



**STATEMENT OF REASONS WITH REGARD TO A DECISION TO NOT AGREE  
WITH A NOTICE ISSUED BY THE OFFICE OF THE PLANNING REGULATOR  
UNDER SECTION 31AN(4) OF THE  
PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED) AND FURTHER TO  
SECTION 31AN(4A)(b) OF THE ACT**

**SLIGO COUNTY DEVELOPMENT PLAN 2024-2030**

1<sup>st</sup> May 2026

Consequent to the recommendation made to the Minister, by the Office of the Planning Regulator ('the Office') on 31<sup>st</sup> January 2025 under section 31AN(4) of the Planning and Development Act 2000 ('the Act') in connection with the Sligo County Development Plan 2024-2030 and further to section 31AN(4A)(b) of the Act, I, as Minister of State for Local Government and Planning, give notice that:

- (1) I have decided not to agree to issue a direction to Sligo County Council in relation to **six identified parts** of the Office's recommended proposed final direction regarding the Sligo County Development Plan 2024-2030, for the reasons set out in this Statement of Reasons, and;
- (2) the remaining 16 parts of the recommended proposed final Direction remain subject to the ongoing statutory process and a Ministerial decision will issue in respect of those parts at a later date subject to the completion of any necessary steps that may be determined to be applicable under section 31AN(16)(b) of the Act.

In accordance with section 31AN(4A)(b) of the Act, my reasons for not agreeing with the recommendation of the Office to issue a Direction in respect of **six identified parts** of the recommended direction are as follows:

**Recommendation (2)b.(i) – i.e. land identified as PAZ 9**

I am satisfied that the zoning of the subject lands for New Residential is reasonable having regard to the following:



- i. The objectives of the National Planning Framework First Revision (2025), in particular National Policy Objective 42; and the Section 28 NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025), in particular Policy and Objective 1; and
- ii. The subject lands are identified as Tier 1 serviced land, located in close proximity to existing residential development, and the zoning of the lands for New Residential would serve to consolidate the existing pattern of development in this area of Sligo Town; and
- iii. Matters relating to natural heritage can be appropriately addressed by the planning authority through the development management process.

**Recommendation (2)b.(iv) – i.e. land identified as PAZ 13**

I am satisfied that the zoning of the subject lands for New Residential is reasonable having regard to the following:

- i. The objectives of the National Planning Framework First Revision (2025), in particular National Policy Objective 42; and the Section 28 NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025), in particular Policy and Objective 1; and
- ii. The subject lands are identified as Tier 1 serviced land, located in an area that has benefitted from significant investment in infrastructure, and the zoning of the lands for New Residential would serve to facilitate the future growth of Sligo Town in line with its identified strategic function in the National Planning Framework and the Regional Spatial and Economic Strategy for the Northern and Western Region; and
- iii. Matters relating to natural heritage can be appropriately addressed by the planning authority through the development management process.



**Recommendation (2)b.(x) – i.e. land identified as PAZ 42**

I am satisfied that the zoning of the subject lands for New Residential is reasonable having regard to the following:

- i. The objectives of the National Planning Framework First Revision (2025), in particular National Policy Objective 42; and the Section 28 NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025), in particular Policy and Objective 1; and
- ii. The subject lands are contiguous to existing residential development and benefit from access to water services and on the basis of the information available to me, I am not satisfied that the lands could not be fully serviced within the period of the development plan.

**Recommendation (2)b.(xii) – i.e. land identified as PAZ 57**

I am satisfied that the zoning of the subject lands for New Residential is reasonable having regard to the following:

- i. The objectives of the National Planning Framework First Revision (2025), in particular National Policy Objective 42; and the Section 28 NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025), in particular Policy and Objective 1; and
- ii. The subject lands are identified as Tier 1 serviced land and are contiguous to the urban environment of Strandhill, being located adjacent to existing residential development, and the zoning of the lands for New Residential would serve to consolidate the existing pattern of development in this area.



**Recommendation (2)b.(xvii) – i.e. land identified as PAZ 80**

I am satisfied that the zoning of the subject lands for Rural Village is reasonable having regard to the following:

- i. The objectives of the National Planning Framework First Revision (2025), in particular National Policy Objective 42; and the Section 28 NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025), in particular Policy and Objective 1; and
- ii. The subject lands are contiguous to existing residential development and benefit from access to water services and on the basis of the information available to me, I am not satisfied that the lands could not be fully serviced within the period of the development plan; and
- iii. The identified flood zones are confined to the alignment of the watercourse adjoining the subject lands (i.e. a non-developable riverine area).

Furthermore, I am cognisant that Chapter 10 of the Sligo County Development Plan 2024-2030 restricts uses under all zoning objectives to water-compatible uses in Flood Zone A, and less vulnerable or water-compatible uses in Flood Zone B, and requires detailed, site-specific Flood Risk Assessments to accompany proposals for development in these areas and states that this limitation shall take primacy over any other provision relating to specific land-use zoning objectives.

**Recommendation (2)b.(xx) – i.e. land identified as PAZ 44**

I am satisfied that the zoning of the subject lands for Business, Industry, Enterprise is reasonable having regard to the following:

- i. The long-established use of the subject lands and the associated road access for these purposes; and



- ii. The existing pattern of development and future planned uses in the area as indicated in the relevant land use zoning map; and
  
- iii. It is a reserved function of the elected members to make special speed limit byelaws under the Road Traffic Act 2004, as indicated in the section 31AM(6) notice. I am cognisant that this process requires the prior written consent of Transport Infrastructure Ireland in respect of a national road.

**John Cummins TD**

**Minister of State for Local Government and Planning**