset that the proposed investment will greatly support local businesses and the wider Community of South Sligo. The Chamber of Commerce do express concerns around the following items:

1. Loss of car parking (14No. spaces)
2. Safety of junctions (Mountain Rd & Maye's corner)

#### **Chief Executive's Response:**

The submission from **Tubbercurry Chamber of Commerce** is noted and their support for the scheme is welcomed.

On item (1) above – loss of car parking: in conjunction with progressing the scheme and working with the Town Team and local stakeholders, the Council will examine options for provision of additional public off-street parking in close proximity to Wolfe Tone Square.

On item (2), all junctions within the proposed scheme will be designed in accordance with current road design guidelines including Design Manual for Urban Roads and Streets (DMURS). In addition, road safety audits will be undertaken at all stages of the design process.

### **Submission no. 14 – Bertie Walsh & Catherine Yeager, Bonanza**

Mr. Walsh and Ms. Yeager object to the proposed scheme on the following basis:

1. Only front door access from Wolfe Tone Square to business premises and require retention of parking in front of shop for purpose of deliveries, waste management etc.
2. The proposed removal of car parking spaces from Wolfe Tone Square will negatively affect business, particularly those removed to facilitate bus lay-bys. Substantially percentage of customers are elderly and require parking nearby. Benefit of passing trade will be lost due to non-availability of car parking.
3. Object to the installation of planters / greenery in front of shop as we presently use as valuable space to display seasonal stock.

#### **Chief Executive's Response:**

The comments from **Mr. Walsh and Ms. Yeager** are noted.

On item (1 & 2) above, parking survey data (June 2023 & Jan 2024) indicates that outside of weekly market times (Friday mornings) and during some funeral times in the nearby Coen's Funeral Home, daily parking occupancy within Wolfe Tone Square averages below 60%. In other words, at most times there are in excess of 30No. parking spaces available for use, this despite data indicating that significant long-term parking (at least 10% of vehicles parking for in excess of 4hrs per day), is occurring. During am and pm peak parking times, several parking spaces were occupied by long-term parking. Long-term vehicle parking hinders parking provision for those intending to park for short duration in and around Wolfe Tone Square. In addition, there are public off-street carparks located nearby, including to the rear of Teach Laighne. The Council will examine options for provision of additional public off-street parking in close proximity to Wolfe Tone Square.

On item (3), this matter will be referred to the Project Design Team for their consideration at Detail Design Stage. It should be noted that the use of public property for display of stock items must be the subject of Section 254 licence approval from Sligo County Council.

### **Submission no. 15 – Mr. Paul O'Connor**

Mr. O'Connor asserts that he sees many positives to the proposed scheme and is delighted to see potential investment in Tubbercurry Town. However, he objects to the proposed scheme on the following basis:

1. The creation of a one-way route along The Lane LS 8705-0 and the proposal to provide car parking along this street means that it will not be possible for larger vehicles to enter/exit from his property due to insufficient street width.

### **Chief Executive's Response:**

The submission from **Mr. O'Connor** is noted and his support for the scheme is welcomed.

On the concern raised by Mr. O'Connor at (1) above, this matter will be referred to the Project Design Team for their consideration at Detail Design Stage. However, it is not envisaged that the proposed scheme will impact on or restrict vehicular access/egress to and from Mr. O'Connor's property.

### **Submission no. 19 – Mr. Dermot Morahan on behalf of Old Fair Day Festival Committee**

The submission from Mr. Morahan on behalf of the Old Fair Day Festival Committee is very much welcoming of the proposed scheme. It does however contain a considerable number of matters which the Old Fair Day Festival Committee feel may require careful consideration at Detail Design Stage. The main points of their submission are listed below:

1. Provision of a Public Performance Stage at Wolfe Tone Square
2. Provision of a number of electrical points in Wolfe Tone Square and within smaller public Square between Micky Macs & Foleys
3. Erection of Old fair day banners
4. Large flat area in the centre of Wolfe Tone Square
5. Public Furniture on Wolfe Tone Square
6. Large flat area in centre of small public Square
7. Seating for public occasions
8. Replacements for existing gazebo's
9. First Aid Station
10. Clean-up after Old Fair Day Festival
11. EV Charging Stations – Wolfe Tone Square

12. Proposed development of Mary Brennan's
13. Generic signage for the public
14. Purchase of Crowd Control Barriers
15. Fresh water refill dispensers
16. Installation of CCTV system
17. Elimination of kerbs & provision of flat areas for stalls
18. Timelines for completion of works – scheduled so as not to coincide with Old Fair Day Event

### **Chief Executive's Response:**

The submission from **Mr. Morahan on behalf of the Old Fair Day Festival Committee** is noted and their support for the scheme is welcomed.

The proposed development will encapsulate a comprehensive transformation aimed at enhancing community space and delivering a pedestrian friendly environment. The scheme will improve the functionality, accessibility and usability of both Wolfe Tone Square and the smaller Square, ultimately becoming more versatile for gatherings and events including the Old Fair Day Festival. In doing so, and where practicable, items (2), (4) – provision of a large flat area in centre of Wolfe Tone Square, (5), (6) levelling of the smaller square and (17) will be considered by the Project Design team at Detail Design Stage.

On item (11) EV charging points – relocation of the existing point is not being considered at this stage.

On item (12) use of Mary Brennan's building in the lead up to and during the Old Fair Day Event, this matter can be discussed further during Detail Design Stage.

On item (16), installation of CCTV system – the Council is aware that Community Stakeholders are examining this matter currently. The installation of such a system falls outside the remit of this scheme, but nevertheless, this matter can be referred to the Project Design team to ensure provision of necessary below ground infrastructure e.g. ducting at Detail Design Stage.

However, a number of items listed above, fall outside the scope of this project, namely items (1) provision of a public performance stage; (3) erection of festival banners/bunting; (4) purchase of a festival marquee, (7) provision of chairs/seating for public events; (8) replacement of gazebo's; (9) engagement with Civil Defence and provision of First Aid Station; (10) clean up after Old Fair Day Festival Event; (13) provision of generic signage for the public; (14) provision of crowd control barriers; (15) provision of fresh water refill dispensers.

On items (18), scheme timelines will only be determined upon confirmation of funding approval and when progressing to tender / construction stage. We note the importance of carefully considering construction timelines so as to minimise any adverse impact on the running of the Old Fair Day Festival and to that end, we commit to maintaining dialogue with the Old Fair Day Festival Committee in this matter.

### **Submission no. 20 – Cillian Claffey on behalf of Uisce Éireann**

Uisce Éireann has no objection in principle to the proposed development, however their records indicate the presence of water services infrastructure (water & wastewater) nearby which may be impacted by the proposed development. UE requests that during detailed design stage and prior to any works being undertaken, the Council shall liaise with UE to ensure kerb lines do not sit on top of any existing infrastructure.

### **Chief Executive's Response:**

The comments from the **Uisce Éireann** are noted, agreed and will be referred to the Project Design team for their consideration at Detail Design Stage.

#### **Submission no.21 – Greg Stanislawski Smith on behalf of Benjamin’s Coffee Shop and Guns & Roses Florist**

Mr. Stanislawski Smith objects to the proposed scheme, expressing concern around the potential ramifications further to the reduction in car parking provision around Wolfe Tone Square.

#### **Chief Executive’s Response:**

The submission from **Mr. Stanislawski Smith** is noted.

On the matter of car parking, survey data (June 2023 & Jan 2024) indicates that outside of weekly market times (Friday mornings) and during some funeral times in the nearby Coen’s Funeral Home, daily parking occupancy within Wolfe Tone Square averages below 60%. In other words, at most times there are in excess of 30No. parking spaces available for use, this despite data indicating that significant long-term parking (at least 10% of vehicles parking for in excess of 4hrs per day), is occurring. During am and pm peak parking times, several parking spaces were occupied by long-term parking. Long-term vehicle parking hinders parking provision for those intending to park for short duration in and around Wolfe Tone Square. There are public off-street carparks located nearby to Wolfe Tone Square including to the rear of Teach Laighne. Notwithstanding the above, the Council will examine options for provision of additional public off-street parking in close proximity to Wolfe Tone Square.

#### **Submission no.22 – Gail & Fabio Cretaro, Raffaeles Takeaway**

Gail & Fabio Cretaro welcome particular elements of the proposed scheme. Within their submission they assert that *“there are many fantastic aspects of the design and anything that will improve the look of our town is very much welcome”*. However, they do express two main concerns, namely:

1. The reduction in parking (removal of 30% of parking); and
2. The proposed one-way system.

The submission highlights the importance of parking from the perspective of business, residents, passing trade, festivals & events, the lack of which will have a direct impact on business.

The proposed one-way along the south of Wolfe Tone Square will lead to traffic congestion at the bottom of Humber Street.

#### **Chief Executive’s Response:**

The submission from **Gail & Fabio Cretaro** is noted and their support for aspects of the proposed scheme is welcomed.

On item (1), reduction in car parking provision, the scheme will not result in a 30% loss in car parking. The scheme as proposed would give rise to a reduction of 14No. car parking spaces (73No. to 59No.), a 19% loss in car parking provision around Wolfe Tone Square. Parking survey data (June 2023 & Jan 2024) indicates that outside of weekly market times (Friday mornings) and during some funeral times in the nearby Coen’s Funeral Home, daily parking occupancy within Wolfe Tone Square averages below 60%. In other words, at most times there are in excess of 30No. parking spaces available for use, this despite data indicating that significant long-term parking (at least 10%

of vehicles parking for in excess of 4hrs per day), is occurring. During am and pm peak parking times, several parking spaces were occupied by long-term parking. Long-term vehicle parking hinders parking provision for those intending to park for short duration in and around Wolfe Tone Square. In addition, there are public off-street carparks located nearby including to the rear of Teach Laighne. Notwithstanding the above, the Council will examine options for provision of additional public off-street parking in close proximity to Wolfe Tone Square.

On item (2), key issues identified by the community during numerous public engagement sessions highlighted wide vehicular carriageways and a lack of designated crossing points presenting a barrier to movement of pedestrians and a particular hazard for vulnerable road users / mobility impaired. Wolfe Tone Square is fragmented from the town centre due to wide streets and the prevalence of car parking on all arms of the Square. Accordingly, the southern arm of Wolfe Tone Square is proposed to become a one-way route moving from east to west; the intention being to minimise the volume of traffic within the town centre and to generate a greater use value from the public realm within the Square, providing flexibility of use and improving accessibility. In addition, the narrowing of road widths brings significant benefits when seeking to create a people-focused environment.

### **Submission no.23 – Mary Barry & Martin Leonard**

Within their submission, Mary Barry and Martin Leonard welcome elements of the proposed scheme, asserting *“we welcome the funding and investment in Tubbercurry.....We support the idea of improving the look and feel of the town and making it easier to navigate for pedestrians and encouraging people to stay in the town centre”*. They also welcome proposals for improvements to Mountain Road junction. However, they do express a number of concerns, namely:

1. The reduction in parking (removal of 20 to 24 car parking spaces); and
2. The proposed one-way system will cause congestion around the Square.
3. Proposals that bus stops should be re-located to Circular Road

### **Chief Executive’s Response:**

The submission from **Mary Barry & Martin Leonard** is noted and their support for elements of the proposed scheme is welcomed.

On item (1), reduction in car parking provision, the scheme will not result in a 20 – 24No. loss in car parking. The scheme as proposed would give rise to a reduction of 14No. car parking spaces (73No. to 59No.), a 19% loss in car parking provision around Wolfe Tone Square. Parking survey data (June 2023 & Jan 2024) indicates that outside of weekly market times (Friday mornings) and during some funeral times in the nearby Coen’s Funeral Home, daily parking occupancy within Wolfe Tone Square averages below 60%. In other words, at most times there are in excess of 30No. parking spaces available for use, this despite data indicating that significant long-term parking (at least 10% of vehicles parking for in excess of 4hrs per day), is occurring. During am and pm peak parking times, several parking spaces were occupied by long-term parking. Long-term vehicle parking hinders parking provision for those intending to park for short duration in and around Wolfe Tone Square. In addition, there are public off-street carparks located nearby including at the rear of the Teach Laighne. Notwithstanding the above, the Council will examine options for provision of additional public off-street parking in close proximity to Wolfe Tone Square.

On item (2), Wolfe Tone Square is fragmented from the town centre due to wide streets and the prevalence of car parking on all arms of the Square. Accordingly, the southern arm of Wolfe Tone Square is proposed to become a one-way route moving from east to west; the intention being to minimise the volume of traffic within the town centre and to generate a greater use value from the

public realm within the Square, providing flexibility of use and improving accessibility. In addition, the narrowing of road widths brings significant benefits when seeking to create a people-focused environment.

On item (3), this suggestion is noted, and the longer-term provision of bus routes/stops can be discussed with Bus Éireann. However, in the shorter to medium terms Bus Éireann bus routes will continue to travel through Tubbercurry town centre.

#### **Submission no.24 – John Gallagher, Eskragh**

Mr. Gallagher lends his support to the following elements of the proposed scheme:

- The retention of bus set down areas adjacent to the Square, together with the provision of shelter for those waiting for buses.
- Proposals to address current challenges at the Mountain Road junction including improvements for pedestrians / vulnerable road users.

Mr. Gallagher's submission contains a number of suggestions / observations as follows:

1. The building known as Mary Brennan's should be repurposed for housing.
2. Current proposals will result in a 30% reduction in car parking around Wolfe Tone Square.
3. Existing public space within Wolfe Tone Square is ample in size, is adequately illuminated.
4. Gates on Swift Lane do not need to be relocated – suggesting removal of gates as it's a public space
5. Proposed one-way system along the southern arm of the Square should be abandoned. One-way traffic flow in Tubbercurry is unjustified.
6. Underground stream / river below Wolfe Tone Square may give rise to environmental issues. Reference to Article 81 of Planning & Development Regulations 2001.
7. Proposal should be abandoned, and funding redirected for provision of proper amenity enhancement in the form of town recreation / leisure facilities inc. swimming pool.
8. There is no sign / plaque to commemorate or identify Wolfe Tone. Nor are their plaques to commemorate James Kiernan or the Gallagher Family (for their role in creating employment in the region in the 1950's – Basta, Gowna, Tool & Gauge etc.)

#### **Chief Executive's Response:**

The submission from **John Gallagher** is noted and his support for aspects of the proposed scheme is welcomed.

On item (2), reduction in car parking provision, the scheme will not result in a 30% loss in car parking. The scheme as proposed would give rise to a reduction of 14No. car parking spaces (73No. to 59No.), a 19% loss in car parking provision around Wolfe Tone Square. Parking survey data (June 2023 & Jan 2024) indicates that outside of weekly market times (Friday mornings) and during some funeral times in the nearby Coen's Funeral Home, daily parking occupancy within Wolfe Tone Square averages below 60%. In other words, at most times there are in excess of 30No. parking spaces available for use, this despite data indicating that significant long-term parking (at least 10% of vehicles parking for in excess of 4hrs per day), is occurring. During am and pm peak parking times, several parking spaces were occupied by long-term parking. Long-term vehicle parking hinders parking provision for those intending to park for short duration in and around Wolfe Tone Square. In addition, there are public off-street carparks located nearby including to the rear of Teach Laighne. Notwithstanding the above, in conjunction with progressing the scheme, the Council will examine options for provision of additional public off-street parking in close proximity to Wolfe Tone Square.

On item (5), Wolfe Tone Square is fragmented from the town centre due to wide streets and the prevalence of car parking on all arms of the Square. Accordingly, the southern arm of Wolfe Tone Square is proposed to become a one-way route moving from east to west; the intention being to minimise the volume of traffic within the town centre and to generate a greater use value from the public realm within the Square, providing flexibility of use and improving accessibility. In addition, the narrowing of road widths brings significant benefits when seeking to create a people-focused environment.

On items (6), it is not intended to interfere with any underground culverts / watercourses during the development of the proposed scheme. Careful monitoring will be carried out during the construction phase to ensure no adverse impacts to same.

On item (7), the Tubbercurry Town Centre First Plan contains an objective to develop / further enhance sports & recreation facilities in and around Tubbercurry. The Council will work with the Tubbercurry Town Team and other key stakeholders to identify funding / development opportunities for such facilities as and when they present.

On item (8), this matter will be referred to the Tubbercurry Town team for their consideration.

**Submission no. 25 from Mary Barry on behalf of 22No. residents / businesses located on or around Wolfe Tone Square. 16No. of these parties have also made individual submissions, all of which are considered within this report.**

The parties to this submission support the following scheme objectives:

- a. The redevelopment of Mary Brennans.
- b. The installation of pedestrian crossing points.
- c. Proposed public lighting upgrades & undergrounding of overhead networks.
- d. The creation of one-way route on "The Lane" LS 8705-0
- e. Improvements to the Mountain Road junction and improvements to the adjacent smaller square.
- f. The creation of a Market space within the main Wolfe Tone Square

The group make the following observations:

- i. Tree planting in and around the Square must be done sensitively and in consultation with businesses and homeowners citing concerns around falling leaves / cracked pavements from tree roots etc.

The group oppose the following elements:

1. Reduction in car parking due to the detrimental effect this will have on surrounding businesses; including
  - a. Removal of parking spaces on the west side of the Square
  - b. The alterations to parking on the south side of the Square – perpendicular to parallel parking spaces
2. The creation of a one-way single carriageway on the south side of the Square and the realignment of roads around Wolfe Tone Square as this will lead to traffic congestion.
3. The retention of bus stops in the Town Centre suggesting same should be relocated to Circular Road.

**Note:** 3No. A4 pages containing approx.80 signatures accompany this submission. The pages are entitled SAVE OUR SQUARE and contain the following wording:

*Sligo Co. Co. are proposing to redevelop our square and reduce the current parking by 30%. This parking is vital for the survival of small business in our town. They also plan to change the flow of traffic around our square which will cause congestion in our town.*

*We are delighted to see funding coming to our town however we believe it could be spent many other ways to improve the town we live in, possible investment in the community park, a leisure complex, the list is endless, the square has been redeveloped multiple times over the last few decades. Is it really necessary?*

While the submission does contain numerous signatures, a number of these signatures appear illegible and/or fictitious.

### **Chief Executive's Response**

The submission from **Mary Barry** on behalf of the listed business/residents is noted and their support for aspects of the scheme are to be welcomed.

On the group's observation regarding tree planting, this matter is noted and will be referred to the Project Design team for their consideration at Detailed Design Stage.

On item (1), reduction in car parking provision, the scheme as proposed would give rise to a reduction of 14No. car parking spaces (73No. to 59No.), a 19% loss in car parking provision around Wolfe Tone Square. Parking survey data (June 2023 & Jan 2024) indicates that outside of weekly market times (Friday mornings) and during some funeral times in the nearby Coen's Funeral Home, daily parking occupancy within Wolfe Tone Square averages below 60%. In other words, at most times there are in excess of 30No. parking spaces available for use, this despite data indicating that significant long-term parking (at least 10% of vehicles parking for in excess of 4hrs per day), is occurring. During am and pm peak parking times, several parking spaces were occupied by long-term parking. Long-term vehicle parking hinders parking provision for those intending to park for short duration in and around Wolfe Tone Square. In addition, there are public off-street carparks located nearby including at the rear of the Teach Laighne. Notwithstanding the above, the Council will examine options for provision of additional public off-street parking in close proximity to Wolfe Tone Square.

On item (2), Wolfe Tone Square is fragmented from the town centre due to wide streets and the prevalence of car parking on all arms of the Square. Accordingly, the southern arm of Wolfe Tone Square is proposed to become a one-way route moving from east to west; the intention being to minimise the volume of traffic within the town centre and to generate a greater use value from the public realm within the Square, providing flexibility of use and improving accessibility. In addition, the narrowing of road widths brings significant benefits when seeking to create a people-focused environment.

On item (3), this suggestion is noted, and the longer-term provision of bus routes/stops can be discussed with Bus Éireann. However, in the shorter to medium terms Bus Éireann bus routes will continue to travel through Tubbercurry town centre.

### **Submission no. 26 – Michael J. Coen**

Mr. Coen asserts that he is in favour of funding being made available to further enhance and develop Tubbercurry but that it is important that any such development must function and serve to accommodate the practical, everyday requirements of the community. Mr. Coen expresses a number of concerns as follows:

1. Proposed one-way system along south side of Wolfe Tone Square
2. Reduction in parking on Wolfe Tone Square



### **Chief Executives Response**

The submission from **Michael J. Coen** is noted and his support for aspects of the proposed scheme is welcomed.

On item (1), as part of the proposed scheme, two-way traffic is to be maintained along the section of the R294 fronting Mr. Coens Funeral Home i.e. between the AIB bank building and the boundary between Coen's Funeral Home and the Tubbercurry & District Credit Union Building. This matter will be further considered by the Project Design team at Detail Design Stage to ensure it works as seamlessly as possible for Mr. Coen.

On item (2), parking survey data (June 2023 & Jan 2024) indicates that outside of weekly market times (Friday mornings) and during some funeral times in the Coen's Funeral Home, daily parking occupancy within Wolfe Tone Square averages below 60%. In other words, at most times there are in excess of 30No. parking spaces available for use, this despite data indicating that significant long-term parking (at least 10% of vehicles parking for in excess of 4hrs per day), is occurring. During am and pm peak parking times, several parking spaces were occupied by long-term parking. Long-term vehicle parking hinders parking provision for those intending to park for short duration in and around Wolfe Tone Square. In addition, there are public off-street carparks located nearby including at the rear of the Teach Laighne. Notwithstanding the above, the Council will examine options for provision of additional public off-street parking in close proximity to Wolfe Tone Square.

### **Submission no. 27 – Peter & Noel Wynne of Wynnes Meats**

Peter and Noel Wynne express concern around (1) the reduction in car parking and (2) the proposed positioning of a bus set-down in front of their premises.

### **Chief Executive's Response:**

The comments from **Peter and Noel Wynne** are noted.

On item (1), parking survey data (June 2023 & Jan 2024) indicates that outside of weekly market times (Friday mornings) and during some funeral times in the nearby Coen's Funeral Home, daily parking occupancy within Wolfe Tone Square averages below 60%. In other words, at most times there are in excess of 30No. parking spaces available for use, this despite data indicating that significant long-term parking (at least 10% of vehicles parking for in excess of 4hrs per day), is occurring. During am and pm peak parking times, several parking spaces were occupied by long-term parking. Long-term vehicle parking hinders parking provision for those intending to park for short duration in and around Wolfe Tone Square. In addition, there are public off-street carparks located nearby, including to the rear of Teach Laighne. Notwithstanding the above, the Council will examine options for provision of additional public off-street parking in close proximity to Wolfe Tone Square.

On item (2), please refer to Section 8 of this report, Chief Executives Recommendation for further commentary in this regard.

### **Submission no. 28 – Kathleen & Brendan Gannon**

Kathleen & Brendan Gannon express the following concerns regarding the scheme:

1. The proposed one-way system will lead to congestion, noise pollution and heavier traffic flow where we live.

2. The gateway access to our house will be impacted by planters. Require right of access for oil delivery etc.
3. Feel that the proposed canopies will lead to anti-social behaviour – in this regard we propose that CCTV is installed.

In addition, the Gannon's wish to be kept informed and updated regularly on the progress of the scheme, dates that work will commence etc.

### **Chief Executives Response**

The submission from **Kathleen & Brendan Gannon** is noted.

On item (1) above, Wolfe Tone Square is fragmented from the town centre due to wide streets and the prevalence of car parking on all arms of the Square. Accordingly, the southern arm of Wolfe Tone Square is proposed to become a one-way route moving from east to west; the intention being to minimise the volume of traffic within the town centre and to generate a greater use value from the public realm within the Square, providing flexibility of use and improving accessibility. In addition, the narrowing of road widths brings significant benefits when seeking to create a people-focused environment.

On item (2), access to Kathleen & Brendan Gannon's gateway will not be impeded by the proposed scheme. This matter will be referred to the Project Design Team for their consideration at Detailed Design Stage and to ensure that access is not impeded.

On item (3), installation of CCTV system – the Council is aware that Community Stakeholders are examining this matter currently. The installation of such a system falls outside the remit of this scheme, but nevertheless, this matter can be referred to the Project Design team to ensure provision of necessary below ground infrastructure e.g. ducting at Detail Design Stage.

### **Submission no. 29 – Bernie Reidy on behalf of St. Brigid's Hall Tubbercurry Ltd.**

The group express their support for aspects of the proposed scheme, namely:

- a. The redevelopment of Mary Brennans.
- b. The installation of pedestrian crossing points.
- c. Proposed public lighting upgrades & undergrounding of overhead networks.

The group express concerns around the following elements:

1. Reduction in car parking
2. The creation of a one-way single carriageway on the south side of the Square and the realignment of roads around Wolfe Tone Square - as this will lead to traffic congestion.

The group request that concurrent with the proposed development, the Council provide alternative parking in close proximity to Wolfe Tone Square.

### **Chief Executive's Response**

The submission from **Bernie Reidy** on behalf of St. Brigid's Hall Tubbercurry Ltd. is noted and their support for aspects of the scheme are to be welcomed.

On the matter of car parking, the Council will examine options for provision of additional public off-street parking in close proximity to Wolfe Tone Square.

On items (2), Wolfe Tone Square is fragmented from the town centre due to wide streets and the prevalence of car parking on all arms of the Square. Accordingly, the southern arm of Wolfe Tone Square is proposed to become a one-way route moving from east to west; the intention being to

minimise the volume of traffic within the town centre and to generate a greater use value from the public realm within the Square, providing flexibility of use and improving accessibility. The narrowing of road widths brings significant benefits when seeking to create a people-focused environment. In addition, the introduction of pedestrian crossing points, including those in close proximity to St. Brigid's Hall, will make it safer for patrons/pedestrians to make their way to and from the Hall in a safe manner.

### **Submission no. 30 – Teresa & Pierre Krebs**

Teresa and Pierre Krebs express their support for the following elements of the proposed scheme:

- Proposed re-development of Mary Brennan's
- Realignment of the Mountain Road junction
- Proposed undergrounding of overhead network
- The planting of trees and overall greening of the area
- Making footpaths more accessible for persons with mobility issues
- Introduction of pedestrian crossings
- Proposed one-way system along "The Lane"

They hope that the scheme will result in the provision of a covered / accessible market area in the centre of the newly designed Square

Concerns relate to the following areas:

1. Proposed one-way system on the south side of Wolfe Tone Square
2. Proposed one-way system leading to congestion at Maye's / Murphy's corner
3. Reduction in parking provision

Other observations include:

- a. Possible relocation of bus stops to Circular Road with pedestrian access via Swift Lane together with a pedestrian crossing on Circular Road
- b. Council to identify / provide additional off-street car parking in close proximity to Wolfe Tone Square

### **Chief Executive's Response**

The submission from **Teresa & Pierre Krebs** is noted and their support for aspects of the scheme are to be welcomed.

On item (1) above, proposed one-way system - Wolfe Tone Square is fragmented from the town centre due to wide streets and the prevalence of car parking on all arms of the Square. Accordingly, the southern arm of Wolfe Tone Square is proposed to become a one-way route moving from east to west; the intention being to minimise the volume of traffic within the town centre and to generate a greater use value from the public realm within the Square, providing flexibility of use and improving accessibility. The narrowing of road widths brings significant benefits when seeking to create a people-focused environment.

On items (3) above, proposed reduction in parking - the Council will examine options for provision of additional public off-street parking in close proximity to Wolfe Tone Square.

### **Submission no. 31 – Eddie Walsh**

Mr. Walsh expresses the following concerns in his submission:

1. Traffic Flow – Mr. Walsh asserts that traffic congestion occurs every day in the town centre and coincides with Bus Éireann busses stopping adjacent to Wolfe Tone Square. He suggests that the existing bus stops should be relocated to Circular Road with pedestrian access via Swift Lane. He further suggests the development of a mini-bus terminal to cater for both Bus Éireann, Feda O'Donnell Coaches and others.
2. Reduction in car parking
3. Proposal to introduce one-way system on the south side of Wolfe Tone Square and associated concerns around safety at Maye's Corner.

### **Chief Executive's Response**

The submission from **Eddie Walsh** is noted.

On item (1), this suggestion is noted. The longer-term provision of bus routes/stops can be discussed with Bus Éireann. However, in the shorter to medium terms Bus Éireann bus routes will continue to travel through Tubbercurry town centre.

On item (2), parking survey data (June 2023 & Jan 2024) indicates that outside of weekly market times (Friday mornings) and during some funeral times in the nearby Coen's Funeral Home, daily parking occupancy within Wolfe Tone Square averages below 60%. In other words, at most times there are in excess of 30No. parking spaces available for use, this despite data indicating that significant long-term parking (at least 10% of vehicles parking for in excess of 4hrs per day), is occurring. During am and pm peak parking times, several parking spaces were occupied by long-term parking. Long-term vehicle parking hinders parking provision for those intending to park for short duration in and around Wolfe Tone Square. In addition, there are public off-street carparks located nearby, including to the rear of Teach Laighne. Notwithstanding the above, the Council will examine options for provision of additional public off-street parking in close proximity to Wolfe Tone Square.

On item (3), all junctions within the proposed scheme will be designed in accordance with current road design guidelines including Design Manual for Urban Roads and Streets (DMURS). In addition, road safety audits will be undertaken at all stages of the design process.

### **Submission no. 32 – Mr. Gerard O'Dowd**

The submission from Mr. O'Dowd recognises that some of the enhancements are positive. He does however detail a number of matters that he feels require addressing.

- 1) Development of a proper community sports centre with indoor swimming pool is of immediate importance for all in South Sligo
- 2) The 'red square' area is a safety hazard and should be returned to its former iteration.
- 3) Plans to reduce by any way or means vehicular traffic in and around Wolfe Tone Square and the Mountain Road must be reconsidered. Tubbercurry depends largely on the surrounding areas to support its efforts to be viable, successful and be a positive place in a rural setting dependent on the wider local communities first and foremost and indeed passing traffic and tourism.
- 4) To obstruct, through making it impossible for visitors, workers, busses, goods lorries, farm vehicles, disabled people etc. and inhabitants to freely access the town public transport areas, routes, as is currently the case is unreasonable and unworkable.

### **Chief Executive's Response:**

The submission from **Mr. O'Dowd** is noted and the support for the scheme is welcomed.

On item (1), the Tubbercurry Town Centre First Plan contains an objective to develop / further enhance sports & recreation facilities in and around Tubbercurry. The Council will work with the Tubbercurry Town Team and other key stakeholders to identify funding / development opportunities for such facilities as and when they present. However, it should be noted that development of and ongoing management, maintenance, and running costs of swimming pools.

On item (2), this scheme contains proposals to enhance & improve the smaller square (Red Square) as referred to by Mr. O'Dowd. Such proposals will improve safety, accessibility and useability of this space.

On item (3), it is the intention of the proposal to increase the dwell time for locals, the wider community and visitors in Tubbercurry town centre thus making Tubbercurry a more inviting town to spend time in. This will in turn make Tubbercurry a more viable, successful and positive place in its rural setting.

On item (4), traffic calming and accessibility improvements within Tubbercurry were very much to the fore during stakeholder/community engagement throughout the TCF development process from which a mobility strategy has been developed. This mobility strategy which is consistent with National & regional transport policies, has set out a series of short, medium and long term interventions for each mode of travel. The scheme as proposed is designed in accordance with this strategy.

### **Submission no. 33 – Sligo Disabled Person's Organisation (DPO)**

The submission from the DPO is supportive of the pedestrian focused approach, and in particular the inclusion of additional opportunities for sitting and resting. There are a number of specific issues they have identified that they would like to be considered.

- 1) Can the kerb height at the bus stop in the new design allow accommodation of an accessible bus.
- 2) The reduction of carparking is a concern as many disabled people are forced to drive due to the lack of accessible car parking.
- 3) It would be important to have accessible parking outside the pharmacies on Teeling Street an Cawley's Hotel.
- 4) Points on accessible carparking spaces. They need to accommodate access to the car from the driver's side, passenger's side and rear of the vehicle. There should be wide, safe clearance around 3 sides for transfer. Access to a footpath should be available without having to access the road. Dropped kerbs need to be available adjacent to the accessible car parking spaces. The parking spaces in the current plan outside the Credit Union look like they have pavement accessibility issues.
- 5) Where the footpath is flush with the carriageway that tactile paving be introduced as guide dogs don't recognise the transition without it.
- 6) With the increased focus on pedestrianisation the concern is that Circular Road will be even more dangerous. Can speed management and safe crossing be considered.
- 7) Consideration to planting as in time tree roots may disturb the pavement and cause cracks which can become a hazard to pedestrians (particularly wheelchair users, blind and visually impaired people.
- 8) Consideration given to wheelchair users being able to use the middle part of the square, that currently shows gently steps. And that access needs to include room to turn.
- 9) They welcome the inclusion of litter bins, but request that the selection be considered to allow them to be accessible from a seated / standing position, and that there is suitable clearance to allow a wheelchair / person with a guide dog to pass.

In relation to the public building at Mary Brennan's.

- 10) Can the accessible bathroom on the ground floor of Mary Brennan's be a changing place bathroom.
- 11) How can a wheelchair user access the upper floor of this building? Provision of a lift that requires assistance is not true universal design.
- 12) Outside this building would be an ideal place to include accessible parking.
- 13) Signage inside the building should be clear and include Braille.
- 14) Please consider wheelchair users, people with limited mobility, blind and visually impaired people when choosing building materials for the walkway in Swift Lane, including tactile paving.
- 15) It is not clear what the plans for St. Brigid's Hall are. There are several issues listed for inclusion in any proposal for this building including:
  - a. The ramp is very unsafe
  - b. Accessible bathroom is too small and grab bars are not securely attached to the walls
  - c. Baby changing facilities are for people changing a baby from a standing position.
  - d. Lack of access to the first floor.
  - e. Thought should be given for the use of technology to support live broadcasts of events (citing Dromore West Community Council's development)
  - f. Inclusion of a multi-sensory room where broadcasts can be made available (citing Dromore West Community Council's development)

### **Chief Executive's Response:**

The submission from **Sligo's DPO** is noted and the support for the scheme is welcomed.

Items 1, 4, 5, 7 – 9, and 10 – 14 will be referred to the Project Design Team for consideration at Detail Design Stage.

On item 11, provision of a lift to Mary Brennan's building. As per section 1.3.4.1.1 of TGD M 2020 a building with floor area of 200m<sup>2</sup> per floor does not require a lift.

On item 2, reduction in car parking: in conjunction with progressing the scheme and working with the Town Team and local stakeholders, the Council will examine options for provision of additional public off-street parking in close proximity to Wolfe Tone Square.

On item 3, 6, and 15 – Teeling Street, Circular Road and St. Brigid's Hall; these comments relate to areas outside the remit of this scheme.

### **Submission no. 34 – NPWS Development Application Unit**

The following observations are made by the Department in its role as a prescribed body under planning legislation and as the authority with overarching responsibility for nature conservation and the nature directives (i.e. the Birds and Habitats Directives) and wider biodiversity.

The Department acknowledges the submission of an EIA screening report and a Screening Report for Appropriate Assessment with the Part 8 application. The Department has concerns that, while the EIA and AA process may be followed, the planning report by MKO does not adequately commit to obligations to protected species or to wider biodiversity outside of designated sites or uphold some of the policies and objectives for biodiversity and conservation in the draft Sligo County Development Plan or the ambitions of the NW Regional Spatial and Economic Strategy (RSES) for

Our Natural Heritage. The ecology section focuses solely on the AA process and ignores protected species outside of European sites.

Their concerns include the following

1) Ecological Impact Assessment (EclA)

An Ecological Impact Assessment is best practice for projects. The Dept. recommends that an EclA is carried out for the proposed development, as it may be likely to impact on natural habitats or species. The EclA should include a plan for biodiversity enhancement, using the new briefing paper, Biodiversity Enhancement for New Developments in Ireland (2023). Chartered Institute of Ecology and Environmental Management.

2) Bat and Swift Surveys

Any buildings, trees and structures necessary for demolition may be in use by bats. A summer bat survey should be carried out on Mary Brennan's building and any other building or walls due for demolition, before any works occur, to assess for the presence of roosting bats or other protected wildlife. Adequate surveys should be carried out between May and August inclusive to establish if bat roosts are present. If bats are found roosting, mitigation measures must be proposed, and derogation licences may need to be sought. Swifts and other protected birds use buildings for breeding and bird surveys need to be carried out to establish locations of nest sites before any timing of building demolition is proposed.

3) Biodiversity Retention and Creation

The policy recommendations of the new National Biodiversity Action Plan should be fully incorporated the urban improvement project. The Department recommends that the development includes deliberate biodiversity retention or creation. This could include provisions of wild areas, native trees/hedges in carparks, gardens and public spaces and bird and bat boxes.

4) Lighting

The Department recommends that a sensitive lighting plan for the proposed urban improvements is produced. This is an opportunity to encourage subtle lighting and curtail light pollution. The lighting plan should include a non-technical summary (NTS) to declare the intent to minimise light pollution. The aim of outdoor lighting "as inconspicuous as possible" should be the objective and lights of an amber colour.

5) Invasive Alien Species (IAS)

The Department would like to highlight the threat of Invasive Alien Species (IAS) as one of the key pressures which increase biodiversity loss in Ireland. An assessment of the presence of Third Schedule species relating to Regulation 49 and 50 of European Communities (Birds and Natural Habitats) Regulations 2011 lx should be carried out along with invasive species management plans.

**Chief Executive's Response:**

CE response to the concerns raised is as follows:

The subject site is located within a town centre and largely proposes works to the public realm, which comprises a built-up area. The Mary Brennan's building was externally inspected by MKO Ecologists, it was not considered safe to enter at the time of the site walkover to carry out internal

inspections. The Department's comments will be forwarded to the design team for their review. In relation to their specific concerns see below:

On item 1: An EclA will be carried out and will include a plan for biodiversity enhancement using the new briefing paper, Biodiversity Enhancement for New Developments in Ireland (2023). Chartered Institute of Ecology and Environmental Management. Any recommendations contained within will be brought forward to the detail design stage.

On item 2: A Bat survey will be carried out between May and August inclusive to establish if bat roosts are present in Mary Brennan's building or any other trees due for demolition that are identified as having the potential to have bat roosts. The guidelines Bat Mitigation Guidelines (Marnell, Kelleher & Mullen, 2022) will be followed. Appropriate action will be taken should bats be found roosting. Derogation Licences will be sought if require. A Swift survey shall be conducted between June and July in line with recommendations by Birdwatch Ireland and Swift Conservation Ireland. If nesting swifts are discovered in the building, appropriate alternate nesting habitat will be incorporated into the design at detailed design stage, if/as required or recommended.

On item 3: We recognise the high-level objectives for "no net loss of biodiversity" for every development and have adopted that as part of the core design brief for the Tubbercurry Public Realm Enhancement. As such there is a significant increase in the area of plants, trees etc proposed in the scheme. In relation to the specific recommendations of the DAU, these will be circulated to the design team and included where appropriate in the detail design phase.

On item 4: A sensitive lighting plan with the intent to minimise light pollution and incorporating EURPBATS 8, Guidelines for Consideration of Bats in Lighting Projects will be developed at detail design stage.

On item 5: An invasive Alien Species survey will be carried out in the area at the appropriate times of the year, and a management plan adopted as necessary.

### **Submission no. 35 – Mr. Mark Dunne**

Mr. Dunne welcomes the idea of public realm enhancement but has reservations about the current design as follows.

- 1) Concern about the removal of car parking spaces.
- 2) Suggests that the inclusion of planting every few spaces will hinder larger vehicles from utilising the space. The square is currently used as a collection point for coaches going to various events, where the coach can park for up to 60 mins. The square can currently accommodate agricultural vehicles in the busy baling season, where the contractors can avail of the takeaways, resulting in loss of earnings for these businesses.
- 3) The removal of the parking spaces (9No.) on the south bound carriageway for a bus stop that is in use for only 21 minutes per day (7 buses x 3 mins each) is unnecessary. Mr. Dunne suggests that the parking space next to the bus stop be removed and the path is extended out to the roadside in this one space. The current design will lead to illegal parking in Tubbercurry, where there is no traffic enforcement.
- 4) He expresses his disappointment that improvements to the walkway linking Teach Laighne to the square via St. Brigid's Hall have been excluded.
- 5) He has concerns in relation to the road layout – HGV's will have difficulty making the 90° turn onto the north side of the square. He suggests traffic lights are located to allow this turn.



- 6) He has concerns in relation to HGV's coming from Ballymote using the northern side of the square making a left turn. Suggests leaving the traffic to a 2-way system.
- 7) He has concerns that the areas outside the AIB and St. Brigid's Hall are dangerous, as they will obstruct the vision of drivers from seeing pedestrians seeking to cross at the proposed crossing, and for vehicles exiting from St. Brigid's Hall.
- 8) The trees should not be included in this town centre location – the leaves falling cause hazardous walking conditions and block drains.

**Chief Executive's Response:**

Ms. Dunne's comments and concerns are noted.

On item 1, reduction in car parking: in conjunction with progressing the scheme the Council will examine options for provision of additional public off-street parking in close proximity to Wolfe Tone Square.

Items 2, 3, and 5 – 8 will be referred to the Project Design Team for consideration at Detail Design Stage.

Also, on items 5 – 7, all junctions within the proposed scheme will be designed in accordance with current road design guidelines including Design Manual for Urban Roads and Streets (DMURS). In addition, road safety audits will be undertaken at all stages of the design process.

On item 4, Mr. Dunnes disappointment is noted.

**Submission no. 36 – Ms. Inez Leonard**

Ms. Leonard makes the following remarks / suggestions in relation to the accessibility of the proposed redevelopment:

New Public Building at "Mary Brennan's":

- 1) Will disabled parking be provided outside?
- 2) Will the disabled toilet be a changing place toilet? And if not, why not?
- 3) If this is a 2-storey building will there be independent access to the first floor?

Wolfe Tone Square enhancements:

- 4) Will dropped kerbs be provided at pedestrian crossings and in front of the accessible bays?
- 5) The bus stop should accommodate bus access for wheelchair users. Currently the public transport is not accessible with advance booking (24 hours) with Bus Éireann.
- 6) Parking spaces need to be maintained.
- 7) Reduction of traffic through the town will put extra strain on Circular Road, which is already busy with traffic travelling at a fast speed.
- 8) Planting on streets limits accessibility – wheelchair users, people with a mobility impairment, visually impaired people and people with buggies.
- 9) As trees grow the footpath becomes uneven
- 10) She cites concerns over the lack of bins in the town and the prevalence of dog waste.
- 11) The lack of accessible parking on Teeling Street outside the pharmacies and outside Cawley's hotel. She queries why it is just the square that is the focus of this redevelopment, and not the whole town centre.
- 12) Concerns over the lack of contrast between the proposed footpath surface and the tactile paving.

**Chief Executive's Response:**

Ms. Leonard's concerns are noted.

Items 1 – 5, 8-10 and 12 will be referred to the Project Design Team for consideration at Detail Design Stage.

On item 3: Provision of independent access to the first floor. As per section 1.3.4.1.1 of TGD M 2020 a building with floor area of 200m<sup>2</sup> per floor does not require a lift.

On item (6) maintaining car parking: in conjunction with progressing the scheme and working with the Town Team and local stakeholders, the Council will examine options for provision of additional public off-street parking in close proximity to Wolfe Tone Square.

On item (7) and (11) Circular Road and Teeling Street; these comments relate to areas outside the remit of this scheme.

### **Submission no. 37 – Ms. Noreen Durand**

Ms. Durand does not see the value in redeveloping the Square and likes it as it stands. She states that the redevelopment is very badly planned. Her safety concerns for the redevelopments are as follows:

- 1) Removal of parking spaces will result in additional dangerous parking practices on the Ballymote Road at the church, school and Cawley's Hotel.
- 2) The one-way system along the southern side of the square will increase traffic at the junction with Humbert Street which already has poor visibility. The traffic moves quickly down the hill, leaving motorists with little time to react.

### **Chief Executive's Response:**

Ms. Durand's comments and concerns are noted.

On item (1), reduction in car parking provision, the scheme as proposed would give rise to a reduction of 14No. car parking spaces (73No. to 59No.), a 19% loss in car parking provision around Wolfe Tone Square. Parking survey data (June 2023 & Jan 2024) indicates that outside of weekly market times (Friday mornings) and during some funeral times in the nearby Coen's Funeral Home, daily parking occupancy within Wolfe Tone Square averages below 60%. In other words, at most times there are in excess of 30No. parking spaces available for use, this despite data indicating that significant long-term parking (at least 10% of vehicles parking for in excess of 4hrs per day), is occurring. During am and pm peak parking times, several parking spaces were occupied by long-term parking. Long-term vehicle parking hinders parking provision for those intending to park for short duration in and around Wolfe Tone Square. In addition, there are public off-street carparks located nearby including at the rear of the Teach Laighne. Notwithstanding the above, the Council will examine options for provision of additional public off-street parking in close proximity to Wolfe Tone Square.

There is no evidence that the small reduction in parking spaces in the square will increase parking numbers in the areas mentioned.

On item (2), all junctions within the proposed scheme will be designed in accordance with current road design guidelines including Design Manual for Urban Roads and Streets (DMURS). In addition, road safety audits will be undertaken at all stages of the design process.

### **Submission no. 38 – Ms. Maria Armstrong**

Ms. Armstrong cites 2 concerns:

- 1) The reduction in the central carparking spaces displays an inequality to older persons, disabled persons, persons with mobility impairments or people with breathing conditions.
- 2) The removal of the town historical monuments on the square is a significant loss to our cultural heritage, focal point of the town's history and the story telling opportunity that is lost to tourists if they are relocated and separated.

**Chief Executive's Response:**

Ms. Armstrong's concerns are noted.

On item (1), reduction in car parking provision, the scheme as proposed would give rise to a reduction of 14No. car parking spaces (73No. to 59No.), a 19% loss in car parking provision around Wolfe Tone Square. Parking survey data (June 2023 & Jan 2024) indicates that outside of weekly market times (Friday mornings) and during some funeral times in the nearby Coen's Funeral Home, daily parking occupancy within Wolfe Tone Square averages below 60%. In other words, at most times there are in excess of 30No. parking spaces available for use, this despite data indicating that significant long-term parking (at least 10% of vehicles parking for in excess of 4hrs per day), is occurring. During am and pm peak parking times, several parking spaces were occupied by long-term parking. Long-term vehicle parking hinders parking provision for those intending to park for short duration in and around Wolfe Tone Square. In addition, there are public off-street carparks located nearby including at the rear of the Teach Laighne. Notwithstanding the above, the Council will examine options for provision of additional public off-street parking in close proximity to Wolfe Tone Square.

On the matter of disabled (designated) parking, currently there are no disabled parking spaces in Wolfe Tone Square. Under this Part 8 proposal, 4No. disabled parking spaces will be provided at key locations around the Square.

On item (2), it is the intention of Sligo County Council to engage with the groups / organisations responsible for the monuments so a relocation can be sensitively and appropriately dealt with.

## 6. Planning and Policy Context

The Council's attention is drawn to the Planning Report in Appendix 3 – attached, which has been prepared by the Executive Planner and endorsed by the Senior Executive Planner for Sligo County Council.

Having reviewed the Nature and Extent of the proposed development under the following headings:

- Policy Context
- Built Heritage
- Archaeological Heritage
- Assessment including:
  - Zoning & Development Plan policy
  - Redevelopment of Mary Brennan's
  - Visual Amenity
  - Traffic, Transport and Mobility
  - Residential Amenity
  - Impact on Built Heritage

The Planning Authority conclude as follows:

*Having regard to the above, it is considered that the proposed development would be consistent with the policies and objectives of the Development Plan for the area and with the proper planning and sustainable development of the area.*

*There is therefore no objection to the proposal progressing in accordance with the documents, plans and particulars which went on display between Thursday 11<sup>th</sup> January 2024 to Thursday 8<sup>th</sup> February 2024 (both dates inclusive).*

## 7. Environmental Assessments

### **Requirements of the Environmental Impact Assessment (EIA) Directive:**

The Environmental Impact Assessment (EIA) Directive (Directive 2011/92/EU) as amended by Directive 2014/52/EU, aims to determine the likely effects of a project on the environment. EIA Screening determines whether an EIA is required for a specified project.

In accordance with Article 120 (1)a of the Planning and Development Regulations 2001 (as amended), LUC / MKO, on behalf of Sligo County Council, prepared a preliminary examination of the nature, size and location of the proposed development to determine whether or not an EIA was required. This preliminary examination concluded that an EIS was not required.

This preliminary examination was included in the documents that went on public display as part of the application and a copy of same is included in Appendix 5 of this report.

Sligo County Council has had regard to this preliminary examination and has determined that there is no real likelihood of significant effects on the environment and accordingly, an EIA is not required in respect of this proposed development.

### **Requirements of the Habitats Directive:**

Screening for Appropriate Assessment is required under Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive). Where it cannot be excluded that a project or plan, either alone or in combination with other projects or plans, would have a significant effect on a European Site then same shall be subject to an appropriate assessment of its implications for the site in view of the site's conservation objectives.

The current project is not directly connected with, or necessary for, the management of any European Site consequently the project has been subject to the Appropriate Assessment Screening process.

The assessment in this report is based on a desk study and field surveys undertaken on 20th June 2022. It specifically assesses the potential for the Proposed Development to result in significant effects on European sites in the absence of any best practice, mitigation or preventative measures. This Appropriate Assessment Screening Report has been prepared in accordance with the European Commission's Assessment of Plans and Projects Significantly affecting Natura 2000 Sites: Methodological Guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC (EC, 2021) and Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC (EC, 2018) as well as the Department of the Environment's Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (DoEHLG, 2010) and the Appropriate Assessment Screening for Development Management. Office of the Planning Regulator, Dublin 7, Ireland OPR (2021).

This screening report provides the information required by Sligo County Council to determine the potential significant effect of the project on any neighbouring Natura 2000 sites, potential impact on the integrity of such sites and facilitates a decision by the Council in compliance with Article 6 of the EU Habitats Directive and regulation 42 of the 2011 Habitats Regulations.

A Stage 1 Screening Appropriate Assessment was completed by MKO/LUC on behalf of Sligo County Council. The AA Screening Report was included in the documents that went on public display as part of the application. Appendix 6 refers.

The Appropriate Assessment Screening Report in assessing the potential impact of the development on its own or in combination with other developments has determined that the proposed development will not have an impact on any Natura 2000 sites and has therefore determined that a Stage 2 Appropriate Assessment is NOT required in the case of this development.

Sligo County Council has had regard to this Screening Report and has determined that the proposed development is not likely to have potential impacts, whether direct, indirect or cumulative/in-combination, which could give rise to adverse effects on the qualifying interests or the conservation objectives of Natura 2000 sites, and that the integrity of these sites will not be affected.

## **8. Chief Executive's recommendation to the members of Sligo County Council**

The proposed development meets all of the objectives of the recently completed Tubbercurry Town Centre First Plan. The development will have a transformative and positive impact on Tubbercurry Town centre, building on its location in close proximity to Sligo and Ireland West Airport, and its strategic position as Sligo's second town. It will strengthen the perception of Tubbercurry as a place to be for residents and visitors alike. Placemaking projects such as this, play a multi-faceted and multi-party approach to improving and creating quality places, with a greater focus on the

interaction between people and the urban environment and achieving a high quality of life, sense of place and belonging.

In accordance with Section 179 (3)(b)(v) of the Planning and Development Act 2000 (as amended), and having had regard to:

- the plans and particulars included as part of the application;
- the submissions received from the public and prescribed bodies;
- the reports received from internal sections of Sligo County Council;
- the provisions of the Sligo County Development Plan 2017-2023;
- having determined that a Natura 2000 Appropriate Assessment is not required under the European 92/43/EEC (Habitats Directive); and
- having determined that Environmental Impact Assessment is not required under the EIA Directive;
- the proper planning and sustainable development of the area,

It is hereby recommended that the proposed development should proceed but with one proposed modification as follows:

**Submissions no. 14 from Mr. Bertie Walsh & Ms. Katherine Yeager and submission No. 27 from Peter and Noel Wynne**, cite concerns regarding the positioning of a bus set-down/lay-by immediately adjacent to their business premises. They assert this will result in difficulties for older persons accessing their premises. In addition, Mr. Walsh & Ms Yeager rely on front door access only for servicer deliveries. In taking account of these concerns, it is proposed to re-configure parking proposals close to the subject properties in accordance with Drawing DR-LD-0003 as contained at Appendix 7. Drawing DR-LD-0002 also contained at Appendix 7 is superseded.

While this is a change from the drawings advertised, there is no material change to the content of the advertised development. This is considered a minor amendment to the proposed development and remains consistent with the County Development Plan 2017 – 2023 (extended to July 2024) and the Draft County Development Plan 2024 – 2030.

It is recommended therefore that the amendment is accepted, and the development be constructed in accordance with plans and particulars contained in the Part 8 application, which was placed on public display on 11<sup>th</sup> January 2024, together with the proposed re-configuration amendment of parking contained at Appendix 7 of the attached report.

Documents accompanying this report:

**Appendix 1** – Site Location Map

**Appendix 2** – List of Part 8 Submissions

**Appendix 3** – Sligo County Council Planning Section Report

**Appendix 4** – Sligo County Council Roads Area Engineer Report

**Appendix 5** – EIA Screening Determination

**Appendix 6** – AA Screening Determination

**Appendix 7** – Drawing DR-LD-0003 showing re-configuration of parking layout outside Wynne's meats

**END**

APPENDIX 1 - SITE LOCATION MAP





APPENDIX 2 - SCHEDULE OF SUBMISSIONS to PART 8

Sub No.	Date Received	Name	Address	On behalf of	Support	Objection	Concerns	Obs.
1	19/01/2024	David Golden	c/o Teach Laighne, Tubbercurry	SCC Roads Department	x			x
2	01/02/2024	G. Moroney	c/o Teach Laighne, Tubbercurry	Tubbercurry Active Retirement	x	x	x	
3	02/02/2024	Lucia Johnston	Achonry, Tubbercurry		x			
4	02/02/2024	Noel Johnston	Teeling St., Tubbercurry	Computerbits	x			
5	08/02/2024	Kate Gibbons	c/o Sligo Co. Co.	Sligo Older Peoples Council	x			
6	08/02/2024	Paul Murphy	Teeling St., Tubbercurry	Murphy's Hotel	x			
7	08/02/2024	Mary Murphy	Teeling St., Tubbercurry	Eurospar	x			
8	09/02/2024	Brendan Henry	Ballina Rd., Tubbercurry	Tubbercurry Connaught Rangers Memorial Group	x			
9	19/02/2024	Attracta Burke	Wolfe Tone Square, Tubbercurry			x		
10	12/02/2024	Tony & Martin Burke	Wolfe Tone Square, Tubbercurry	Burke Motor Works		x		
11	13/02/2024	Caroline De Bank	Ox Crescent, Tubbercurry		x			
12	20/02/2024	Reggie McNulty	Church St., Tubbercurry	Reggies Veggies			x	
13	20/02/2024	Geraldine Brennan		Tubbercurry Chamber of Commerce	x		x	
14	21/02/2024	Bertie Walsh & Katherine Yeager	Wolfe Tone Square, Tubbercurry	Bonanza		x		
15	21/02/2024	Paul O'Connor	Humbert St., Tubbercurry	O'Connor Accountants		x		
16	21/02/2024	John Murphy	Wolfe Tone Square, Tubbercurry	Murphy & Sons Auctioneers Ltd	x			
17	21/02/2024	Michael Kelly	Lovers Lane, Tubbercurry		x			
18	21/02/2024	Eileen Kelly	Lovers Lane, Tubbercurry		x			
19	21/02/2024	Dermot B. Morahan		Old Fair Day Festival Committee	x			x
20	21/02/2024	Cillian Claffey		Uisce Éireann (Irish Water)				x
21	22/02/2024	Greg Stanislawski Smith	Wolfe Tone Square, Tubbercurry	Benjamin's Coffee Shop & Guns and Roses Florist		x		
22	22/02/2024	Gail & Fabio Cretaro	Humbert St., Tubbercurry	Raffaeles Takeaway		x		
23	22/02/2024	Martin Leonard & Mary Barry	Charlestown Rd., Tubbercurry	Barry's Pharmacy & Fujifilm		x		
24	22/02/2024	John Gallagher	Eskragh, Tubbercurry			x		

Sub No.	Date Received	Name	Address	On behalf of	Support	Objection	Concerns	Obs.
25	22/02/2023	Mary Barry	Charlestown Rd., Tubbercurry	22No. residents & businesses, 17nr. of whom have made individual submissions together with signed petition containing 78nr. names, a number of whom have also made individual submissions. Petition contains 5nr. spurious names		x		
26	22/02/2024	Michael J. Coen	Wolfe Tone Square, Tubbercurry	Coen's Funeral Directors		x		
27	22/02/2024	Peter & Noel Wynne	Wolfe Tone Square, Tubbercurry	Wynne's Meats			x	
28	22/02/2024	Kathleen & Brendan Gannon	Wolfe Tone Square, Tubbercurry				x	
29	22/02/2024	Bernie Reidy	Wolfe Tone Square, Tubbercurry	St. Brigid's Hall, Tubbercurry	x		x	
30	22/02/2024	Teresa & Pierre Krebs	Emmet St., Tubbercurry		x		x	x
31	22/02/2024	Eddie Walsh	Rhue, Tubbercurry			x		
32	22/02/2024	Gerard O'Dowd	South Sligo					x
33	22/02/2024	Sligo Disabled Persons Organisation	via consult.ie portal		x			x
34	22/02/2024	Development Applications Unit	Government Offices, Wexford	National Parks & Wildlife Service				x
35	21/02/2024	Mark Dunne	via consult.ie portal		x		x	
36	20/02/2024	Inez Leonard	via consult.ie portal				x	
37	05/02/2024	Noreen Durrand	via consult.ie portal				x	
38	29/01/2024	Maria Armstrong	via consult.ie portal				x	
39	24/01/2024	Sebastoian Vencken	via consult.ie portal		x			
40	22/02/2024	Aileen Egan	Humbert St., Tubbercurry					
41	22/02/2024	Elizabeth Lang		Bretts Pharmacy	x			
42	22/02/2024	Darragh Ruane		Moy Oil	x			
43	22/02/2024	Gerry Rafter	Ballina R., Tubbercurry	Tool and Gauge	x			

Sub No.	Date Received	Name	Address	On behalf of	Support	Objection	Concerns	Obs.
44	22/02/2024	Louise Kilbane	Springvale, Tubbercurry	Lollipop Lane	x			
45	22/02/2024	David Hosey	Teeling St., Tubbercurry	Jalmia Solutions	x			
46	22/02/2024	Conor Kilcoyne / Paul Barnes	Teeling St., Tubbercurry	Kilcoyne & Barnes Veterinary Surgeons	x			
47	22/02/2024	Gerard Bailey	Mountain Rd., Tubbercurry	Baymed Healthcare Supplies Ltd	x			
48	22/02/2024	Sean Davey	Galway Rd., Tubbercurry	Bluebird Care	x			
49	22/02/2024	Fitness Fusion	Banada Abbey, Tubbercurry	Fitness Fusion	x			
50	22/02/2024	Brendan Feely	Rhue, Tubbercurry	Alpha Precision	x			
51	22/02/2024	Roger McCarrick	Teeling St., Tubbercurry	REA McCarrick & Sons	x			
52	22/02/2024	Morgan Coleman	Humbert St., Tubbercurry	Morgan F. Coleman Solicitors	x			
53	22/02/2024	Dr Michael Coleman	Emmett St., Tubbercurry	Michael Coleman GP Tubbercurry	x			
54	22/02/2024	Geraldine Brennan	Mountain Rd., Tubbercurry	The Laundry Basket	x			
55	22/02/2024	JBG Security	Eskeragh, Tubbercurry	Barry Gallagher	x			
56	22/02/2024	Shane Mulkeen	Sligo Rd., Tubbercurry	Mulmuff Ltd.	x			
57	22/02/2024	Michael O'Hara	Curry, Co. Sligo	Yeats County Inn	x			
58	22/02/2024	Romald Mullarkey	Teeling St., Tubbercurry	Mullarkey Furniture	x			
59	22/02/2024	Anne Price	Mountain Rd., Tubbercurry	Anne's Hair Studio	x			
60	22/02/2024	Olivia Murphy	Humbert St., Tubbercurry	Olivia's Beautician	x			
61	22/02/2024	Charles Scanton	Teeling St., Tubbercurry	Scanton Insurance	x			
62	22/02/2024	John Gillespie	Teeling St., Tubbercurry	Gillispie's Tubbercurry	x			
63	22/02/2024	Eunan McCormack	Teeling St., Tubbercurry	The Shoe Clinic	x			
64	22/02/2024	Peadar Kennedy	Circular Rd., Tubbercurry	Kennedy Picture Framing	x			
65	22/02/2024	Joann Hosey	Ballina Rd., Tubbercurry	An Chroi Digital hub	x			
66	22/02/2024	John Ferrick	c/o Sligo Leader Partnership	Sligo Leader partnership	x			
67	22/02/2024	Gearóid Surlis	Teeling St., Tubbercurry	Surlis Supervalu	x			
68	22/02/2024	Kenny Morley	Drimroe, Tubbercurry	K & B Supplies	x			
69	22/02/2024	Richard Middleton	Humbert St., Tubbercurry	Middleton Engineering	x			
70	22/02/2024	Gearóid Surlis	Teeling St., Tubbercurry	Tubbercurry Post Office	x			

Sub No.	Date Received	Name	Address	On behalf of	Support	Objection	Concerns	Obs.
71	22/02/2024	Richard McCarthy	Humbert St., Tubbercurry	Richard Mc Carthy Photography	x			
72	22/02/2024	Michael Foley	Wolfe Tone Square, Tubbercurry	Foley's Bar	x			
73	22/02/2024	Brian Kennedy		Vision Built	x			
74	22/02/2024	Jenny French		From The Ground Up	x			
75	22/02/2024	Dermot Gannon	c/o Kilcoyne Park, Tubbercurry	Tubbercurry GAA Club	x			
76	22/02/2024	Paul Walsh	Carrowreagh Cooper, Tubbercurry	South Sligo AC	x			
77	22/02/2024	Gerard Henry	Rocklands, Tubbercurry	Real Tubber FC	x			
78	22/02/2024	David Curran	Ballina Rd., Tubbercurry	South Sligo Community Park	x			
79	22/02/2024	Shane Mulkeen	Sligo Rd., Tubbercurry	Christmas Lights Committee	x			
80	22/02/2024	Peter Brennan	Achonry, Tubbercurry	Tourist Information Office	x			
81	22/02/2024		Curry, Sligo	Sligo Greenway Co-Op	x			
82	22/02/2024	Niamh Brennan	Cnoc Na Sí	Forest Walk Committee	x			
83	22/02/2024	Joann Hosey, Chairperson	c/o An Chroí Digital Hub	Tubbercurry Town Team	x			
84	22/02/2024	Willie Lalor	The Rectory, Rathscanton	Saint Georges Parish	x			
85	22/02/2024	Sr. Mary Richardson	Marist Convent	Marist Convent	x			
86	22/02/2024	Helen Gurley	Carrownedden		x			
87	22/02/2024	Jim O'Donnell	Carrownedden		x			
88	22/02/2024	Deirdre Curran	Cnoc na Sí, Ballina Rd.		x			
89	22/02/2024	B. Mc Donagh	Tubbercurry		x			
90	22/02/2024	Ray Kilcoyne	Masshill Rd., Tubbercurry		x			
91	22/02/2024	Brendan Tiernan	Chaffpool, Tubbercurry		x			
92	22/02/2024	Thelma Quinn	Carrowreagh Knox		x			
93	22/02/2024	Daisy Henry	Charlestown Road		x			
94	22/02/2024	Madis Jaago	Rocklands, Tubbercurry		x			
95	22/02/2024	Oliver Gribbon	Togher, Ballyhaunis, Co. Mayo		x			
96	22/02/2024	Jane Brennan	Mountain View, Tubbercurry		x			
97	22/02/2024	Belinda McLoughlin	Rinbane, Tubbercurry		x			
98	22/02/2024	Lindsey Duffy	<a href="mailto:lindseyduffy77@gmail.com">lindseyduffy77@gmail.com</a>		x			

Sub No.	Date Received	Name	Address	On behalf of	Support	Objection	Concerns	Obs.
99	22/02/2024	Mary Mcloughlin	Rinbane, Ballinacarrow		X			
100	22/02/2024	Aoife Gillespie	Powellesborough		X			
101	22/02/2024	Regina Fahy	Ennis, Co. Clare		X			
102	22/02/2024	Cathy Tully	Strandhill Rd., Sligo		X			
103	22/02/2024	Mark Tully	Castlerea, Co. Roscommon		X			
104	22/02/2024	Ciara Gillespie	Powellesborough		X			
105	22/02/2024	Megan O'Hara	Ballina Rd., Tubbercurry		X			
106	22/02/2024	George Williams	Springvale, Tubbercurry		X			
107	22/02/2024	Andrea McComb	Strandhill Rd., Sligo		X			
108	22/02/2024	Jarlath Fahy	Ennis, Co. Clare		X			
109	22/02/2024	Paloma Arouyo	Springvale, Tubbercurry		X			
110	22/02/2024	Emma Gillespie	Ballyara, Tubbercurry		X			
111	22/02/2024	Gerard Scanlon	Teeling Grove		X			
112	22/02/2024	Andrew Juravicius	Ard Aisling		X			
113	22/02/2024	Juris	Tubbercurry		X			
114	22/02/2024	Mykhailo	Tubbercurry		X			
115	22/02/2024	Mantas Andrulevicius	Curry		X			
116	22/02/2024	Edidijus Andrulevicius	Coill Dara, Tubbercurry		X			
117	22/02/2024	Dmitri Harin	Ballymote		X			
118	22/02/2024	Kestutis Tveragas	Achonry		X			
119	22/02/2024	Henrikas Chmieliauskas	Leonard Court		X			
120	22/02/2024	Valentina Juravicius	Ard Aisling		X			
121	22/02/2024	Gary Harte	Tonaphubble, Sligo		X			
122	22/02/2024	Shane Mulkeen	Achonry		X			
123	22/02/2024	Annmarie Mulkeen	Achonry		X			
124	22/02/2024	Gary O'Riordan	Cnoc na Si		X			
125	22/02/2024	Torek Benjler	Tubbercurry		X			
126	22/02/2024	Emily O'Riordan	Tubbercurry		X			

Sub No.	Date Received	Name	Address	On behalf of	Support	Objection	Concerns	Obs.
127	22/02/2024	Will Macaulay	Ballyara		x			
128	22/02/2024	Laura Gillespie	Ballyara		x			
129	22/02/2024	Ciara O'Hara	Highfield		x			
130	22/02/2024	Mary Gillespie	Main Street		x			
131	22/02/2024	Gabriela O'Weir	Springvale, Tubbercurry		x			
132	22/02/2024	Alexandre Fitho	Springvale, Tubbercurry		x			
133	22/02/2024	Patricia O'Weir	Springvale, Tubbercurry		x			
134	22/02/2024	Una Marren	Tourlestrane		x			
135	22/02/2024	James Walsh	Ougham		x			
136	22/02/2024	Mary Walsh	Ougham		x			
137	22/02/2024	Pearse Henry	Rocklands		x			
138	22/02/2024	Jason Flynn	Cloonacool		x			
139	22/02/2024	John Gillespie	Main Street		x			
140	22/02/2024	Natasha Cawley	Ballina Road		x			
141	22/02/2024	Patricia Cawley	Ballina Road		x			
142	22/02/2024	Pat Cawley	Ballina Road		x			
143	22/02/2024	Noreen Cawley	Ballina Road		x			
144	22/02/2024	Teresa Cawley	Coill Dara		x			
145	22/02/2024	Enda Hogan	Coill Dara		x			
146	22/02/2024	Hugh Adams	Cnoc na Si		x			
147	22/02/2024	Christina Telford	Carrentubber		x			
148	22/02/2024	Niamh O'Riordan	Cnoc na Si		x			
149	22/02/2024	Dermot Mooney	Cloonacool		x			
150	22/02/2024	K. Holahan	Castleoye		x			
151	22/02/2024	Paul McCormack	Ballymote Road		x			
152	22/02/2024	Louise Haran	Summerhill		x			
153	22/02/2024	Mary Mullarkey	Cloonacool		x			
154	22/02/2024	Romuald Mullarkey	Cloonacool		x			
155	22/02/2024	Hannah Kelly	Carrowreagh Knox		x			

Sub No.	Date Received	Name	Address	On behalf of	Support	Objection	Concerns	Obs.
156	22/02/2024	Porick Gallagher	Swinford		x			
157	22/02/2024	Mary Toolan	Aclare		x			
158	22/02/2024	Ann McIntyre	Tourlestrane		x			
159	22/02/2024	Margaret Caffrey	Drimbane		x			
160	22/02/2024	Mary Caffrey	Drimbane		x			
161	22/02/2024	David Murtagh	Sligo		x			
162	22/02/2024	Kate Duffy	Curry		x			
163	22/02/2024	John Caffrey	Curry		x			
164	22/02/2024	Isobel Caffrey	Curry		x			
165	22/02/2024	Treasa Caffrey	Cashel South		x			
166	22/02/2024	Michael Stenson	Drimbane		x			
167	22/02/2024	John Kilcoyne	Charlestown		x			
168	22/02/2024	Danny Caffrey	Drimbane		x			
169	22/02/2024	Emer O'Dowd	CarrickonShannon		x			
170	22/02/2024	Francis Kilcoyne	Drimbane		x			
171	22/02/2024	Louise Conneally	Galway		x			
172	22/02/2024	Kevin Caffrey	Drimbane		x			
173	22/02/2024	Ciara Keenan	Bunнанadden		x			
174	22/02/2024	Mary Kilcoyne	Ballymote Road		x			
175	22/02/2024	James Hannigan	Tubbercurry		x			
176	22/02/2024	Judy Wheeler	Bunнанadden		x			
177	22/02/2024	Kevin Wheeler	Bunнанadden		x			
178	22/02/2024	James Hyland	Powellesborough		x			
179	22/02/2024	Philip O'Malley	Tubbercurry		x			
180	22/02/2024	Robert Gill	Ballina		x			
181	22/02/2024	Shane O'Connor	Coolaney		x			
182	22/02/2024	Joe Kilcoyne	Ougham		x			
183	22/02/2024	Siobhan Dravins	Ougham		x			
184	22/02/2024	Anne Kilcoyne	Ougham		x			



Sub No.	Date Received	Name	Address	On behalf of	Support	Objection	Concerns	Obs.
185	22/02/2024	Jane Harding	Lavagh		x			
186	22/02/2024	Barry Kilcoyne	Ougham		x			
187	22/02/2024	Lynne Kilcoyne	Sligo		x			
188	22/02/2024	John Brooke	Tubbercurry		x			
189	22/02/2024	Luke Kilcoyne	Ballymote Road		x			
190	22/02/2024	Ciara Kerrigan	Ougham		x			
191	22/02/2024	Catriona Kerrigan	Ougham		x			
192	22/02/2024	Anndy Kerrigan	Ougham		x			
193	22/02/2024	Maura Kilcoyne	Ougham		x			
194	22/02/2024	Peter King	Ballymote Road		x			
195	22/02/2024	Kitty King	Ballymote Road		x			
196	22/02/2024	Padraig Kennedy	Ballymote Road		x			
197	22/02/2024	Sarah Jane Hosey	Chaffpool		x			
198	22/02/2024	Joann Hosey	Chaffpool		x			
199	22/02/2024	Anna Hosey	Chaffpool		x			
200	22/02/2024	Callum Hosey	Chaffpool		x			
201	22/02/2024	David Hosey	Chaffpool		x			
202	22/02/2024	Oliver Lee	Fairways		x			
203	22/02/2024	Gabrielle Hosey	Chaffpool		x			
204	22/02/2024	Michael Hosey	Chaffpool		x			
205	22/02/2024	Robert Hosey	Chaffpool		x			
206	22/02/2024	Kevin Ward	Jalmia		x			
207	22/02/2024	Keenan McDonald	Jalmia		x			
208	22/02/2024	Shane O'Connor	Ballymote		x			
209	22/02/2024	Tara Hosey	Chaffpool		x			
210	22/02/2024	Paul Kilcoyne	Teeling Street		x			
211	22/02/2024	Nora Frizzell	Curry		x			
212	22/02/2024	Kathryn Fall	Carrowreagh Knox		x			
213	22/02/2024	Verity Marren	Tourlestrane		x			

Sub No.	Date Received	Name	Address	On behalf of	Support	Objection	Concerns	Obs.
214	22/02/2024	Lucy Price	Aclare		x			
215	22/02/2024	Mattie Brennan	Rhue		x			
216	22/02/2024	Loretta Horan	Ballyara		x			
217	22/02/2024	Stephen Brady	Carrowreagh Knox		x			
218	22/02/2024	Colin Brennan	Achonry		x			
219	22/02/2024	Dwayne Curran	Cnoc na Si		x			
220	22/02/2024	Siobhan Brady	Carrowreagh Knox		x			
221	22/02/2024	Nicholas Goven	Carrowreagh Knox		x			
222	22/02/2024	Naomi Brennan	Fairways		x			
223	22/02/2024	Elisha Gallagher	Tourlestrane		x			
224	22/02/2024	Tom Ward	Circular Road		x			
225	22/02/2024	Annie Ward	Circular Road		x			
226	22/02/2024	Amanda Fagan	Mountain View		x			
227	22/02/2024	Tom Noone	Charlestown		x			
228	22/02/2024	Joe Quinn	Fairways		x			
229	22/02/2024	Patrick Quinn	Coolaney		x			
230	22/02/2024	Pauric Gillespie	Powellesborough		x			
231	22/02/2024	Peter Gillespie	Sligo		x			
232	22/02/2024	Kelly Clarke	Lovers Lane		x			
233	22/02/2024	Chrissy O Dowd	Mountain Road		x			
234	22/02/2024	Noel Earley	Emmet Street		x			
235	22/02/2024	Áine Mannion	Parklands		x			
236	22/02/2024	Anthony Walsh	Lovers Lane		x			
237	22/02/2024	Thomas Lundy	Tourlestrane		x			
238	22/02/2024	Charlene Mitchell	The Rock		x			
239	22/02/2024	Cailin Mannion	Parklands		x			
240	22/02/2024	Alan Clarke	Lovers Lane		x			
241	22/02/2024	Nathan Mitchell	The Rock		x			
242	22/02/2024	Chris Mitchell	The Rock		x			

Sub No.	Date Received	Name	Address	On behalf of	Support	Objection	Concerns	Obs.
243	22/02/2024	Ryan Mitchell	The Rock		x			
244	22/02/2024	Paul Gillespie	Strandhill		x			
245	22/02/2024	Sharon Mitchell	The Rock		x			
246	22/02/2024	Angela Walsh	Lovers Lane		x			
247	22/02/2024	Brenda O'Hagan	Parklands		x			
248	22/02/2024	Paul Richardson	Rhue		x			
249	22/02/2024	Matthew Brennan	Rhue		x			
250	22/02/2024	Christina Leonard	Rhue		x			
251	22/02/2024	Makayla Mitchell	The Rock		x			
252	22/02/2024	Margaret Brennan	Rhue		x			
253	22/02/2024	Martina Leonard	Summerhill		x			
254	22/02/2024	Patricia Groake	Charlestown		x			
255	22/02/2024	Leon O'Dowd	Gurteen		x			
256	22/02/2024	Catherine O'Dowd	Gurteen		x			
257	22/02/2024	John McCarrick	Lavagh		x			
258	22/02/2024	Sean Armstrong	Carrentubber		x			
259	22/02/2024	Carmel Groake	Charlestown		x			
260	22/02/2024	Vincent O'Dowd	Gurteen		x			
261	22/02/2024	Karina Hever	Gurteen		x			
262	22/02/2024	Aidan McCauley	Coill Dara		x			
263	22/02/2024	Kellie Hughes	Coill Dara		x			
264	22/02/2024	John Gorman	Lavagh		x			
265	22/02/2024	Jack Gorman	Lavagh		x			
266	22/02/2024	Brendan McCauley	Coill Dara		x			
267	22/02/2024	Peter Leonard	Banada		x			
268	22/02/2024	Aoife Walsh	Ballymote Road		x			
269	22/02/2024	Eirn Gorman	Lavagh		x			
270	22/02/2024	Moya Gorman	Lavagh		x			
271	22/02/2024	Colin & Lynn Walsh	Ougham		x			

Sub No.	Date Received	Name	Address	On behalf of	Support	Objection	Concerns	Obs.
272	22/02/2024	Shona Gorman	Lavagh		x			
273	22/02/2024	Orla Coleman	The Rock		x			
274	22/02/2024	Dermot McGreal	Coill Dara		x			
275	22/02/2024	Catriona Walsh	Liscarney		x			
276	22/02/2024	Carol Cunnie	Lough Talt		x			
277	22/02/2024	Eamonn Coleman	The Rock		x			
278	22/02/2024	Phil McGreal	Coill Dara		x			
279	22/02/2024	Eoin Coleman	The Rock		x			
280	22/02/2024	Ross Marren	Teeling Street		x			
281	22/02/2024	Catriona Coleman	The Rock		x			
282	22/02/2024	Michael Coleman	The Rock		x			
283	22/02/2024	Paul Marron	Teeling Street		x			
284	22/02/2024	Patricia McCarrick	Coill Dara		x			
285	22/02/2024	Channel McCarrick	Mountain Road		x			
286	22/02/2024	Trevor Roe	Ougham		x			
287	22/02/2024	Teresa Roe	Ougham		x			
288	22/02/2024	Oliver Richardson	Rhue		x			
289	22/02/2024	Monica Richardson	Ard Aisling		x			
290	22/02/2024	Douglas Doherty	Teeling Street		x			
291	22/02/2024	Enda Feely	Rhue		x			
292	22/02/2024	Nace Feely	Ard Aisling		x			
293	22/02/2024	Ruairi Brennan	Drimbane		x			
294	22/02/2024	Oscar Kilroy	Ougham		x			
295	22/02/2024	Anne Walshe	Castlebar		x			
296	22/02/2024	Zak Kilroy	Ougham		x			
297	22/02/2024	Clíodhna Shaughnessy	Ougham		x			
298	22/02/2024	Moya Shaughnessy	Ougham		x			
299	22/02/2024	Lara Shaughnessy	Ougham		x			

Sub No.	Date Received	Name	Address	On behalf of	Support	Objection	Concerns	Obs.
300	22/02/2024	Patricia Shaughnessy	Ougham		X			
301	22/02/2024	Axel Kilroy	Ougham		X			
302	22/02/2024	Eamonn Shaughnessy	Ougham		X			
303	22/02/2024	Sheila Shaughnessy	Ougham		X			
304	22/02/2024	Michael F. Kilcoyne	Drumcliff		X			
305	22/02/2024	Margaret Loftus	Crossmolina		X			
306	22/02/2024	Dympna Kilcoyne	Ougham		X			
307	22/02/2024	Carmel Kilcoyne	Ballymote Road		X			
308	22/02/2024	Elaine Kilcoyne	Tubbercurry		X			
309	22/02/2024	Tommy McGuinness	Mountain Road		X			
310	22/02/2024	Liam Murphy	Summerhill		X			
311	22/02/2024	Una Murray	Tullycusheen		X			
312	22/02/2024	Sean McDonagh	Tullycusheen		X			
313	22/02/2024	Conor McDonagh	Tubbercurry		X			
314	22/02/2024	Sean Davey	Charlestown Road		X			
315	22/02/2024	Trevor Hyland	Tobertelly		X			
316	22/02/2024	Kamila Lynch	Coolaney		X			
317	22/02/2024	Caoimhe McDonagh	Tullycusheen		X			
318	22/02/2024	Sean Óg McDonagh	Tullycusheen		X			
319	22/02/2024	Ciara McDonagh	Tullycusheen		X			
320	22/02/2024	Des Bailey	Ox Crescent		X			
321	22/02/2024	Fiona Gannon	Ballina Road		X			
322	22/02/2024	Dermot Gannon	Ballina Road		X			
323	22/02/2024	Laura McGoldrick	Ballina Road		X			
324	22/02/2024	Leah Gannon	Ballina Road		X			
325	22/02/2024	Stephen Martin	Ballyara		X			
326	22/02/2024	Brendan Burke	Cloonacool		X			
327	22/02/2024	Kieran Mullarkey	Cloonacool		X			
328	22/02/2024	Mary McGlinchey	Ard Aisling		X			

Sub No.	Date Received	Name	Address	On behalf of	Support	Objection	Concerns	Obs.
329	22/02/2024	Mathieu Maxime	Cnoc na Si		X			
330	22/02/2024	Gintare	Highfield		X			
331	22/02/2024	Dtharria Brennan	Mountain View		X			
332	22/02/2024	James Durkin	Carrentubber		X			
333	22/02/2024	Griffin Gallagher	Doomore		X			
334	22/02/2024	Donna Walsh	Carrentubber		X			
335	22/02/2024	Katie Durkin	Carrentubber		X			
336	22/02/2024	Siobhan Brennan	Cloonacool		X			
337	22/02/2024	Billy Henry	Cloonacool		X			
338	22/02/2024	Martina Morley	Tubbercurry		X			
339	22/02/2024	Alex Wimsey	Chaffpool		X			
340	22/02/2024	Jean Gallagher	Cloonacool		X			
341	22/02/2024	Beverley Henry	Carrentubber		X			
342	22/02/2024	Brendan Clarke	Teeling Street		X			
343	22/02/2024	Cathal Surlis	Ard Aisling		X			
344	22/02/2024	Valerie Chrystal	Tourlestrane		X			
345	22/02/2024	Yvonne Brennan	Masshill Road		X			
346	22/02/2024	Steven Kilcoyne	Coill Dara		X			
347	22/02/2024	Sinead Surlis	Ard Aisling		X			
348	22/02/2024	James Kelly	Ard Aisling		X			
349	22/02/2024	John Wynne	Gallagher Road		X			
350	22/02/2024	Monica Wynne	Gallagher Road		X			
351	22/02/2024	Iryna Stadnyk	Chaffpool, Tubbercurry		X			
352	22/02/2024	Oleksandr Stadnyk	Chaffpool, Tubbercurry		X			
353	22/02/2024	Diane Stadnyk	Chaffpool, Tubbercurry		X			
354	22/02/2024	Alisa Stadnyk	Chaffpool, Tubbercurry		X			
355	22/02/2024	Donal Kerins	Lavagh, Ballymote		X			
356	22/02/2024	Eve Kerins	Lavagh, Ballymote		X			
357	22/02/2024	Leah Kerins	Lavagh, Ballymote		X			

Sub No.	Date Received	Name	Address	On behalf of	Support	Objection	Concerns	Obs.
358	22/02/2024	Colin Kerins	Lavagh, Ballymote		x			
359	22/02/2024	Adam Kerins	Lavagh, Ballymote		x			
360	22/02/2024	Ray Muldoon	Moylough, Tubbercurry		x			
361	22/02/2024	Fiona Muldoon	Moylough, Tubbercurry		x			
362	22/02/2024	Joe Muldoon	Moylough, Tubbercurry		x			
363	22/02/2024	Julie Muldoon	Moylough, Tubbercurry		x			
364	22/02/2024	Marcin Kadziel	Teeling Grove		x			
365	22/02/2024	Maria Lee	Lavagh		x			
366	22/02/2024	Pat Kilcoyne	Ballymote Road		x			
367	22/02/2024	Anthony Benson	Tubbercurry		x			
368	22/02/2024	Kevin Kelly	Tubbercurry		x			
369	22/02/2024	Mary Benson	Tubbercurry		x			
370	22/02/2024	Joanne Burke -Hosey	Powellesborough		x			
371	22/02/2024	Kate Hosey	Chaffpool		x			
					350	12	11	7

## APPENDIX 3 - SCC PLANNING REPORT



## Sligo County Council Planning Department

### Memorandum: Part 8

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**TO:** Ian Baliey, Senior Executive Planner  
**FROM:** Mairéad O Hara, Executive Planner  
**DATE:** 26/02/2024  
**RE:** Report on the Part 8 proposal by Sligo County Council to carry out public realm Upgrades to Tubbercurry Town Centre, Tubbercurry, Sligo.

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#### 1. Introduction

This report relates to the planning implications of the proposal by Sligo County Council to carry out public realm upgrades to Tubbercurry Town Centre, Tubbercurry, Sligo. The proposal is to be carried out under the Part 8 (Planning and Development Regulations) planning process.

#### 2. Site location and description

Wolfe Tone Square is located centrally within the town centre, being the main square in the town, located between Teeling Street, Humbert Street and Emmett Street, along the R294 road. Wolfe Tone Square is largely defined by the triangular shaped public open space and perpendicular parking along all three sides of the square. Each of these 3 roads surrounding the Square are large two-way trafficked routes, with existing commercial buildings looking onto Wolfe Tone Square.

#### 3. Nature and Extent of the Development

The development consists of the following:

1. Redevelopment of the Mary Brennans' building (Teeling Street), including demolition of the rear of the building (c. 72sqm) with façade to be retained, to create a new multi-use public building.
2. Public Realm Enhancements to Wolfe Tone Square and adjacent areas, including:
  - a. Increase in pedestrianised area and associated stone paving along with the provision of hard/soft landscaping and street furniture,
  - b. Installation of shelter/covered space,
  - c. Development of additional pedestrian crossing points.
  - d. Lighting upgrades, undergrounding of overhead networks, and relocation of existing gates on Swift Lane,
3. Road upgrades including:
  - a. Realignment of all roads and car parking around Wolfe Tone Square (R294), on Teeling Street, and on Mountain Road,
  - b. Creation of one-way route on 'The Lane' and the R294 (south of Wolfe Tone Square) travelling East to West,

- c. Development of bus half-set down areas west of Wolfe Tone Square and on Teeling Street.
- 4. All other associated development and ancillary works.

#### **4. Policy context**

##### **4.1 Regional Spatial and Economic Strategy 2020-2032 (RSES)**

This RSES provides a high-level development framework for the Northern and Western Region that supports the implementation of the National Planning Framework (NPF) and the relevant economic policies and objectives of Government.

RPO 3.4: To support the regeneration and renewal of small towns and villages in rural areas.

RPO 3.9: Identify suitable development opportunities for regeneration and development that are supported by a quality site selection process that also addresses environmental constraints and opportunities.

RPO 3.13: To support the role of smaller and medium sized towns, which demonstrate an important role in terms of service provision and employment for their catchments within the economic function of the county. Such settlements will be identified through the Development Plan process as part of the Settlement Hierarchy and the Core Strategy.

RPO 4.21: Promote innovative new building design and retrofitting of existing buildings, both private properties, and publicly owned, to improve building energy efficiency, energy conservation and the use of renewable energy sources following National Regulations, and Policy.

##### **4.2 Sligo County Development Plan (2017-2023) as amended**

###### **4.2.1 Zoning**

The application site is located within the town of Tubbercurry and there is no current LAP/mini plan for the town. As such, the lands are unzoned.

###### **4.2.2 Relevant policy**

Relevant key planning policies relating to the proposed development are:

SP-S-2: Promote economic development in the Key Support Towns of Tobercurry, Ballymote and Enniscrone.

O-REG-1: Identify areas in need of regeneration in Sligo City and, if appropriate, in the Key Support Towns of Ballymote, Enniscrone and Tobercurry, as part of the process of review or preparation of the respective local area plans.

P-RP-6: Facilitate the reuse of existing vacant retail outlets in towns and villages.

P-CF-4: Encourage the siting of community facilities in suitable locations, especially within settlement centres and residential areas or close to existing facilities and public transport routes.

##### **4.3 Draft Sligo County Development Plan (2024-2030)**

The Draft Sligo County Development Plan (2024-2030) was published for public consultation on 13th October 2023. Public consultations closed on 22nd December 2023. There are a number of policies that relate specifically to the potential upgrade and pedestrian enhancement of Mary Brennans'

building and Wolfe Tone Square. This proposed development therefore is in compliance with the key policies outlined below:

P-CW-5L: Provide, improve and extend cycle and pedestrian routes on existing roads, proposed roads, roads being upgraded and green corridors (including river corridors), where feasible and practical and subject to compliance with legislative requirements.

TY-UDO-1: Prepare a Public Realm Plan for the town centre zone of Tobercurry. The town centre shall be refurbished in two phases:

Phase 1 will incorporate the reconfiguration of Wolfe Tone Square and immediately adjoining areas to create a large, pedestrian-friendly space with widened footpaths and shared surfaces, capable of hosting fairs, festivals, outdoor concerts, markets and other similar events.

Phase 2 will include Teeling Street, Humbert Street, Murphy's Lane, portions of Emmet Street (as far as the Holy Family National School) and Mountain Road (as far as the playground) and the provision of additional pedestrian links between Teeling Street and Circular Road.

TY-TCO-3: Designate a town centre zone and upgrade this area by introducing a shared surface or reducing carriageway width and widening footpaths, as appropriate. This area shall be redesigned in accordance with the recommendations of the Design Manual for Urban Roads and Streets (DMURS - DTTS, DECLG, 2022).

TY-TCO-5: Seek the development of a one-way system on the following streets:

Teeling Street

Murphy's Lane

Wolfe Tone Square

The link road beside Leonard's Court.

TY-TCO-8: Improve footpaths throughout the town and provide cycle lanes where feasible.

TY-TCO-10: Include a public transport and mobility hub comprising a designated bus stop and associated shelters as part of the reconfiguration of Wolfe Tone Square.

SP-S-5: Direct new small-scale rural development proposals into the designated Villages Sustaining Rural Communities, in the interest of their continued viability.

SP-ED-1: Ensure that sufficient, serviced and suitable land is reserved for new enterprise development at key locations in Sligo Town, Tobercurry, Ballymote and Enniscrone, and promote the Support Towns as secondary employment centres, after Sligo Town.

SP-TRA-2: Support the creation of an integrated and sustainable transport system, in particular with regard to accessibility and choice of transport, with a quality bus and rail service, alongside the promotion of cycle and pedestrian facilities.

SP-TRA-3: Encourage the shift from car use to sustainable modes of transport such as cycling and walking.

## **5. Built Heritage**

There are a number of Protected Structures in the surrounding area as follows:

RPS No. 377 St George's Church (COI)  
RPS No. 381 House  
RPS No. 385 Leonard's  
RPS No. 378 Marist Convent  
RPS No. 382 Allied Irish Bank  
RPS No. 386 Water Tower  
RPS No. 379 St John the Evangelist Church (RC)  
RPS No. 383 House  
RPS No. 387 The Mount  
RPS No. 380 Parochial House  
RPS No. 384 Bank of Ireland

## **6. Archaeological Heritage**

There are no known archaeological sites within the site.

## **7. Assessment**

### **7.1 Zoning and Development Plan policy:**

#### **7.1.1 Public Realm works**

Section 12.4 of the CDP states that a high-quality public realm involves a place that is pleasant to use and easy to access, and that making an area appealing to visitors may also bring significant economic benefits by increasing commercial activity. It recognizes that the formulation and adoption of a public realm strategy for any urban area is recommended if significant improvements are required.

Tubbercurry is the first town in Sligo to be included in a new scheme for the regeneration of town centres under the Town Centre First, a cross-government policy that aims to tackle vacancy, combat dereliction and breathe new life into our town centres.

As noted previously, there is currently no zoning on site, but the proposed works are considered to be in line with Government policy and guidelines and with the provisions of the County Development Plan 2017-2023.

#### **7.2 Redevelopment of Mary Brennan's building on Teeling Street.**

These proposals involve demolition to the rear of the building (with the façade retained), to create a new multi-use public information office which will include local craft exhibitions, a box office, and a tourist information centre.

##### **7.2.2 Use**

The proposed use is considered to be in keeping with the town centre location and is acceptable to the Planning Authority.

##### **7.2.3 Design**

It is considered that by redeveloping a vacant existing building, and retaining the façade, significant efforts have been made to protect the unique character and heritage of Tubbercurry town centre. This is acceptable to the Planning authority.

### **7.1.3 Conclusion**

Due to the nature and scale of the proposed works, it is considered that the proposal is in line with Development Plan Policy.

### **7.3 Visual amenity**

The proposed development proposes the upgrading of the public realm in a number of town centre streets. This will comprise of repaving, landscaping, new street furniture and lighting, and increased pedestrian space with a reduction in carriageway width where possible. The improvements to the visual amenity of the individual streets and to the general ambience of the entire town are expected to be significant.

Widening footpaths has created opportunity for new tree planting, strategically placed to enhance pedestrian footfall and key desire lines.

Having regard to the above, there are no objections to the development in terms of visual amenity.

### **7.4 Traffic, transport and mobility**

Road upgrades including:

- a. Realignment of all roads and car parking around Wolfe Tone Square (R294), on Teeling Street, and on Mountain Road,
- b. Creation of one-way route on 'The Lane' and the R294 (south of Wolfe Tone Square) travelling East to West,
- c. Development of bus half-set down areas west of Wolfe Tone Square and on Teeling Street.

Having examined the proposal, it is considered that the proposed development would be consistent with policy. It is considered that the scheme improves the amenity value of the town centre for pedestrians by making the square larger and more useable for pedestrians. It should also be noted that:

- Care has been taken to ensure the movements of emergency, refuse and delivery vehicles can continue operations throughout the scheme.
- Traffic calming measures have been built into the design to improve pedestrian safety.
- The design has been carefully considered to allow for universal accessibility including for those who are visually impaired and wheelchair users.
- The layout of crossings throughout the project has been improved to provide better connected spaces.
- More sustainable methods of transport are encouraged with better links to public transport and improved level and quality bicycle parking.

Having regard to the above it is considered that the proposed development would be in accordance with the traffic, transport and mobility policies of the Development Plan.

### 7.5 Residential amenity

The proposed upgrading to the public realm of these streets is expected to have a positive impact on residential amenity by having a beneficial impact on the prosperity of the town centre.

Unavoidably, there will be some inconvenience caused during the construction phase of the development though this will be short lived and can be appropriately managed to limit impact.

Having regard to the above it is not considered that the proposed development will have any adverse impacts on residential amenity.

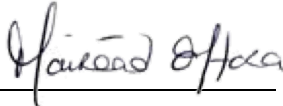
### 7.6 Impact on built Heritage

The existence of a number of Protected Structures in the wider surrounding area is acknowledged. No works are proposed to these protected structures and due to the nature and scale of the proposed works, it is not considered that the proposed works would have any significant impact on the integrity and setting of these structures. It is considered that the proposals enhance, integrate and [protect the value of the built heritage at this town center location.

## 8. Conclusion

Having regard to the above it is considered that the proposed development would be consistent with the policies and objectives of the Development Plan for the area and with the proper planning and sustainable development of the area.

There is therefore no objection to the proposal progressing in accordance with the documents, plans and particulars which went on public display between Thursday 11<sup>th</sup> January 2024 to Thursday 8<sup>th</sup> February 2024 (both dates inclusive).

Signed: 

**Mairéad O'Hara**

**Executive Planner**

27<sup>th</sup> February 2024

Signed: 

**Ian Bailey**

**Senior Executive Planner**

27/02/2024

APPENDIX4 - SCC ROADS AREA ENGINEER REPORT

**From:** [David Golden](#)  
**To:** [Ray O'Grady](#)  
**Cc:** [Paul O'Rourke](#); [Noel Haran](#); [Brian Flynn](#)  
**Subject:** Tubbercurry Town Centre -Part 8 process - Submission / Observations Tubbercurry Area Office Jan 2024  
**Date:** Friday 19 January 2024 13:10:59  
**Attachments:** [image009.png](#)  
[image010.png](#)  
[image004.png](#)  
[image012.png](#)  
[image014.png](#)

---

Dear Mr O'Grady,

I thank you of the opportunity to give comment on this exciting proposal for Tubbercurry. The Tubbercurry Area office would like for the following observations to be given consideration as part of this Part 8 process -

- Removal of the 2 no parking spaces proposed at the AIB and extension of public space / landscaping / seating within the area. **Safety of road users and pedestrians esp re movements from the Nest estate and impact on proposed ramp at the AIB.**
- The proposed Bus bays should not encroach into the main carriageway (R294) as this arrangement will affect sightlines from the proposed junction and generate traffic congestion in this section of town. **Safety concerns for pedestrian and motorist.**
- The removal of 2 -3 parking spaces abutting Maye property on Burkes side of the Square redevelopment (new junction) should be considered. Their presence may have a negative effect on pedestrian movements from Humbert St to the Square and the movement of vehicles abutting the proposed junction. **Safety concerns for pedestrian and motorist.**
- The relocation of existing public lighting columns and the location of new public lighting columns needs consideration so that their installation does not impact on pedestrian connectivity within development. **Connectivity for pedestrians / pedestrian safety.**
- Installation of defined crossing point from Micky Macs to Mary Jacks (Teeling St) to be considered. This would allow improved connectivity for pedestrian from Mountain Rd area to the town centre / Swift Lane. **Connectivity for pedestrians.**
- Proposed landscaping on Humbert St to be removed to prevent reduction of sightlines toward Teach Laighne from the new junction. The installation / extension of double yellow lines for a distance along Humbert St should be considered to prevent parking close to the new junction and reduction in sightlines towards Teach Laighne. **Road safety.**
- Proposed seating within the new public realm area to have arm rests / rising aids to aid persons with mobility issues in the use of this infrastructure. **Improved user experience.**
- A Casual trading area should be considered within the new public realm space with the possibility of Casual traders utilising the Nest or Bridget's Hall as parking for van etc thus not reducing parking or the generation of clutter in the new public space. The extension of casual trading period to include Saturday and Sunday to



be considered. **Improved experiences for users of public realm and commercial offering to patrons.**

- Redevelopment of Square should provide infrastructure (electrical connection points / sockets / pots ) for the successful running of the Old Fair Day and Christmas light display. The electric connection to the existing clock within the Square should be connected to the new electrical system within the Square thus removing connection point from St Bridget Hall. **Improved experience for patrons and aid future maintenance of public infrastructure.**
- Closure of junction / carriageway along Foley pub / Mountain Rd to increase public realm area and extension of outdoor dining etc. This carriageway should only be used for some deliveries and could be operated in a similar way to Rockwood Parade or the old O'Connell St in Sligo (motorised bollards controlling access during specific times). If access is not restricted along this carriageway, the installation of tactile paving on Mountain Rd side will be required to define crossing point. **Road safety and improved commercial offering to patrons.**
- The provision and location of destination signage (R294 Gurteen / N17 Charlestown & N17 Sligo / Mountain Rd etc), warning signage and information signage ( playground, car parking / Community park etc) needs to be given consideration esp there interaction with pedestrian and vehicular movements within the redevelopment of the Square area.
- Pedestrian connectivity along the Lane should be reviewed. The provision of 2 no parking spaces on this road may have an adversely effect on pedestrian movements and existing access points from this road to private properties.

I look forward to this project being brought to a fruitful conclusion.

Regards

**David Golden**

**Executive Engineer**

**Sligo County Council**

Tubbercurry Area Office, Teach Laighne, Humbert Street, Tubbercurry, Sligo, F91 K5DW

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Sligo County Council  
Comhairle Chontae Shligigh

**Sligo.**

APPENDIX 5 - EIA SCREENING REPORT & EIA DETERMINATION



**ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCREENING DETERMINATION PURSUANT TO THE PLANNING AND DEVELOPMENT ACT, 2000 (as amended) AND THE PLANNING AND DEVELOPMENT REGULATIONS, 2001 (as amended)**

**Name of Applicant:** Sligo County Council

**Declaration Requested for:** Public Realm Enhancement works at Tubbercurry, County Sligo

**Location:** Tubbercurry village, Wolfe Tone Square, The Lane, Teeling Street, Humbert Street, Swift Lane and Mountain Road, Tubbercurry, Co Sligo

**Planning and Development Act 2000 (as amended) – Part XI**

**Planning and Development Regulations 2001 (as amended) – Part 8**

Notice is hereby given that Sligo County Council proposes to carry out works consisting of public realm Upgrades to Tubbercurry Town Centre, Tubbercurry, Sligo. The works include the following:

1. Redevelopment of the Mary Brennans' building (Teeling Street), including demolition of the rear of the building (c. 72sqm) with façade to be retained, to create a new multi-use public building.
2. Public Realm Enhancements to Wolfe Tone Square and adjacent areas, including:
  - a. Increase in pedestrianised area and associated stone paving along with the provision of hard/soft landscaping and street furniture,
  - b. Installation of shelter/covered space,
  - c. Development of additional pedestrian crossing points.
  - d. Lighting upgrades, undergrounding of overhead networks, and relocation of existing gates on Swift Lane,
3. Road upgrades including:
  - a. Realignment of all roads and car parking around Wolfe Tone Square (R294), on Teeling Street, and on Mountain Road,
  - b. Creation of one-way route on 'The Lane' and the R294 (south of Wolfe Tone Square) travelling East to West,
  - c. Development of bus half-set down areas west of Wolfe Tone Square and on Teeling Street.
4. All other associated development and ancillary works.

Sligo County Council, as the Competent Authority, and having regard to the criteria in Schedule 7, and the information provided in accordance with Schedule 7A ("Environmental Impact Assessment Screening Report" prepared by MKO dated January 2024), of the Planning and Development Regulations 2000 (as amended), considers that the proposed development would not be likely to have significant effects on the environment and that the preparation and submission of an environmental impact assessment report is not therefore required.

Signed

Brían Flynn  
Town Regeneration Officer  
Sligo County Council

9.1.2024



# ENVIRONMENTAL IMPACT ASSESSMENT SCREENING

Project Reference	210420
Date	04/01/2023
Subject	Proposed Tubbercurry Centre Public Realm Enhancement Project
Author(s)	Malena Sara Thren and Tom Madden

The Environmental Impact Assessment (EIA) Directive (Directive 2011/92/EU) as amended by Directive 2014/52/EU, aims to determine the likely significant effects of a project on the environment. EIA screening determines whether an EIA is required for a specified project.

Schedule 5 of the Planning and Development Regulations 2001 (as amended) identifies development for the purposes Part 10 of the Planning and Development Act 2000, i.e., prescribed classes of development requiring EIA where a development meets or exceeds the thresholds set out under Schedule 5 (Part 1 and Part 2) mandatory EIA is required and, as such, there is no screening determination required. Where a development is of a class included for in Schedule 5 but is sub-threshold, the development shall be subject to a preliminary examination and if required, screening, to determine if it would, or would not, be likely to have significant effects on the environment. The Guidelines for Planning Authorities and An Bord Pleanála on carrying out EIA (August 2018) state:

- Where, based on a **preliminary examination** of the information submitted with the application and any other supplementary information received, the competent authority concludes that, having considered the nature, size and location of the Proposed Development, there is no real likelihood of significant effects on the environment, this should be recorded with reasons for this conclusion stated, and no EIA required or formal determination made. The recording of the competent authority's view should be brief and concise, but adequate to inform the public. In many cases this considered view will be included in the planner's/inspector's report on the planning application and this may be cross-referenced in the competent authority's decision. Normally, this will be published at the time of the decision of the competent authority.
- Where, based on the information submitted with the application and any other supplementary information received, and having considered the nature, size and location of the Proposed Development in the context of the criteria set out in Schedule 7 to the Planning and Development Regulations 2001 (as amended), **there is a real likelihood of significant effects on the environment, the competent authority must determine that an EIA is required.** The main reasons for this determination should be recorded.
- Where, based on the information submitted with the application and any other supplementary information received, the competent authority, having considered the nature, size and location of the Proposed Development in the context of the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended), forms the view that there is **significant and realistic doubt** in regard to the likelihood of significant effects on the environment, **the competent authority must proceed to a further examination to determine whether EIA is required.** This requires the



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applicant to submit the information specified in **Schedule 7a** to the Planning and Development Regulations 2001 (as amended) in order to facilitate a formal screening determination.

In the event that a formal screening assessment is required the Lead Section may need to engage the services of an appropriately qualified consultant (MKO) to assist with same. This EIA Screening Report has been prepared to assist the Lead Section in:

### **Step 1**

Recording whether the project is of a class of development requiring EIA (Pre-Screening).

### **Step 2**

Considering by way of a preliminary examination if there is a likelihood of significant effects on the environment.

### **Step 3**

Where necessary, undertaking a more detailed examination, based on the information specified in Schedule 7a, in order to reach a formal screening determination.



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## Step 1 – Pre-Screening

<b>Part 8 Ref:</b>	
<b>Site Location</b>	The Proposed Development is located in the town of Tubbercurry, Co. Sligo. The site includes the primary town centre streets (e.g. Circular Road, Humbert Street, Telling Street and the R294). The proposed approximate area of the development includes Wolfe Tone Square and Mary Brennans, which is a vacant building located approximately 50m to the southwest of Wolfe Tone Square along the R294.
<b>Proposed Development</b>	<p>The proposed development as outlined in the Planning report consists of public realm Upgrades to Tubbercurry Town Centre, Tubbercurry, Sligo. The works include the following:</p> <ol style="list-style-type: none"> <li>1. Redevelopment of the Mary Brennans’ building (Teeling Street), including demolition of the rear of the building (c. 72sqm) with façade to be retained, to create a new multi-use public building.</li> <li>2. Public Realm Enhancements to Wolfe Tone Square and adjacent areas, including:             <ol style="list-style-type: none"> <li>a. Increase in pedestrianised area and associated stone paving along with the provision of hard/soft landscaping and street furniture,</li> <li>b. Installation of shelter/covered space,</li> <li>c. Development of additional pedestrian crossing points.</li> <li>d. Lighting upgrades, undergrounding of overhead networks, and relocation of existing gates on Swift Lane,</li> </ol> </li> <li>3. Road upgrades including:             <ol style="list-style-type: none"> <li>a. Realignment of all roads and car parking around Wolfe Tone Square (R294), on Teeling Street, and on Mountain Road,</li> <li>b. Creation of one-way route on ‘The Lane’ and the R294 (south of Wolfe Tone Square) travelling East to West,</li> <li>c. Development of bus half-set down areas west of Wolfe Tone Square and on Teeling Street.</li> </ol> </li> <li>4. All other associated development and ancillary works.</li> </ol> <p>The area of the proposed public realm improvement works extends to approximately 7940m<sup>2</sup> or 0.79 hectares (ha). The Proposed Development includes the upgrading of roads, redevelopment of existing structures, construction of a public building, infrastructural and signage changes and landscaping.</p>
1. Does the Development constitute a class of development requiring EIA having regard to Schedule 5 of the Regulations?	Yes: ✓
	No:



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2. If YES, is the development meeting or exceeding a threshold set out in Part 1 or Part 2, Schedule 5 of the Planning & Development Regulations?				
Tick		Threshold	Comment	Result
No	✓			No EIA is Required
Yes		Exceeds	n/a	EIAR Required
		Is Equal to	n/a	
		No Threshold	n/a	
		Sub Threshold	✓	EIA Screening – Preliminary Examination or Screening Determination Required
Conclusion				
Development is not within Part 1 or Part 2, Schedule 5. <b>No EIA/Screening is required.</b>			n/a	
Development is within Part 1 or Part 2 and is greater than, equal to, or there is no threshold <b>EIA Required.</b>			n/a	
Development is within Part 1 or Part 2 but is less than the threshold. <b>Preliminary Examination is required.</b>			<p>The Proposed Development is sub threshold.</p> <p>Class 10(b)(i) and Class 10(b)(iv) in Part 2 of the Schedule 5 of the Planning and Development Regulations 2001 (as amended):</p> <p><i>“Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.”</i></p> <p>The Proposed Development comprises of redevelopment and development works comprising of an approximate area of 0.79 ha which is below the appropriate threshold of 10 ha for a development in a built-up area.</p> <p>A Preliminary Examination is being completed under the provisions of Article 103 and 120 of the Planning and Development Regulations 2001 (as amended).</p>	
Name:	Malena Sara Thren		Date: 21 <sup>st</sup> December 2023	
Position: Graduate Environmental Scientist, MKO				

If the Proposed Development is not of a class requiring EIA it is not necessary to proceed to Steps 2 and 3. The pre-screening exercise should be signed, printed and placed on the Part 8 file.

If the development requires a Preliminary Examination to determine if EIA Screening is required then proceed to Step 2.



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## Step 2 – Preliminary Examination

A preliminary examination should be based on professional expertise and experience and having regard to the ‘Source – Pathway – Receptor’ model, where appropriate. The examination should have regard to the criteria set out in Schedule 7 to the Planning and Development Regulations 2001 (as amended).

Preliminary Examination		
	<i>Yes/No/ Uncertain</i>	<i>Comment</i>
<p>Is the size of the development exceptional in the context of the existing environment?</p> <p>Are there cumulative considerations having regard to other existing and/or permitted projects?</p>	no	<p>The Proposed Development is promoting improved access for pedestrians and regeneration and modernisation of the town centre of Tubbercurry.</p> <p>The EIA thresholds for ‘urban development’ are based upon specified areas of new development within predominant existing land use types, e.g. ‘business district’.</p> <p>The EIA threshold for ‘urban development’ in the case of a ‘business district’ (defined as ‘a district within a city or town in which the predominant land use is retail or commercial use’) is 2 ha, or in the case of ‘other parts of a built-up area’ is 10 ha. The town of Tubbercurry is not considered to have a defined ‘business district’ and therefore the category of ‘other parts of a built-up area’ is considered applicable. The total approximate area under consideration for the proposed works is approximately 0.79 ha, i.e. less than the 10 ha threshold.</p> <p>It is noted that the Tubbercurry Town proposal does not include specific new areas of urban development, but rather the upgrade and enhancement of an existing urban environment for the public benefit.</p> <p>The public realm elements proposed are in keeping with and will be designed to complement the existing town centre (mixed-use commercial, retail, public and residential) and suburban residential environments. The works includes new pavements, buildings and structure upgrades or surficial alteration to the existing streetscape as well as development of an indoor community hub.</p> <p>Demolition works are proposed to be carried out to the rear of the Mary Brennans building on Teeling Street. Demolition works on the building are anticipated to be minor and will encompass an area of 72 m<sup>2</sup>.</p>



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		<p>The size and design of the Proposed Development is in keeping with the urban scale of the surrounding environment and the maximum potential project area of 0.79 ha does not exceed the relevant threshold. It is not proposed to increase the area as the Proposed Development primarily comprises of upgrades and renovations to a previously developed urban environment. Therefore, the proposed Development is not exceptional in the context of the existing environment.</p> <p>The Appropriate Assessment Screening Report (AASR) prepared as part of this application has examined plans and projects that may have the potential to result in cumulative and/or in-combination impacts on European Sites. The AASR provided a list of the projects that are considered cumulatively. These projects have been considered cumulatively with the proposed development in terms of whether it would be likely to have significant effects on the environment. It can be concluded that there is no potential for the proposed development to contribute to any impacts on any other European Sites when considered in combination with any other development was identified. This is based on the modest scale of the proposed development, the short-term duration of the construction and the limited potential for operational phase effects.</p>
<p>Is the Proposed Development located on, in, adjoining, or have the potential to impact on a sensitive site or location?</p> <p>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</p>	No	<p>An Appropriate Assessment Screening Report (AASR) has been prepared. The AASR found that the closest European Sites to the project include: Turloughmore (Sligo) SAC [000637] at a distance of 1.9km and River Moy SAC [002298] at a distance of 4.2km. The AASR concluded that:</p> <p><i>‘It is concluded beyond reasonable scientific doubt, in view of best scientific knowledge, on the basis of objective information and in light of the conservation objectives of the relevant European sites, that the Proposed Development, individually or in combination with other plans and projects, will not have a significant effect on any European Site.</i></p>
<p>Is the nature of the proposed development exceptional in the context of the existing environment?</p>	No	<p>The proposed works will be required to be undertaken in accordance with a detailed method statement. The proposed works will reuse excavated materials in the reinstatement</p>



<p>Will the development result in the production of any significant waste, or result in emissions or pollutants?</p>		<p>of any landscaping areas where appropriate. Waste where it arises, will be source-segregated to accommodate re-use and recycling opportunities with provisions implemented on site in waste management areas in accordance with a waste management plan which shall be prepared for the construction phase.</p> <p>Any redevelopment works at the site will result in a full audit of waste that will be generated on site. All waste material will be transferred to a Materials Recovery Facility (MRF) by a fully licensed waste contractor where the waste will be further sorted into individual waste streams for recycling, recovery or disposal.</p> <p>The Proposed Development would not be considered a recognised emitter of greenhouse gases or a source of pollution. Plant and equipment required during the construction phase will use fossil fuels, but the potential impact associated with this is not considered to pose a material environmental impact due to the nature and scale of the works.</p>
<b>Conclusions</b>		
<p>Based on a preliminary examination of the nature, size or location of the development, is there a real likelihood of significant effects on the environment?</p>		
<p>There is no real likelihood of significant effects on the environment.</p>	<p>EIAR not required</p>	<p>✓</p>
<p>There is significant and realistic doubt in regard to the likelihood of significant effects on the environment</p>	<p>Screening Determination Required</p>	<p>n/a</p>
	<p>Schedule 7A information required?</p>	<p>n/a</p>
<p>There is no real likelihood of significant effects on the environment</p>	<p>EIAR not required</p>	<p>n/a</p>
<p>Name: Malena Sara Thren</p>	<p>Date: 21<sup>st</sup> December 2023</p>	
<p>Position: Graduate Environmental Scientist, MKO</p>		

The preliminary examination as required by Article 120 of the Planning and Development Regulations 2001 (as amended) has determined that formal EIA Screening is not required therefore it is not necessary to proceed to Step 3.



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APPENDIX 6 - AA SCREENING REPORT & AA SCREENING DETERMINATION

## **Article 6 (3) Appropriate Assessment Screening Report**

Tubbercurry Public Realm  
Upgrades



## DOCUMENT DETAILS

Client: **Sligo County Council**

Project Title: **Tubbercurry Public Realm Upgrades**

Project Number: **210420**

Document Title: **Appropriate Assessment Screening Report**

Document File Name: **AASR - F1 – 210420 – 2024.01.05**

Prepared By: **MKO  
Tuam Road  
Galway  
Ireland  
H91 VW84**



Rev	Status	Date	Author(s)	Approved By
01	Draft	14/07/2023	FK	CM
02	Draft	30/11/2023	TP	CM
01	Final	05/01/2024	FK	CM

# Table of Contents

1.	<b>INTRODUCTION.....</b>	<b>3</b>
1.1	Background.....	3
1.2	Statement of Authority.....	3
2.	<b>DESCRIPTION OF THE PROPOSED PLAN.....</b>	<b>4</b>
2.1	Site Location.....	4
2.2	Characteristics of the Proposed Development.....	6
2.2.1	Description of the Project.....	6
2.2.2	Description of the Baseline Ecological Environment.....	8
2.2.3	Baseline Hydrology.....	13
3.	<b>IDENTIFICATION OF RELEVANT EUROPEAN SITES.....</b>	<b>14</b>
3.1	Identification of the European Sites within the Likely Zone of Impact.....	14
3.1.1	Conclusion of in-combination/cumulative assessment.....	28
4.	<b>ARTICLE 6(3) APPROPRIATE ASSESSMENT SCREENING STATEMENT AND CONCLUSIONS.....</b>	<b>29</b>
4.1	Data Collected to Carry Out Assessment.....	29
4.2	Concluding Statement.....	29
	<b>BIBLIOGRAPHY.....</b>	<b>30</b>

## TABLE OF FIGURES

<i>Figure 2-1. Site Location.....</i>	<b>5</b>
<i>Figure 3-1. European Sites within the likely zone of impact.....</i>	<b>15</b>

## TABLE OF PLATES

<i>Plate 2-1. Proposed Upgrade Works.....</i>	<b>7</b>
<i>Plate 2-2: Buildings and Artificial Surfaces (BL3), including footpaths, Parking spaces and residential/commercial buildings.....</i>	<b>9</b>
<i>Plate 2-3: Buildings and Artificial Surfaces (BL3), including footpaths, Parking spaces, roadways and residential/commercial buildings and Flower beds and borders (BC4) and Ornamental/Non-Native Scrub (WS3) in centre of Wolf Tone Square.....</i>	<b>9</b>
<i>Plate 2-4: Buildings and Artificial Surfaces (BL3), including footpaths, Parking spaces and residential/commercial buildings.....</i>	<b>10</b>
<i>Plate 2-5: Buildings and Artificial Surfaces (BL3), including footpaths, Parking spaces and residential/commercial.....</i>	<b>10</b>
<i>Plate 2-6: Buildings and Artificial Surfaces (BL3), including footpaths, Parking spaces and residential/commercial.....</i>	<b>11</b>
<i>Plate 2-7: Buildings and Artificial Surfaces (BL3), including footpaths, Treelines (WL2), Flower beds and borders.....</i>	<b>11</b>
<i>Plate 2-8: Buildings and Artificial Surfaces (BL3), including footpaths, Treelines (WL2) and Amenity grassland.....</i>	<b>12</b>
<i>Plate 2-9. View of Tubbercurry river located north-west of the Proposed Development site. This watercourse is culverted beneath Tubbercurry town. This watercourse is located outside the proposed upgrade works area. This watercourse was classified as Upland/eroding river (FW1).....</i>	<b>12</b>



**TABLE OF TABLES**

Table 3.1 Designated sites within the Likely Zone of Impact ..... 7

**APPENDICES**

Appendix 1 .....Cumulative Impacts – Plans & Projects

# 1. INTRODUCTION

## 1.1 Background

MKO has been appointed to provide the information necessary to allow the competent authority to conduct an Article 6(3) Screening for Appropriate Assessment of the proposed Tubbercurry Public Realm Upgrade Project (hereafter also referred to as ‘the Proposed Plan’).

Screening for Appropriate Assessment is required under Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive). Where it cannot be excluded that a project or plan, either alone or in combination with other projects or plans, would have a significant effect on a European Site then same shall be subject to an appropriate assessment of its implications for the site in view of the site's conservation objectives. The current project is not directly connected with, or necessary for, the management of any European Site consequently the project has been subject to the Appropriate Assessment Screening process.

The assessment in this report is based on a desk study and field surveys undertaken on 20<sup>th</sup> June 2022. It specifically assesses the potential for the Proposed Development to result in significant effects on European sites in the absence of any best practice, mitigation or preventative measures.

This Appropriate Assessment Screening Report has been prepared in accordance with the European Commission’s Assessment of Plans and Projects Significantly affecting Natura 2000 Sites: Methodological Guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC (EC, 2021) and Managing Natura 2000 Sites: the provisions of Article 6 of the ‘Habitats’ Directive 92/43/EEC (EC, 2018) as well as the Department of the Environment’s Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (DoEHLG, 2010) and the Appropriate Assessment Screening for Development Management. Office of the Planning Regulator, Dublin 7, Ireland OPR (2021).

## 1.2 Statement of Authority

A baseline ecological survey was undertaken on the 20/06/2022 by Claire Stephens (B. Sc., Env.). Claire is an experienced Ecologist with over 5 years’ professional consultancy experience. This report has been prepared by Fiona Killeen (B. Sc., Env.) and Tom Peters (B.Sc., M.Sc.) of MKO. Fiona is an experienced ecologist and Tom is a Graduate Ecologist both with MKO with relevant academic qualifications in Environmental Science. This report has been reviewed by Colin Murphy (B.Sc (Ecology), M.Sc) of MKO. Colin is an experienced project ecologist with over 3.5 years’ experience.



## 2. DESCRIPTION OF THE PROPOSED PLAN

### 2.1 Site Location

The site of the proposed works is located in Tubbercurry, Co. Sligo (Grid Reference: G 52293 11893). The proposed approximate area of the development includes Wolfe Tone Square and Mary Jacks / Mary Brennans, which is a vacant building located approximately 50m to the southwest of Wolfe Tone Square along the R294. The total development area is 7,940m<sup>2</sup> (0.794ha).



The site location is seen in **Figure 2.1 below**.




1:3,762.96474



### Map Legend

-  Site Location
-  Red Line Site Boundary



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Drawing Title	
<b>Site Location</b>	
Project Title	
<b>Tubbercurry Public Realm Upgrade Project</b>	
Drawn By	Checked By
FK	CM
Project No.	Drawing No.
210420	Figure 2.1
Scale	Date
1:561,277	04.01.2024



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## 2.2 Characteristics of the Proposed Development

### 2.2.1 Description of the Project

Sligo County Council is seeking planning permission for Public Realm Upgrades to Tubbercurry Town Centre, Tubbercurry, Co. Sligo.

The Proposed Development consists of alterations to Wolfe Tone Square and the surrounding public realm area including The Lane, and the redevelopment of the Mary Brennans’ building on Teeling Street. Notice is hereby given that Sligo County Council proposes to carry out works consisting of public realm Upgrades to Tubbercurry Town Centre, Tubbercurry, Sligo. The works include the following:

1. Redevelopment of the Mary Brennans’ building (Teeling Street), including demolition of the rear of the building (c. 72sqm) with façade to be retained, to create a new multi-use public building.
2. Public Realm Enhancements to Wolfe Tone Square and adjacent areas, including:
  - a. Increase in pedestrianised area and associated stone paving along with the provision of hard/soft landscaping and street furniture,
  - b. Installation of shelter/covered space,
  - c. Development of additional pedestrian crossing points.
  - d. Lighting upgrades, undergrounding of overhead networks, and relocation of existing gates on Swift Lane,
3. Road upgrades including:
  - a. Realignment of all roads and car parking around Wolfe Tone Square (R294), on Teeling Street, and on Mountain Road,
  - b. Creation of one-way route on ‘The Lane’ and the R294 (south of Wolfe Tone Square) travelling East to West,
  - c. Development of bus half-set down areas west of Wolfe Tone Square and on Teeling Street.
4. All other associated development and ancillary works.

The proposed plan area is shown in **Plate 2-1 below**.

The study area illustrated below covers;

- > Wolfe Tone Square and the surrounding area including The Lane, and
- > The former Mary Brennan’s buildings



Plate 2-1. Proposed Upgrade Works

## 2.2.2 Description of the Baseline Ecological Environment

Assessing the impacts of any project and associated activities requires an understanding of the ecological baseline conditions prior to and at the time of the project proceeding. Ecological Baseline conditions are those existing in the absence of proposed activities (CIEEM 2022).

A multidisciplinary walkover survey was conducted 20<sup>th</sup> June 2022 by Claire Stephens (B. Sc., Env.) of MKO in line with NRA (2009) guidelines (Ecological Surveying Techniques for Protected Flora and Fauna during the Planning of National Road Schemes). Habitats were identified in accordance with the Heritage Council's 'Guide to Habitats in Ireland' (Fossitt, 2000).

Plant nomenclature for vascular plants follows 'New Flora of the British Isles' (Stace, 2010), while mosses and liverworts nomenclature follows 'Mosses and Liverworts of Britain and Ireland - a field guide' (British Bryological Society, 2010). During the surveys, the site was searched for species listed on the Third Schedule of the European Communities (Birds and Natural Habitats) Regulations (S.I. 477 of 2011).

Habitats recorded within the footprint of the proposed works are classified as **Buildings and artificial surfaces (BL3)**, **Flower beds and borders (BC4)**, **Ornamental/Non-Native Scrub (WS3)** and **Amenity grassland (improved) GA2**.

Residential, public, and commercial buildings, along with paved and tarred surfaces (for roads, footpaths, and car parking), and concrete walls are classified as **Building and Artificial Surfaces (BL3)**. This is the predominant habitat type recorded within the proposed works areas. (See Plates 2.2- 2.8).

The areas within Wolf tone Square as seen in Plates 2.2-5, 2-7, represent the areas which contain **Flower beds and borders (BC4)** and **Ornamental/Non-Native Scrub (WS3)** habitats in the form of managed community flower beds and ornamental shrubs.

The areas containing individual trees are found along the lane leading west by "Mary Brennan's" which consists of Sycamore (*Acer pseudoplatanus*) (See Plates 2.7-8). The trees found in Wolf Tone Square, consisting of Silver Birch (*Betula pendula*), Maple (*Acer spp.*) and Cherry (*prunus spp.*), do not conform to treeline habitat, being single specimens within **Flower beds and borders (BC4) habitat** (See Plates 2.2-2.5). The area containing **Amenity grassland (improved) GA2** is also found along the lane leading west by "Mary Brennan's" (See Plates 2.7-8).

A densely vegetated watercourse (Tubbercurry stream) classified as **Upland/eroding river (FW1)** was recorded outside the Proposed Development site and therefore outside the footprint of the proposed upgrade works (Plate 2-9).



*Plate 2-2: Buildings and Artificial Surfaces (BL3), including footpaths, Parking spaces and residential/commercial buildings and Flower beds and borders (BC4) and Ornamental/Non-Native Scrub (WS3) in centre of Wolfe Tone Square with individual trees, facing west.*



*Plate 2-3: Buildings and Artificial Surfaces (BL3), including footpaths, Parking spaces, roadways and residential/commercial buildings and Flower beds and borders (BC4) and Ornamental/Non-Native Scrub (WS3) in centre of Wolf Tone Square.*



Plate 2-4: Buildings and Artificial Surfaces (BL3), including footpaths, Parking spaces and residential/commercial buildings and Flower beds and borders (BC4) and Ornamental/Non-Native Scrub (WS3) in centre of Wolfe Tone Square.



Plate 2-5: Buildings and Artificial Surfaces (BL3), including footpaths, Parking spaces and residential/commercial buildings and Flower beds and borders (BC4) and Ornamental/Non-Native Scrub (WS3) in centre of Wolfe Tone Square.



Plate 2-6: Buildings and Artificial Surfaces (BL3), including footpaths, Parking spaces and residential/commercial buildings by the “Mary Brennan’s” building which is to be demolished in the Southwest end of the proposed works area.



Plate 2-7: Buildings and Artificial Surfaces (BL3), including footpaths, Treelines (WL2), Flower beds and borders (BC4), Ornamental/Non-Native Scrub (WS3) and Amenity grassland (improved) (GA2) along the lane beside “Mary Brennan’s”, facing west.





*Plate 2-8: Buildings and Artificial Surfaces (BL3), including footpaths, Treelines (WL2) and Amenity grassland (improved) (GA2) along the lane beside “Mary Brennan’s”, facing east.*



*Plate 2-9. View of Tubbercurry river located north-west of the Proposed Development site. This watercourse is culverted beneath Tubbercurry town. This watercourse is located outside the proposed upgrade works area. This watercourse was classified as Upland/eroding river (FW1).*

### 2.2.3 Baseline Hydrology

The EPA web-mapper (<https://gis.epa.ie/EPAMaps/Water>) was consulted on the 01/12/2023 regarding the water quality and status of waterbodies that are located downstream of the site of the proposed development.

The Tubbercurry “34” river (34T03) is a 2<sup>nd</sup> order waterway which runs east-west through the Proposed Development area as it is culverted outside the Proposed Development site to the southeast and reemerges to the northwest of the town by the N17 “Circular Road” outside of the Proposed Development area.

The Proposed Development site is located within the Moy & Killala Bay catchment, and the Moy\_SC\_010 sub-catchment. The Proposed Development is situated on the Tubbercurry groundwater body. The site is in an area of “extreme” groundwater vulnerability.

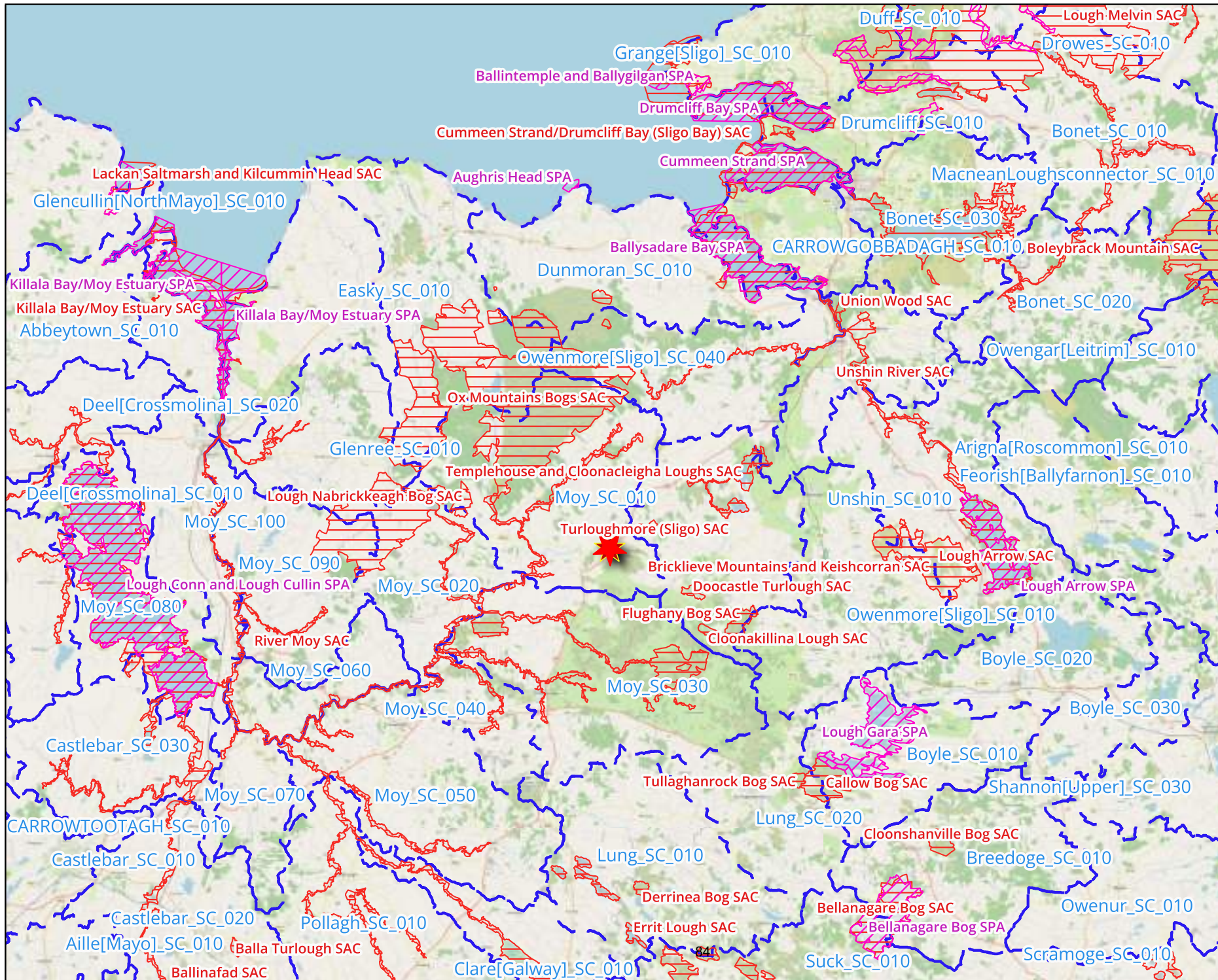
According to the River Waterbodies Risk on EPA Maps, the Tubbercurry river is currently listed as “At Risk” under the Water Framework Directive (WFD) 3<sup>rd</sup> Cycle risk assessment. Further, the River Waterbody Water Framework Directive Status 2016-2021 awarded the Tubbercurry river a “Poor” Status. A Q-Value of 2-3 (Poor status) was recorded in 2022, 240m northwest of the Proposed Development area on the Tubbercurry river at the “Old Railway Bridge” river monitoring station. Another Q-Value of 3 (Poor status) was recorded in 2022 at the bridge station 1km west of Tubbercurry on the 34T02 section of the Tubbercurry\_020 section of the stream system.

### 3. IDENTIFICATION OF RELEVANT EUROPEAN SITES

#### 3.1 Identification of the European Sites within the Likely Zone of Impact

The following methodology was used to establish any European Sites upon which there is a potential for a likely significant effect to occur either individually or in combination with other plans and projects as a result of the Proposed Development:


- › Initially the most up to date GIS spatial datasets for European designated sites and water catchments were downloaded from the NPWS website ([www.npws.ie](http://www.npws.ie)) and the EPA website ([www.epa.ie](http://www.epa.ie)) on the 19/07/2023.
- › All European Sites that could potentially be affected were identified using a source-pathway - receptor model. To provide context for the assessment, European Sites surrounding the development site are shown on **Figure 3.1**. Information on these sites according to the site-specific conservation objectives is provided in Table 3-1. Sites that were further away from the Proposed Development were also considered and no complete source-pathway-receptor chain for significant effect was identified for any other European Site.
- › The catchment mapping was used to establish or discount potential hydrological connectivity between the site of the Proposed Development and any European Sites. The hydrological catchments are also shown in Figure 3.1.
- › In relation to Special Protection Areas, in the absence of any specific European or Irish guidance in relation to such sites, the Scottish Natural Heritage (SNH) Guidance, ‘*Assessing Connectivity with Special Protection Areas (SPA)*’ (2016) was consulted. This document provides guidance in relation to the identification of connectivity between Proposed Development and Special Protection Areas. The guidance takes into consideration the distances species may travel beyond the boundary of their SPAs and provides information on dispersal and foraging ranges of bird species which are frequently encountered when considering plans and projects.
- › Table 3.1, provides details of all relevant European Sites as identified in the preceding steps and assesses the potential for likely significant effects on each.
- › The assessment considers any likely direct or indirect impacts of the Proposed Development, both alone and in combination with other plans and projects, on European Sites by virtue of criteria including the following: size and scale, land-take, distance from the European Site or key features of the site, resource requirements, emissions, excavation requirements, transportation requirements and duration of construction, operation and decommissioning were considered in this assessment.
- › The site synopses and conservation objectives of these sites, as per the NPWS website ([www.npws.ie](http://www.npws.ie)), were consulted and reviewed at the time of preparing this report 28/11/2023.
- › The potential for the Proposed Development to result in cumulative impacts on any European Sites in combination with other plans and projects was considered in the assessment that is presented in Table 3.1. Plans and projects considered include those that are listed in **Appendix 1**.



### Map Legend

-  Special Protection Area (SPA)
-  Special Area of Conservation (SAC)
-  WFD Hydrological Subcatchments
-  Site Location

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Drawing Title	
European Designated sites within the likely zone of influence	
Project Title	
Tubbercurry Public Realm Enhancement Project	
Drawn By	Checked By
FK	CM
Project No.	Drawing No.
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Table 3.3-1 Identification of Designated sites within the Likely Zone of Impact

European Sites and distance from Proposed Development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 28/11/2023.	Conservation Objectives	Identification of Source-Pathway-Receptor chain and Likely Zone of Impact Determination
<b>Special Areas of Conservation (SAC)</b>			
<p>Turloughmore (Sligo) SAC [000637]</p> <p><b>Distance:</b> 1.9km</p>	<p>› [3180] Turloughs</p>	<p>Detailed conservation objectives for this site, (Version 1, January 2021), were reviewed as part of the assessment and are available at <a href="http://www.npws.ie">www.npws.ie</a>.</p>	<p>There will be no direct effects as the project footprint is located entirely outside the designated site.</p> <p>The Qualifying Interests for which the site is designated are groundwater dependant terrestrial ecosystems in nature and are located 1.9km northeast of the Proposed Development site. There is no hydrological connectivity between this SAC and the Proposed Development works. There is no surface water connectivity between sites. The Proposed Development is situated within a different groundwater body (Tubbercurry) than the SAC (Turloughmore Sligo Groundwater body) and different hydrological sub catchment (Moy_SC_010) than the SAC (Owenmore[Sligo]_SC_020). Therefore, there is no pathway for indirect effects on the groundwater dependant Qualifying Interest habitat for which this SAC is designated.</p> <p>Due to the distance from the SAC, localised nature of the development works, and no hydrological connectivity with the SAC, no source-pathway-receptor chain has been identified for indirect effects to QI turloughs of the Turloughmore (Sligo) SAC.</p> <p><b>No pathway for significant effect on this European Site was identified, when considered in the absence of any mitigation, individually or cumulatively with other plans or projects and</b></p>

European Sites and distance from Proposed Development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, <a href="http://www.npws.ie">www.npws.ie</a> on the 28/11/2023.	Conservation Objectives	Identification of Source-Pathway-Receptor chain and Likely Zone of Impact Determination
			<p><b>the site is not within the Likely Zone of Impact and is not considered further in this Screening assessment.</b></p>
<p>River Moy SAC [002298]</p> <p><b>Distance:</b> 4.2km</p> <p><b>Hydrological distance:</b> approximately 5.7km</p>	<ul style="list-style-type: none"> <li>› [1092] White-clawed Crayfish (<i>Austropotamobius pallipes</i>)</li> <li>› [1095] Sea Lamprey (<i>Petromyzon marinus</i>)</li> <li>› [1096] Brook Lamprey (<i>Lampetra planeri</i>)</li> <li>› [1106] Salmon (<i>Salmo salar</i>)</li> <li>› [1355] Otter (<i>Lutra lutra</i>)</li> <li>› [7110] Active raised bogs*</li> <li>› [7120] Degraded raised bogs still capable of natural regeneration</li> <li>› [7150] Depressions on peat substrates of the <i>Rhynchosporion</i></li> <li>› [7230] Alkaline fens</li> <li>› [91A0] Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles</li> <li>› [91E0] Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-</i></li> </ul>	<p>Detailed conservation objectives for this site, (Version 1, August 2016), were reviewed as part of the assessment and are available at <a href="http://www.npws.ie">www.npws.ie</a>.</p>	<p>There will be no direct effects as the project footprint is located entirely outside the designated site.</p> <p>This SAC is located 4.2km southwest of the Proposed Development site. The terrestrial Qualifying Interests for which the site is designated are:</p> <ul style="list-style-type: none"> <li>› [7110] Active raised bogs*</li> <li>› [7120] Degraded raised bogs still capable of natural regeneration</li> <li>› [7150] Depressions on peat substrates of the <i>Rhynchosporion</i></li> <li>› [91A0] Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles</li> </ul> <p>Due to the terrestrial nature of the habitats for which the site is designated and in tandem with the distance from the SAC and nature of the development works, no pathway for indirect effects exists.</p> <p>The Proposed Development site is situated within a different groundwater body (Tobercurry) than the SAC (Kilkelly Charlestown and Swinford etc.), however a section of the SAC does share the same hydrological sub catchment the</p>

European Sites and distance from Proposed Development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 28/11/2023.	Conservation Objectives	Identification of Source-Pathway-Receptor chain and Likely Zone of Impact Determination
	<i>Padion, Alnion incanae, Salicion albae</i> *		<p>Proposed Developments works (Moy_SC_010). There is also surface water connectivity between sites via the “Tubbercurry 34” stream (34T03) as this stream flows through the town centre from a southerly direction and then flows west to meet the River Moy SAC, 5.7km downstream. However, this stream is culverted south of the town and resurfaces northwest of the town, outside of the Proposed Development works. No upgrades or alterations to the existing surface water drainage system are proposed. Therefore, there is no potential for pollutants to enter the watercourse resulting from works associated with the construction and operational phases of the Proposed Development. Due to the enclosed nature of this watercourse limiting the pathways for pollution paired with the small-scale nature of the works, and distance of (5.7km) from the SAC, there is no potential for indirect effects to the QIs of this SAC.</p> <p>As such, no source-pathway-receptor chain has been identified for effects was identified in relation to the QIs of the River Moy SAC.</p> <p><b>No pathway for significant effect on this European Site was identified, when considered in the absence of any mitigation, individually or cumulatively with other plans or projects and the site is not within the Likely Zone of Impact and is not considered further in this Screening assessment.</b></p>
Dooastle Turlough SAC [000492)	 [3180] Turloughs	Detailed conservation objectives for this site, (Version 1, December 2020), were	There will be no direct effects as the project footprint is located entirely outside the designated site.

European Sites and distance from Proposed Development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, <a href="http://www.npws.ie">www.npws.ie</a> on the 28/11/2023.	Conservation Objectives	Identification of Source-Pathway-Receptor chain and Likely Zone of Impact Determination
<p><b>Distance:</b> 5.2km</p>		<p>reviewed as part of the assessment and are available at <a href="http://www.npws.ie">www.npws.ie</a>.</p>	<p>This European Designated site is located 5.2km south-east of the Proposed Development site. The Qualifying Interest for which this site is designated is groundwater dependant. The Proposed Development is situated within a different groundwater body (Tobercurry) than the SAC (Ballymote) and different hydrological sub catchment (Moy_SC_010) than the SAC (Owenmore [Sligo]_SC_020). There is no hydrological connectivity between this SAC and the Proposed Development works. There is no surface water connectivity between sites. Therefore, there is no pathway for indirect effects on the groundwater dependant Qualifying Interest habitat for which this SAC is designated.</p> <p>Due to the distance from the SAC, localised nature of the development works, and no hydrological connectivity with the SAC, no source-pathway-receptor chain has been identified for indirect effects to the groundwater-dependent terrestrial ecosystem Qualifying Interest of Doocastle Turlough SAC.</p> <p><b>No pathway for significant effect on this European Site was identified, when considered in the absence of any mitigation, individually or cumulatively with other plans or projects and the site is not within the Likely Zone of Impact and is not considered further in this Screening assessment.</b></p>



European Sites and distance from Proposed Development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, <a href="http://www.npws.ie">www.npws.ie</a> on the 28/11/2023.	Conservation Objectives	Identification of Source-Pathway-Receptor chain and Likely Zone of Impact Determination
<p>Templehouse and Cloonacleigha Loughs SAC [000636]</p> <p><b>Distance:</b> 6.8km</p>	<ul style="list-style-type: none"> <li>› [3140] Hard oligo-mesotrophic waters with benthic vegetation of <i>Chara</i> spp.</li> <li>› [3260] Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation</li> </ul>	<p>Detailed conservation objectives for this site, (Version 1, October 2021), were reviewed as part of the assessment and are available at <a href="http://www.npws.ie">www.npws.ie</a>.</p>	<p>There will be no direct effects as the project footprint is located entirely outside the designated site.</p> <p>The Qualifying Interests for which the site is designated are aquatic in nature and are located 6.8km northwest of the Proposed Development site. There is no hydrological connectivity between this SAC and the Proposed Development works. There is no surface water connectivity between sites. The Proposed Development is situated within a different groundwater body (Tobercurry) than the SAC (Ballymote) and different hydrological sub catchment (Moy_SC_010) than the SAC (Owenmore [Sligo]_SC_020). Therefore, there is no pathway for indirect effects on the aquatic Qualifying Interest habitat for which this SAC is designated.</p> <p>Due to the distance from the SAC, localised nature of the development works, and no hydrological connectivity with the SAC, no source-pathway-receptor chain has been identified for indirect effects to aquatic Qualifying Interest of Templehouse and Cloonacleigha Loughs SAC.</p> <p><b>No pathway for significant effect on this European Site was identified, when considered in the absence of any mitigation, individually or cumulatively with other plans or projects and the site is not within the Likely Zone of Impact and is not considered further in this Screening assessment.</b></p>

European Sites and distance from Proposed Development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, <a href="http://www.npws.ie">www.npws.ie</a> on the 28/11/2023.	Conservation Objectives	Identification of Source-Pathway-Receptor chain and Likely Zone of Impact Determination
<p>Ox Mountains Bogs SAC [002006]</p> <p><b>Distance:</b> 7.1km</p>	<ul style="list-style-type: none"> <li>› [1013] Geyer's Whorl Snail (<i>Vertigo geyeri</i>)</li> <li>› [1528] Marsh Saxifrage (<i>Saxifraga hirculus</i>)</li> <li>› [3110] Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>)</li> <li>› [3160] Natural dystrophic lakes and ponds</li> <li>› [4010] Northern Atlantic wet heaths with (<i>Erica tetralix</i>)</li> <li>› [4030] European dry heaths</li> <li>› [7130] Blanket bogs (* if active bog)</li> <li>› [7140] Transition mires and quaking bogs</li> <li>› [7150] Depressions on peat substrates of the <i>Rhynchosporion</i></li> </ul>	<p>Detailed conservation objectives for this site, (Version 1, August 2016), were reviewed as part of the assessment and are available at <a href="http://www.npws.ie">www.npws.ie</a>.</p>	<p>There will be no direct effects as the project footprint is located entirely outside the designated site.</p> <p>This SAC is located 6.8km northwest of the Proposed Development site. Due to the terrestrial nature of the habitats and species for which the site is designated and in tandem with the distance from the SAC and nature of the development works, no pathway for indirect effects exists.</p> <p>There is no surface water connectivity between this SAC and the Proposed Development site. The Proposed Development site is underlain by a different groundwater body (Tobercurry) than this SAC (Foxford and Collooney). However, the Proposed Development site does share a hydrological sub catchment (Moy_SC_010) with the majority of the SAC. However, given the distance (7.1km) between sites, lack of downstream hydrological connectivity and the small-scale nature of the proposed works, there is no identifiable pathway for indirect effects on the aquatic Qualifying Interest for which this SAC is designated.</p> <p>As such, no source-pathway-receptor chain has been identified for indirect effects to the terrestrial and aquatic Qualifying Interest of Ox Mountains Bogs SAC [002006].</p> <p><b>No pathway for significant effect on this European Site was identified, when considered in the absence of any mitigation, individually or cumulatively with other plans or projects and</b></p>

European Sites and distance from Proposed Development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, <a href="http://www.npws.ie">www.npws.ie</a> on the 28/11/2023.	Conservation Objectives	Identification of Source-Pathway-Receptor chain and Likely Zone of Impact Determination
			<p><b>the site is not within the Likely Zone of Impact and is not considered further in this Screening assessment.</b></p>
<p>Cloonakillina Lough SAC [001899]</p> <p><b>Distance:</b> 7.7km</p>	<p>› [7140] Transition mires and quaking bogs</p>	<p>Detailed conservation objectives for this site, (Version 1, July 2019), were reviewed as part of the assessment and are available at <a href="http://www.npws.ie">www.npws.ie</a>.</p>	<p>There will be no direct effects as the project footprint is located entirely outside the designated site.</p> <p>The Qualifying Interests for which the site is designated are groundwater dependant in nature and this SAC is located located 7.7km southeast of the Proposed Development site. There is no hydrological connectivity between this SAC and the Proposed Development site. There is no surface water connectivity between sites. The Proposed Development site is underlain by different groundwater body (Tubbercurry) than the SAC (Gorteen) and is located within a different hydrological sub catchment (Moy_SC_010) than the SAC (Owenmore[Sligo]_SC_020). Therefore, there is no pathway for indirect effects on the Qualifying Interest habitat for which this SAC is designated.</p> <p>Due to the distance from the SAC, localised nature of the development works, and no hydrological connectivity with the SAC, no source-pathway-receptor chain has been identified for indirect effects on the Qualifying Interest of Cloonakillina Lough SAC.</p> <p><b>No pathway for significant effect on this European Site was identified, when considered in the absence of any mitigation, individually or cumulatively with other plans or projects and</b></p>

European Sites and distance from Proposed Development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, <a href="http://www.npws.ie">www.npws.ie</a> on the 28/11/2023.	Conservation Objectives	Identification of Source-Pathway-Receptor chain and Likely Zone of Impact Determination
			<b>the site is not within the Likely Zone of Impact and is not considered further in this Screening assessment.</b>
Flughany Bog SAC [000497]  <b>Distance:</b> 9.2km	<ul style="list-style-type: none"> <li>› [7110] Active raised bogs</li> <li>› [7120] Degraded raised bogs still capable of natural regeneration</li> <li>› [7150] Depressions on peat substrates of the Rhynchosporion</li> </ul>	Detailed conservation objectives for this site, (Version 1, January 2016), were reviewed as part of the assessment and are available at <a href="http://www.npws.ie">www.npws.ie</a> .	<p>There will be no direct effects as the project footprint is located entirely outside the designated site.</p> <p>The Qualifying Interests for which the site is designated are groundwater dependant terrestrial ecosystems in nature and are located 9.2km southeast of the Proposed Development site. Due to the terrestrial nature of the habitats for which the site is designated and in tandem with the distance from the SAC and nature of the development works, no pathway for indirect effects exists.</p> <p>There is no surface water connectivity between sites. The Proposed Development site is underlain by a different groundwater body (Tobercurry) than the SAC (Gorteen) and is located in a different hydrological sub catchment (Moy_SC_010) than the SAC (Owenmore [Sligo]_SC_020 and Owenmore [Sligo]_SC_010). Therefore, there is no pathway for indirect effects on the Qualifying Interest habitats for which this SAC is designated.</p> <p>Due to the distance from the SAC, localised nature of the development works, and no hydrological connectivity with the SAC, no source-pathway-receptor chain has been identified for indirect effects to the Qualifying Interests of Flughany Bog SAC.</p>

European Sites and distance from Proposed Development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, <a href="http://www.npws.ie">www.npws.ie</a> on the 28/11/2023.	Conservation Objectives	Identification of Source-Pathway-Receptor chain and Likely Zone of Impact Determination
			<p><b>No pathway for significant effect on this European Site was identified, when considered in the absence of any mitigation, individually or cumulatively with other plans or projects and the site is not within the Likely Zone of Impact and is not considered further in this Screening assessment.</b></p>
<p>Lough Nabrickkeagh Bog SAC [000634]</p> <p><b>Distance:</b> 9.9km</p>	<p>› [7130] Blanket bogs (* if active bog)</p>	<p>Detailed conservation objectives for this site, (Version 1, March 2019), were reviewed as part of the assessment and are available at <a href="http://www.npws.ie">www.npws.ie</a>.</p>	<p>There will be no direct effects as the project footprint is located entirely outside the designated site. This SAC is located 9.9km west of the Proposed Development site.</p> <p>There is no surface water connectivity between sites. The Proposed Development is underlain by a different groundwater body (Tobercurry) than the SAC (Foxford) but shares the same hydrological sub catchment (Moy_SC_010) with the SAC.</p> <p>The Qualifying Interests for which the site is designated are terrestrial ecosystems in nature. Therefore, there is no potential for indirect effects to the QIs of this SAC resulting from the construction and operational phases of the Proposed Development.</p> <p>As such, due to the terrestrial nature of the habitats for which the site is designated and in tandem with the distance (9.9km) from the SAC and the small-scale and nature of the development works, no source pathway receptor chain for effect was identified.</p>

European Sites and distance from Proposed Development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, <a href="http://www.npws.ie">www.npws.ie</a> on the 28/11/2023.	Conservation Objectives	Identification of Source-Pathway-Receptor chain and Likely Zone of Impact Determination
			<p><b>No pathway for significant effect on this European Site was identified, when considered in the absence of any mitigation, individually or cumulatively with other plans or projects and the site is not within the Likely Zone of Impact and is not considered further in this Screening assessment.</b></p>
<p>Unshin River SAC [001898]</p> <p><b>Distance:</b> 10.6km</p>	<ul style="list-style-type: none"> <li>› [1106] Salmon (<i>Salmo salar</i>)</li> <li>› [1355] Otter (<i>Lutra lutra</i>)</li> <li>› [3260] Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation</li> <li>› [6210] Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites)</li> <li>› [6410] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>)</li> <li>› [91E0] Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>)*</li> </ul>	<p>Detailed conservation objectives for this site, (Version 1, December 2021), were reviewed as part of the assessment and are available at <a href="http://www.npws.ie">www.npws.ie</a>.</p>	<p>There will be no direct effects as the project footprint is located entirely outside the designated site.</p> <p>This SAC is located 10.6km north of the Proposed Development site. Due to the terrestrial nature of the habitats and species for which the site is designated and in tandem with the distance from the SAC and nature of the development works, there is no potential for indirect effects resulting from works associated with the construction and operational phases of the Proposed Development.</p> <p>There is no surface water connectivity between this SAC and the Proposed Development site. The Proposed Development site is underlain by a different groundwater body (Tubbercurry) than the SAC (Ballygawley and Collooney) and different hydrological sub catchment (Moy_SC_010) than the SAC (Owenmore [Sligo]_SC_020 and Owenmore [Sligo]_SC_040). Therefore, there is no pathway for indirect effects on the aquatic and groundwater dependant Qualifying Interest habitat for which this SAC is designated.</p>

European Sites and distance from Proposed Development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, <a href="http://www.npws.ie">www.npws.ie</a> on the 28/11/2023.	Conservation Objectives	Identification of Source-Pathway-Receptor chain and Likely Zone of Impact Determination
			<p>Therefore, due to the distance from the SAC, localised nature and small-scale of the proposed works, lack of hydrological connectivity with the SAC, no source-pathway-receptor chain has been identified for indirect effects to the Qualifying Interest habitats of the Unshin River SAC.</p> <p><b>No pathway for significant effect on this European Site was identified, when considered in the absence of any mitigation, individually or cumulatively with other plans or projects and the site is not within the Likely Zone of Impact and is not considered further in this Screening assessment.</b></p>
<p>Lough Hoe Bog SAC [000633]</p> <p><b>Distance:</b> 11.9km</p>	<ul style="list-style-type: none"> <li>› [1013] Geyer's Whorl Snail (<i>Vertigo geyeri</i>)</li> <li>› [1092] White-clawed Crayfish (<i>Austropotamobius pallipes</i>)</li> <li>› [3110] Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>)</li> <li>› [7130] Blanket bogs (* if active bog)</li> </ul>	<p>Detailed conservation objectives for this site, (Version 1, December 2021), were reviewed as part of the assessment and are available at <a href="http://www.npws.ie">www.npws.ie</a>.</p>	<p>There will be no direct effects as the project footprint is located entirely outside the designated site.</p> <p>This SAC is located 11.9km west of the Proposed Development site.</p> <p>Due to the terrestrial nature of the habitats and species for which the site is designated and in tandem with the distance from the SAC and nature of the development works, no pathway for indirect effects exists.</p> <p>There is no potential hydrological connectivity between this SAC and the Proposed Development site. There is no surface water connectivity between sites. The Proposed Development</p>

European Sites and distance from Proposed Development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 28/11/2023.	Conservation Objectives	Identification of Source-Pathway-Receptor chain and Likely Zone of Impact Determination
			<p>is underlain by a separate groundwater body (Tobercurry) than the SAC (Foxford) and is located within a different hydrological sub catchments (Moy_SC_010) than the SAC (Moy_SC_020). Therefore, there is no potential for indirect effects on the Qualifying Interest habitats and species for which this SAC is designated, resulting from works associated with the construction and operational phases of the Proposed Development.</p> <p>Due to the distance (11.9km) from the SAC, localised nature and small-scale of the proposed works, lack of hydrological connectivity with the SAC, no source-pathway-receptor chain has been identified for indirect effects to the Qualifying Interest habitats and species of Lough Hoe Bog SAC.</p> <p><b>No pathway for significant effect on this European Site was identified, when considered in the absence of any mitigation, individually or cumulatively with other plans or projects and the site is not within the Likely Zone of Impact and is not considered further in this Screening assessment.</b></p>
<b>Special Protection Areas (SPA)</b>			
N/A	<ul style="list-style-type: none"> <li>N/A</li> </ul>	N/A	No SPAs are located within the likely zone of influence.



### 3.1.1 Conclusion of in-combination/cumulative assessment

The review of plans and projects that is described above did not reveal any additional potential pathways for effect on European Sites that may have arisen as a result of those plans or projects.

There were no Annex I habitats identified within the works site boundary and there was no evidence of Annex II species or SCI species using the areas of habitat surveyed. There was no evidence of protected fauna using the Proposed Development area.

No pathway or mechanism for the development works to result in any significant effect on any European Site, was identified when considered on its own during the assessment process and therefore, there is no potential for it to contribute to any such effects when considered in-combination with any other development.

## 4. ARTICLE 6(3) APPROPRIATE ASSESSMENT SCREENING STATEMENT AND CONCLUSIONS

### 4.1 Data Collected to Carry Out Assessment

In preparation of the report, the following sources were used to gather information:

- › Review of NPWS Site Synopses, Conservation Objectives for the European Sites
- › Review of 2019, 2013 and 2007 EU Habitats Directive (Article 17) Reports.
- › Review of online web-mappers: National Parks and Wildlife Service (NPWS), Teagasc, EPA, Water Framework Directive (WFD), Geological Survey of Ireland (GSI), and Irish Wetland Bird Survey I-WeBS.
- › Review of OS maps and aerial photographs of the site of the proposed project.
- › Review of other plans and projects within the area.
- › Site Survey carried out on the 20/06/2022.

### 4.2 Concluding Statement

It is concluded beyond reasonable scientific doubt, in view of best scientific knowledge, on the basis of objective information and in light of the conservation objectives of the relevant European sites, that the Proposed Development, individually or in combination with other plans and projects, will not have a significant effect on any European Site.

As a result, an Appropriate Assessment is not required, and a Natura Impact Statement shall not be prepared in respect of the Proposed Development.

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## APPENDIX 1

**LIST OF PLANS AND PROJECTS  
CONSIDERED IN THE CUMULATIVE  
ASSESSMENT**

# 1. ASSESSMENT OF CUMULATIVE EFFECTS

## 1.1 Plans

The following development plans have been reviewed and taken into consideration as part of this assessment:

- Sligo County Development Plan 2017-2023 (Extended to July 2024)
- Northern & Western Regional Assembly- Regional Spatial and Economic Strategy 2020-2032
- (Draft) 4th National Biodiversity Action Plan 2023-2027
- National Biodiversity Action Plan 2017-2021

The review focused on policies and objectives that relate to Natura 2000 sites and natural heritage. Policies and objectives relating to sustainable land use were also review.

Table 1-1. Review of plans

Plan	Key Policies/Issues/Objectives Directly Related to European Sites in The Zone of Influence	Assessment of development compliance with policy
<p><b>Sligo County Development Plan 2017-2023 (Extended to July 2024)</b></p>	<p>It is the Policy of the Sligo County Council to:</p> <p><b>7.1.1</b> - Designated sites for nature conservation EU nature legislation, most notably the Birds Directive and the Habitats Directive, forms the backbone of biodiversity policy and the legal basis for Natura 2000, the nature protection network, through designation of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). This European network of biodiversity sites is supplemented by the designation of Natural Heritage Areas (NHAs) designated in Ireland by the National Parks and Wildlife Service (NPWS). Locally, sites of heritage value are designated through the County Development Plan as County Biodiversity Sites. The lists and maps of pNHAs, cSACs and SPAs, Ramsar Sites and statutory Nature Reserves occurring in County Sligo, are provided in Appendix A. Protected natural areas cannot thrive in isolation. Maintaining and re-establishing connectivity between these natural areas is needed to restore the health of ecosystems and allow species to thrive across their entire natural habitat. This connectedness can be achieved through “green infrastructure” which seeks to harness biodiversity as a natural infrastructure for the benefit of both people and nature.</p> <p><b>7.1.1 Designated sites for nature conservation – policies</b></p> <p><b><i>P-DSNC-1</i></b></p> <p>Protect and maintain the favourable conservation status and conservation value of all natural heritage sites designated or proposed for designation in accordance with European and national legislation and agreements. These include Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Natural Heritage Areas (NHAs), Ramsar Sites, Statutory Nature Reserves. In addition, the Council will identify, maintain and develop non-designated areas of high nature conservation value which serve as linkages or ‘stepping stones’ between protected sites in accordance with Article 10 of the Habitats Directive.</p> <p><b><i>P-DSNC-2</i></b></p>	<p>The Development plan was comprehensively reviewed, with particular reference to Policies and Objectives that relate to the Natura 2000 network and other natural heritage interests. No potential for cumulative impacts when considered in conjunction with the current proposal were identified.</p> <p>There will be no impact on designated sites as a result of the development. Best practice preventative measures will be implemented to avoid effects on European Sites. There will be no adverse effects on receptors listed as QIs/SCIs of European Sites, as a result of the development.</p>

	<p>Promote the maintenance and, as appropriate, achievement of ‘favourable conservation status’ of habitats and species in association with the NPWS.</p> <p><b><i>P-DSNC-3</i></b></p> <p>Carry out an appropriate level of assessment for all development plans, land-use plans and projects that the Council authorizes or proposes to undertake or adopt, to determine the potential for these plans or projects to impact on designated sites, proposed designated sites or associated ecological corridors and linkages in accordance with the Habitats Directive, All appropriate assessments shall be in compliance with the provisions of Part XAB of the Planning and Development Act 2000.</p> <p><b><i>P-DSNC-4</i></b></p> <p>Consider development within, or with the potential to affect, Natural Heritage Areas or proposed Natural Heritage Areas, where it is shown that such development, activities or works will not have significant negative impacts on such sites or features, or in circumstances where impacts can be appropriately mitigated.</p> <p><b>7.1.2 Protected plant and animal species – policies</b></p> <p><b><i>P-PPAS-1</i></b></p> <p>Ensure that development does not have a significant adverse impact, incapable of satisfactory mitigation on plant, animal or bird species protected by law.</p> <p><b><i>P-PPAS-2</i></b></p> <p>Consult with the National Parks and Wildlife Service (DAHG) and take account of any licensing requirements when undertaking, approving and authorising development which is likely to affect plant, animal or bird species protected by law.</p> <p><b><i>P-PPAS-3</i></b></p>	
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	<p>Provide guidance to developers and others in relation to species protected by law and their protection and management in the context of development.</p>	
<p>Northern &amp; Western Regional Assembly- Regional Spatial and Economic Strategy  2020-2032</p>	<p>It is the Policy of the Northern &amp; Western Regional Assembly in relation to:</p> <p>Overarching environmental regional policy objectives</p> <p>1) The Assembly supports the process whereby applications for development consents for projects emanating from any policies that may give rise to likely significant effects on the environment will need to be accompanied by one or more of the following, as relevant: i. An Ecological Impact Assessment Report (EcIA); ii. Environmental Report (ER); iii. An Environmental Impact Assessment Report (EIAR) if deemed necessary under the relevant legislation (statutory document); iv. Natura Impact Statement (NIS) if deemed necessary under the relevant legislation (statutory document).</p>	<p>The Development Plan was comprehensively reviewed, with particular reference to Policies and Objectives that relate to the Natura 2000 network. No potential for cumulative effects, considered in conjunction with the proposed development, were identified.</p>

<p>Draft 4th National Biodiversity Action Plan</p> <p>2023-2027</p>	<p><b>Objective 2 - Meet Urgent Conservation and Restoration Needs</b></p> <p><b>Outcome 2A:</b> The protection of existing designated areas and species is strengthened and conservation and restoration within the existing protected area network are enhanced.</p> <p><b>Outcome 2B:</b> Biodiversity and ecosystem services in the wider countryside are conserved.</p> <p><b>Outcome 2C:</b> All freshwater bodies are of at least ‘Good Ecological Status’ as defined under the EU Water Framework Directive.</p> <p><b>Outcome 2D:</b> Genetic diversity of wild and domesticated species is safeguarded.</p> <p><b>Outcome 2E:</b> A National Restoration Plan is in place to meet EU Biodiversity Strategy 2030 nature restoration targets.</p> <p><b>Outcome 2F:</b> Biodiversity and ecosystem services in the marine environment are conserved and restored.</p> <p><b>Outcome 2G:</b> Invasive alien species (IAS) are controlled and managed on an all-island basis to reduce the harmful impact they have on biodiversity and measures are undertaken to tackle the introduction and spread of new IAS to the environment.</p>	<p>The Development Plan was comprehensively reviewed, with particular reference to Policies and Objectives that relate to the Natura 2000 network. No potential for cumulative effects, considered in conjunction with the proposed development, were identified.</p>
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<p>National Biodiversity Action Plan</p> <p>2017-2021</p>	<p><b>Objective 1: Mainstream Biodiversity into Decision-Making Across All Sectors</b></p> <p>1.1.9. - Integrate Natura 2000 and Biodiversity financial expenditure tracking into Government Programmes internal paying agency management procedures including linkage to the Prioritised Action Framework<sup>51</sup> and this NBAP.</p> <p><b>Objective 6: Expand and Improve Management of Protected Areas and Species</b></p> <p><b>Target 6.1.</b> - Natura 2000 network designated and under effective conservation management by 2020.</p> <p><b>Target 6.2</b> - Sufficiency, coherence, connectivity, and resilience of the protected areas network substantially enhanced by 2020.</p> <p><b>Target 6.3.</b> - No protected species in worsening status by 2020; majority of species in, or moving towards, favourable status by 2021</p>	<p>The National Biodiversity Action Plan was comprehensively reviewed with particular focus on policies and objectives related to the Natura 2000 network. No negative effects to the Natura 2000 Network were identified with regard to the proposed development.</p>
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## Other Projects

The potential for the proposed development to contribute to a cumulative impact on European Sites was considered. The online planning system for Sligo County (The National Planning Application Web Viewer) was consulted on the 30/11/2023. Projects included extensions to houses, small alterations and the following plans and projects in the vicinity of the Proposed development within the last 5 years:

- Permission for development consisting of (1) retention of the removal of chimney (2) construct extension of 112.8 sq.m to side of existing premises known as Mickey Macs comprising customer area/circulation space, toilets and store at ground floor level, creation of emergency exit from existing first floor level with access over proposed flat roof and new external stairs to ground level, internal and necessary structural alterations and consequential changes to elevations together with ancillary site works and services to include alterations to and relocation of parts of site boundaries (pl ref: 20235).
- Permission for development consisting of a 1,615 m2 two-storey Primary Care Centre building, access road, car parking, ambulance egress road and general signage, ESB substation together with all associated site works and services (pl ref: 22290).
- Permission for Development consisting of the following; 1. Permission for change of use of part of ground floor of existing building from office space permitted under PL 08/83 (total area 268m2) to Veterinary Clinic with all associated works 2. Demolition of existing derelict structure on site and construction of new detached structure on similar footprint (area 230m2) for uses associated with Veterinary Clinic 3. Use of existing roofed structure to rear of site for use as temporary holding area for large animals associated with the Veterinary Clinic, area of 214m2 with all associated site works. The Building is a Protected Structure, RPS No. 385. (pl ref:20156).
- Permission for Development consisting of provision of a new Discount Foodstore Supermarket with ancillary off-licence sales comprising: The demolition of the existing Henry Tyres (Unit no. 1) & K. & B. Supplies (Unit nos. 2-4) buildings and associated and ancillary site clearance works ; Change of use and amalgamation of existing Unit nos. 5-7 (measuring c. 905 sqm ) to Builders Providers & Retail Warehousing Use, and associated and ancillary development and works; The construction of a single storey (with mono pitch roof and internal mezzanine plant deck) Licensed Discount Foodstore Supermarket with ancillary off-licence sales measuring approx. 2,186 sqm gross floor space with a net retail sales area of approx. 1,415 sqm; The provision of associated car parking and internal traffic and pedestrian circulation routes, free standing and building mounted signage, covered trolley bay, refrigeration and air conditioning plant and equipment compound, an ESB substation, roof mounted solar panels, public lighting, hard and soft landscaping, cycle parking, boundary treatments, new/relocated vehicular and pedestrian access, modification and extension of existing drainage, utility and services infrastructure and connections, and all other associated and ancillary development and works above and below ground level; and, a Natura Impact Statement will be submitted to the planning authority with the application. (pl ref: 21263).
- Permission for development consisting of the demolition of a 2 storey retail/warehouse/storage/office building on site (c.471 sq m GFA) and the construction of a new 1-2 storey (overall height 9.2m) retail development of c. 2,021 sq.m (Total GFA/ c.1,974 sq m (Total NFA). The retail proposal shall consist of a convenience retail supermarket including off licence and main entrance lobby area (c. 1,311 sq m NFA); ancillary supermarket goods storage area (c. 275 sq m NFA); a cafe unit (c. 94 sq m NFA); and a retail unit (c. 94 sq m NFA), all at ground floor level. At first floor level ancillary office floor space (c. 200 sq m GFA) is proposed. The proposal shall also provide for 2 no. new vehicular access points via Masshill Road; a new pedestrian connection/access ramp to an existing car park adjoining the application site to the south; new advertising structures and retail signage (c. 52.9 sq m GFA); c. 127 no. car parking spaces; 30 no. bicycle parking spaces; trolley bays; refuse and recycling storage area (c. 32 sq m GFA); plant space (c. 32 sq m GFA); service and delivery yard area, including new dock leveller (c. 85 sq m GFA); all landscaping works including boundary treatment; new service and drainage connections; public lighting; and all associated site development works. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with this planning application. (pl ref: 19505).
- Permission for Development consisting of retention permission (original planning granted under 01899) for modification of Porch's to the front elevations of the 5 No. terraced houses, the regularisation of the

site boundary's, realignment of existing entrance to the light commercial warehouse and planning permission for a new driveway entrance into the detached dwelling on the Development Site. The existing development consists of 5 No. terraced houses with rear gardens and parking to the front, 2900 sq.m light commercial warehouse with car parking and a detached dwelling house with garage and garden to the rear. (pl ref: 21275).

- Permission for development consisting of (1) dwelling house as constructed (2) site entrance location and front boundary wall (3) location of septic tank and effluent treatment system (4) revised site boundaries which differ to those granted under PL99/975 and for external domestic garage. (pl ref: 2351).
- Permission for Development consisting of construction of dwelling house, garage and foul effluent treatment system together with all ancillary site works and services. (pl ref: 2068).
- Permission for development consisting of the demolition of existing single storey detached dwelling house and to decommission and remove the existing septic tank, percolation area and all ancillary works. (pl ref: 2042).
- Permission for development consisting of the demolition of existing single storey detached dwelling house and to decommission and remove the existing septic tank, percolation area and all ancillary works. (pl ref: 22421).
- Permission for development consisting of the construction of (1) a 224 sq.m Milking Parlour, (2) 193 sq.m Cow Collection Yard, (3) Slatted tank for Yard washings (4) Concrete aprons and cow handling crush along with associated site works. (pl ref: 19504).

No pathway or mechanism for the proposed works to result in any significant effect on any European Site was identified when considered on its own during the assessment process and therefore there is no potential for it to contribute to any such effects when considered in-combination with any other development.



**APPROPRIATE ASSESSMENT (AA) SCREENING DETERMINATION PURSUANT TO THE PLANNING AND DEVELOPMENT ACT, 2000 (as amended) AND THE PLANNING AND DEVELOPMENT REGULATIONS, 2001 (as amended)**

**Name of Applicant:** Sligo County Council

**Declaration Requested for:** Public Realm Enhancement works at Tubbercurry, County Sligo

**Location:** Tubbercurry village, Wolfe Tone Square, The Lane, Teeling Street, Humbert Street, Swift Lane and Mountain Road, Tubbercurry, Co Sligo

**Planning and Development Act 2000 (as amended) – Part XI**

**Planning and Development Regulations 2001 (as amended) – Part 8**

Notice is hereby given that Sligo County Council proposes to carry out works consisting of public realm Upgrades to Tubbercurry Town Centre, Tubbercurry, Sligo. The works include the following:

1. Redevelopment of the Mary Brennan's building (Teeling Street), including demolition of the rear of the building (c. 72sqm) with façade to be retained, to create a new multi-use public building.
2. Public Realm Enhancements to Wolfe Tone Square and adjacent areas, including:
  - a. Increase in pedestrianised area and associated stone paving along with the provision of hard/soft landscaping and street furniture,
  - b. Installation of shelter/covered space,
  - c. Development of additional pedestrian crossing points.
  - d. Lighting upgrades, undergrounding of overhead networks, and relocation of existing gates on Swift Lane,
3. Road upgrades including:
  - a. Realignment of all roads and car parking around Wolfe Tone Square (R294), on Teeling Street, and on Mountain Road,
  - b. Creation of one-way route on 'The Lane' and the R294 (south of Wolfe Tone Square) travelling East to West,
  - c. Development of bus half-set down areas west of Wolfe Tone Square and on Teeling Street.
4. All other associated development and ancillary works.

Having regard to Part XAB of the Planning and Development Act 2000 (as amended) and following an examination of the objective information provided in the "Article 6(3) Appropriate Assessment Screening Report" prepared by MKO dated January 2024, Sligo County Council, as the Competent Authority, determines that it is concluded beyond reasonable scientific doubt, in view of best scientific knowledge, on the basis of objective information and in light of the conservation objectives of the relevant European sites, that the Proposed Development, individually or in combination with other plans and projects, will not have a significant effect on any European Site.

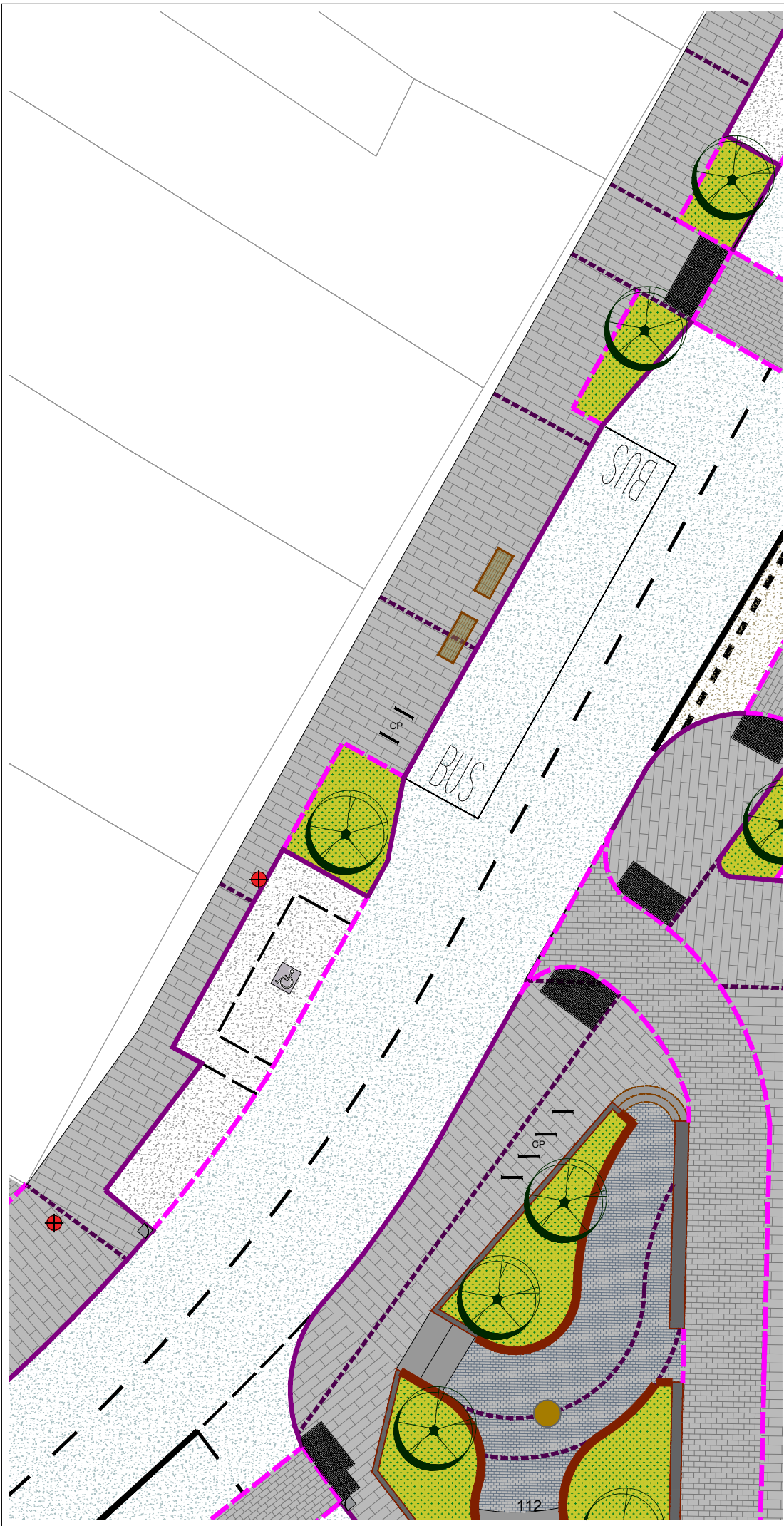
An appropriate assessment is not, therefore, required.

Signed

Brian Flynn  
Town Regeneration Officer  
Sligo County Council

9.1.2024

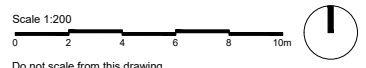
APPENDIX 7 - PROPOSED RE-CONFIGURATION OF PARKING PROPOSALS  
OUTSIDE WYNNE'S MEATS, TEELING ST. / WOLFE TONE SQUARE



- Paving**
- Natural Stone Paving Planks  
To Footways
  - Natural Stone Block Paving  
To shared vehicles / pedestrian spaces
  - Natural Stone Block Paving  
To Civic Spaces
  - Natural Stone Sett Paving  
To Civic spaces
  - Natural Stone Steps
  - Standard DMB Surfacing
  - Coloured Asphalt Type A
  - Coloured Asphalt Type B  
To Footways
  - Existing Asphalt Surfacing  
Retained and made good where necessary
  - Existing Concrete / Asphalt Surfacing  
To Footways
  - Concrete/Asphalt to Match Existing  
To Footways
- Kerbs**
- Natural Stone Kerb 40mm upstand  
100mm width
  - Natural Stone Flush Kerb  
100mm width
  - Natural Stone Banding Detail
  - Kerb with upstand to tie into existing
  - Natural Stone Quadrant  
400 x 400
  - Existing Kerbline Retained
  - Road Markings / Lining
- Structures**
- Existing Monument Relocated  
With concrete base plan
  - Proposed Canopy
  - Stone Retaining Wall  
Lined and Retain
  - Existing Stone Wall
  - Existing Gated Entrance Relocated
  - Proposed Building Development
- Furniture**
- Proposed Seating Benches
  - Proposed Bespoke Raised Planter
  - Proposed Bespoke Seating to Planter
  - Proposed Cycle Stands
- Lighting**
- Refurbished Lighting Columns in Approximate Location
  - New Lighting Columns in Approximate Location
  - New Wall Mounted Lighting in Approximate Location
- Soft Landscape**
- Proposed Planting / Rain Gardens
  - Proposed Street Trees
  - Existing Trees Retained

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Rev	Date	Description	Dm	Chk	App



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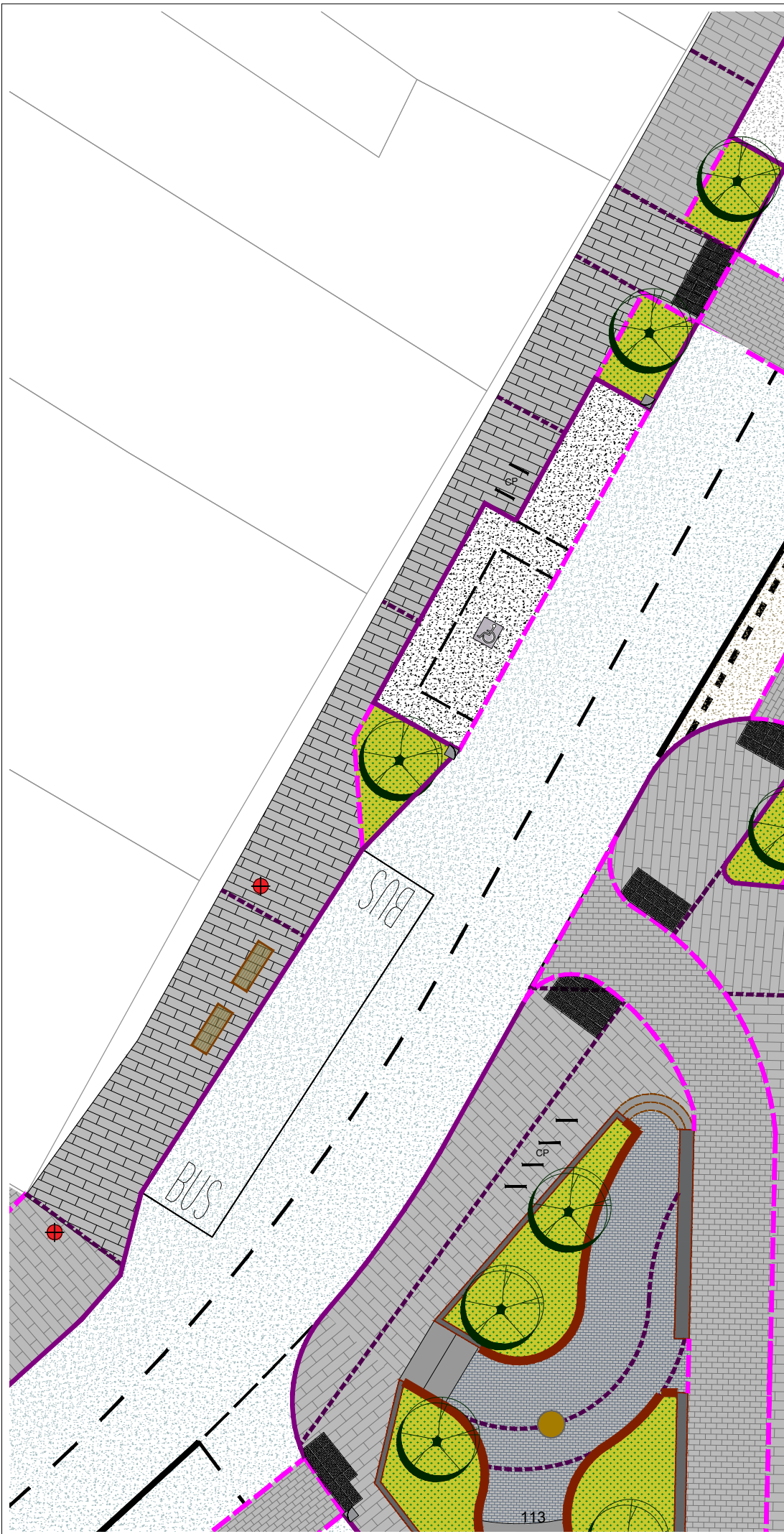
Project  
Tubbercurry Public Realm Enhancements

Client  
Sligo County Council  
LUC Job Nr 11587 Scale @A4 1:200 Status S5

Drawing Title  
Existing bus set-down layout to accompany Chief Executive Summary Sheet 1 of 2

Drawing Nr 11587-LUC-XX-XX-DR-LD-0002 Rev P01

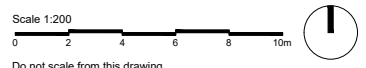




- Paving**
- Natural Stone Paving Planks  
To Footways
  - Natural Stone Block Paving  
To shared vehicles / pedestrian spaces
  - Natural Stone Block Paving  
To Civic Spaces
  - Natural Stone Sett Paving  
To Civic spaces
  - Natural Stone Steps
  - Standard DMB Surfacing
  - Coloured Asphalt Type A
  - Coloured Asphalt Type B  
To Footways
  - Existing Asphalt Surfacing  
Restored and made good where necessary
  - Existing Concrete / Asphalt Surfacing  
To Footways
  - Concrete/Asphalt to Match Existing  
To Footways
- Kerbs**
- Natural Stone Kerb 40mm upstand
  - Natural Stone Flush Kerb  
100mm width
  - Natural Stone Banding Detail
  - Kerb with upstand to tie into existing
  - Natural Stone Quadrant  
400 x 400
  - Existing Kerbline Retained
  - Road Markings / Lining
- Structures**
- Existing Monument Relocated  
With concrete base where given
  - Proposed Canopy
  - Stone Retaining Wall  
Lined and Retained
  - Existing Stone Wall
  - Existing Gated Entrance  
Relocated
  - Proposed Building Development
- Furniture**
- Proposed Seating Benches
  - Proposed Bespoke Raised Planter
  - Proposed Bespoke Seating to Planter
  - Proposed Cycle Stands
- Lighting**
- Refurbished Lighting Columns  
in Approximate Location
  - New Lighting Columns in  
Approximate Location
  - New Wall Mounted Lighting  
in Approximate Location
- Soft Landscape**
- Proposed Planting / Rain Gardens
  - Proposed Street Trees
  - Existing Trees Retained

P01 28.02.24 First Issue BW JWA JWA

Rev	Date	Description	Dm	Chk	App



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Project  
Tubbercurry Public Realm Enhancements

Client  
Sligo County Council

LUC Job Nr Scale @A4 Status  
11587 1:200 S5

Drawing Title  
Proposed modification to bus set-down to accompany  
Chief Executive Summary Sheet 2 of 2

Drawing Nr Rev  
11587-LUC-XX-XX-DR-LD-0003 P01