

**Proposed Variation No. 1 to the Leitrim County
Development Plan 2015-2021**

**Chief Executive's report to the Elected Members under
Section 13(4)(a) 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 varying a Development Plan and is prepared under Section 13(4)(a) of the Planning and Development Acts 2000-2017. The purpose of this report is to summarise the submissions and observations received following the publication of the proposed Variation No. 1 to the Leitrim County Development Plan 2015–2021 and the Chief Executive's response to the issues raised in these submissions.

Proposed Variation No. 1 to the Leitrim County Development Plan 2015–2021 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.

The remainder of the proposed Variation deals with the manner in which the Vacant Site Levy will be incorporated into the Written Statement of the County Development Plan and identifies the specific land use zoning objectives within urban centres in the upper tiers of the Urban Hierarchy to which the provisions of the Vacant Site Levy will apply.

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 Variation

Proposed Variation No. 1 to the Leitrim County Development Plan 2015–2021, 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 22nd March 2018. Public advertisements were placed advising of the publication of the proposed Variation and all statutory organisations were informed of the proposed Variation to the plan in accordance with the legislative requirements. The proposed Variation was made available for inspection at the following locations:

- Office of the Planning Department, Leitrim County Council, Áras an Chontae, Carrick on Shannon;
- North Leitrim Area Office, Manorhamilton, and;
- County Library, Ballinamore.

In addition, the proposed Variation was placed on display on the Council website.

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

3. Contents of the Chief Executive's Report

In accordance with Section 13(4) (b) of the Planning and Development Acts 2000 - 2017, the Chief Executive's Report on the proposed Variation 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 8 weeks after given notice of the intention to make the proposed Variation. This report is being distributed to the Elected Members of Leitrim County Council on the 17th April 2018.

In accordance with section 13(5)(a) of the Planning and Development Acts 2000-2017, the Members of the Planning Authority shall consider the proposed Variation and the report of the Chief Executive submitted herewith. The Members shall complete their consideration of the proposed Variation 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 Variation to the Development Plan, either with or without proposed alterations or decide not to make the Variation to the Development Plan.

In making the Variation to the County Development Plan, the Members shall be restricted to considering the proper planning and sustainable development of Co. Leitrim, the statutory obligations of Leitrim County Council and any relevant policies or objectives of the Government or any Ministers of the Government.

The Variation to the County Development Plan shall have effect from the day that the Variation is made.

5. Submissions Received

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

No. Submission	Received From	Nature of Submission
1001	Fermanagh & Omagh District Council	Acknowledgement. No comment to make.
1002	Department of Housing, Planning & Local Government	See below
1003	Environmental Protection Agency	See below
1004	Irish Water	Acknowledgement. No comment to make.
1005	Transport Infrastructure Ireland	Acknowledgement. No comment to make.

Submission 1002 Department of Housing, Planning & Local Government

Summary of Main Issues Raised

The Department notes the proposed Variation No. 1 and is supportive of the proposed changes to the County Development 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 the named towns and villages for the above purposes.

Manager's Response

The comments are duly noted.

Recommendation

No change.

SEA/AA Comment

No comment required.

Submission 1003 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 Variation and acknowledged that the contents made in their previous submission was considered in the draft Variation. The EPA reminds the Planning Authority that any subsequent changes to the proposed Variation prior to its finalisation, such changes must be screened for the potential for likely significant effects in accordance with the criteria as set out in the SEA Regulations. The EPA indicates that in implementing the Variation, adequate and appropriate infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the Plan. Finally, the EPA reminds the Planning Authority of our notification requirements under the SEA Regulations for our determination with respect to the need to undertake Strategic Environmental Assessment.

Manager's Response

The comments are duly noted and welcomed. However, there are no specific aspects of the proposed Variation or the accompanying environmental assessments to which the EPA raises any concern. Having regard to the nature of the proposed Variation, it is not considered that the issue ensuring adequate and appropriate infrastructure being in place to facilitate development arising would become an issue for this Authority. The comments in relation to the notification required are acknowledged and will be adhered to.

Recommendation

No change.

SEA/AA Comment

No comment required.

6. Recommendation

It is recommended to make Variation no. 1 to the County Development Plan 2015-2021 as published without further modification.

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

Mr. Lar Power,
Chief Executive,
Leitrim County Council

