

**Proposed Amendment No. 2 to the Carrick on Shannon
Local Area Plan 2010-2019**

**Chief Executive's report to the Elected Members under
Section 20(3)(c) of the Planning and Development Acts
2000-2017**



**Planning Department,
Aras an Chontae,
Carrick on Shannon,
Co. Leitrim**

April 2018

1. Introduction

This report forms part of the statutory procedure for amending a Local Area Plan and is prepared under Section 20(3)(c) of the Planning and Development Acts 2000-2017. The purpose of this report is to summarise the submissions and observations received from the public following the publication of the proposed Amendment No. 2 to the Carrick on Shannon Local Area Plan 2010 – 2019 and the Chief Executive's response to the issues raised in these submissions.

Proposed Amendment No. 2 to the Carrick on Shannon Local Area Plan 2010 – 2019 seeks to give effect to the provisions of the Vacant Site Levy and related matters as required by the Urban Regeneration and Housing Act, 2015.

Section 10 of the Planning and Development Act 2000 - 2017, deals with the mandatory objectives which must be contained within a Development Plan. As part of the Urban Regeneration and Housing Act 2015, Section 10(2)(h) of the Planning and Development Act 2000 has been further expanded. Previously, this objective sought the '*development and renewal of areas in need of regeneration*'. For the purposes of supporting the provisions relating to the Vacant Site Levy, this mandatory objective shall in future seek:

'the development and renewal of areas, identified having regard to the core strategy, that are in need of regeneration, in order to prevent:

- (i) adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land,*
- (ii) urban blight or decay,*
- (iii) anti-social behaviour or*
- (iv) a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses*

This section of the Planning Act, as amended, now requires the revised mandatory objective to be included in the Leitrim County Development Plan 2015-2021 to support urban regeneration and to ensure that there is no shortage in the supply of residentially zoned lands. As there is no review of the existing County Development Plan scheduled before February 2019, the suggested mechanism to adhere to the new provisions of the legislation is through the Variation process.

A draft Variation (No. 1) to the Leitrim County Development Plan 2015-2021 was prepared and placed on public display concurrently with the proposed Amendment (No. 2) to the Carrick on Shannon Local Area Plan. As the land use zoning objectives which apply to Carrick on Shannon are contained within the Local Area Plan rather than in the County Development Plan, it was considered necessary to prepare an Amendment to the Local Area Plan to give effect to the proposed Variation of the County Development Plan. The proposed Amendment identifies the specific land use zoning objectives within the town to which the provisions of the Vacant Site Levy may apply to.

The Planning Authority has also prepared a report 'Application of Vacant Site Levy in Co. Leitrim' based on research undertaken in relation to the housing supply in Co. Leitrim, April 2018. This will be circulated to the Elected Members under separate cover.

2. Public Display of proposed Amendment

Proposed Amendment No. 2 to the Carrick on Shannon Local Area Plan 2010 – 2019, together with its associated Strategic Environmental Assessment Screening Report & Appropriate Assessment Screening Report was placed on public display from Thursday 22nd February 2018 to Thursday 5th April 2018. Public advertisements were placed advising of the publication of the proposed Amendment and all statutory organisations were informed of the proposed Amendment to the Local Area Plan in accordance with the legislative requirements. The proposed Amendment was made available for inspection at the office of the Planning Department, Leitrim County Council, Áras an Chontae, Carrick on Shannon. In addition, the proposed Amendment was also placed on display on the Council website.

6 no. submissions were received with respect to the proposed Amendment during the statutory period. These are discussed further in Section 2.

3. Contents of the Chief Executive's Report

In accordance with Section 20(3)(c) of the Planning and Development Acts 2000 - 2017, the Chief Executive's Report on the proposed Amendment must:

1. List the people who made submissions.
2. Summarise the following from the submissions or observations:
 - Issues raised by the Minister, and;
 - Issues raised by other bodies or persons.
3. Give the response of the Chief Executive on the issues raised taking into account:
 - The proper planning and sustainable development of the area;
 - The statutory obligations of any local authority in the area, and;
 - Any relevant policies or objectives of the Government or of any Minister of the Government.

4. Procedure following preparation of the Chief Executive's Report

The report of the Chief Executive must be prepared and submitted to the Members of the Planning Authority not later than 12 weeks after given notice of the intention to make the proposed Amendment. This report is being distributed to the Elected Members of Leitrim County Council on the 17th April 2018.

In accordance with section 20(3)(d) of the Planning and Development Acts 2000-2017, the Members of the Planning Authority shall consider the proposed Amendment and the report of the Chief Executive submitted herewith. The Members shall complete their consideration of the proposed Amendment and the report of the Chief Executive within 6 weeks of receiving the Chief Executive's Report.

Following this, the Members must resolve to make the Amendment to the Local Area Plan, either with or without proposed alterations or decide not to make the amendment to the Local Area Plan.

In making the Amendment to the Local Area Plan, the Members shall be restricted to considering the proper planning and sustainable development of Carrick on Shannon, the statutory obligations of Leitrim County Council in the area and any relevant policies or objectives of the Government or any Ministers of the Government.

An Amendment to a Local Area Plan shall have effect 4 weeks from the day that it is made.

5. Submissions Received

6 no. submissions were received during the draft display period all received from statutory referees. No submissions were received from members of the public or from landowners / developers. These submissions were numbered on receipt as follows shown in the table below.

No. Submission	Received From	Nature of Submission
2001	Fermanagh & Omagh District Council	Acknowledgement. No comment to make.
2002	Health & Safety Authority	Acknowledgement.
2003	Department of Housing, Planning & Local Government	See overleaf
2004	Transport Infrastructure Ireland	Acknowledgement. No comment to make.
2005	Environmental Protection Agency	See overleaf
2006	Irish Water	Acknowledgement. No comment to make.

Submission 2003 Department of Housing, Planning & Local Government**Summary of Main Issues Raised**

The Department notes the proposed Amendment No. 2 and is supportive of the proposed changes to the Carrick on Shannon Local Area Plan to give effect to the provisions of the Vacant Site Levy and related matters. The Department has urged Leitrim County Council to promptly identify and register appropriate sites within Carrick on Shannon for the above purposes.

Manager's Response

The comments are duly noted.

Recommendation

No change.

SEA/AA Comment

No comment required.

Submission 2005 Environmental Protection Agency**Summary of Main Issues Raised**

The EPA notes the determination by Leitrim County Council with regards the need to undertake Strategic Environmental Assessment of the proposed Amendment and referred to their previous submission which was attached for reference purposes. The EPA reminds the Planning Authority that any subsequent changes to the proposed Amendment prior to its finalisation must be screened for the potential for likely significant effects in accordance with the criteria as set out in the SEA Regulations.

Manager's Response

The comments are duly noted and welcomed. However, there are no specific aspects of the proposed Amendment or the accompanying environmental assessments to which the EPA raises any concern.

Recommendation

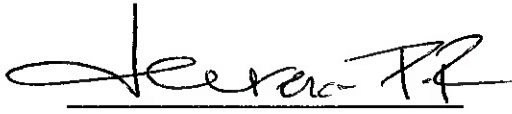
No change.

SEA/AA Comment

No comment required.

6. Recommendation

It is recommended to make Amendment no. 2 to the Carrick on Shannon Local Area Plan 2010 - 2019 as published without further modification.

A handwritten signature in black ink, appearing to read 'Lar Power', is written over a horizontal line.

Mr. Lar Power,
Chief Executive,
Leitrim County Council

