



**VOLUME 1 –
WRITTEN
STATEMENT**

CARRICK-ON-SHANNON LOCAL AREA PLAN 2010-2019



**Amendment No. 2 -
Made on 8th May 2018**



**Comhairle Chontae Liatroma
Leitrim County Council**

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1 Introduction and Purpose of Amendment

The purpose of proposed 'Amendment No. 2' is 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 occurring during the life of the Plan. As there is no review of the existing County Development Plan scheduled before February 2019 at the earliest, the suggested mechanism to adhere to the new provisions of the legislation was through the amendment process.

A draft Variation (No. 1) to the Leitrim County Development Plan 2015-2021 was prepared and was 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 accompanying amendment to the Local Area Plan to give effect to the proposed Variation to the County Development Plan. 'Amendment No. 2' identifies the specific land use zoning objectives within the town to which the provisions of the Vacant Site Levy may apply to.

The remainder of 'Amendment No. 2' deals with the manner in which the Vacant Site Levy has been incorporated into the Written Statement of the Local Area Plan inclusive of amendments to the policy framework (policies and objectives) and narrative.

'Amendment No. 2' was made at the Leitrim County Council meeting on 8th May 2018 noting that the Variation to the County Development Plan 2015 - 2021 (Variation No. 1) was also made at the same meeting. 'Amendment No. 2' took effect 4 weeks from the date that it was made, namely Tuesday 5th June 2018 (noting that the 4 weeks coincided with Monday 4th June which is a Bank Holiday).

2 Text of Amendment

Ref. LAP VT1

Insert additional paragraph after 1st paragraph in Section 2.03.02 'Settlement Strategy' as follows:

The County Development Plan 2015-2021 was adopted on 12th January 2015 and took effect on 9th February 2015. This contained a Core Strategy for the period of the new plan. The household and population projections provided therein did not change from those provided in the varied County Development Plan which preceded it. It was not therefore considered necessary to amend the Settlement Strategy of this Local Area Plan following the adoption of the County Development Plan 2015-2021.

Ref. LAP VT2

Insert additional paragraph at the end of Section 2.03.02 'Settlement Strategy' as follows:

Appropriate development in Carrick on Shannon will be encouraged and promoted through the development management process and other available tools and mechanisms, including the Vacant Site Levy as provided for under the Urban Regeneration and Housing Act, 2015.

Ref. LAP VT3

Include additional Policy 3.1j at the end of Section 2.03.01 '*Housing & Residential Policies*' as follows:

It is the Council's policy to examine and bring under review the adequacy of lands zoned for residential purposes in the context of meeting the demands for housing generally, including social and affordable housing. This will include a detailed examination of all suitably zoned residential and mixed use lands and where there is an identified demand for housing which is not being provided for to apply the provisions of the Vacant Site Levy through the provisions of the Urban Housing and Regeneration Act 2015.

Ref. LAP VT4

Include additional Section 2.4.04 '*Urban Regeneration and Renewal*' as follows:

The Council will have regard to the need to remove dereliction and obsolescence when considering applications for permission to redevelop restricted infill sites within the town centre. The Council previously had regard to and on occasion invoked the provisions of the Derelict Site Act 1990 to assist in the removal of dereliction with limited success. The Authority will encourage infill development to take place but will require that the development be sympathetic to the existing character of the area in terms of height, density, building line, roof pitches, materials used and window types.

The Urban Regeneration and Housing Act 2015 introduced the '*vacant site levy*' as a site activation measure, to ensure that vacant or underutilised land in urban areas is brought into beneficial use, while also ensuring that a more efficient return on State provided enabling infrastructure and helping to counter unsustainable urban sprawl. The vacant site levy can be imposed by Leitrim County Council under certain conditions in designated areas i.e. where sites remain vacant and site owners / developers fail to bring forward reasonable proposals without good reason for the development / reuse of such property in line with the provisions of the relevant Local Area Plan or County Development Plan. Leitrim County Council will implement the vacant site levy as provided for in the Urban Regeneration and Act 2015 and in accordance with the requirements set out in the Department's Circular Letter PL7/2016.

Ref. LAP VT5

Include new Objective 4.3e in Section 2.4.05 'Urban Regeneration and Renewal Objectives' as follows:

It is an objective of the Council to seek the development, redevelopment, renewal or reuse of vacant sites, properties and areas in need of regeneration in specific locations 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

The designated lands to which the provisions of the Urban Regeneration & Housing Act 2015 shall apply, namely that may be subject to the application of the Vacant Site Levy mechanism for the provision of housing and / or for regeneration and renewal, on lands identified with a Mixed Use, Commercial Town Expansion, Enterprise and Employment or Residential land use zoning objective,

The stated areas to which these land use zoning objectives apply to shall be examined to determine if there are sites present where the Vacant Site Levy shall apply in accordance with the definition of Vacant Sites as provided in the Urban Regeneration & Housing Act 2015.

3 Strategic Environmental Appraisal

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before the decision is made to adopt the plan or programme. The purpose is to *"provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation of plans and programmes with a view to promoting sustainable development."* (European Directive 2001/42/EC).

The Planning Authority determined, using the screening criteria set out in Schedule 2A Planning & Development Regulations 2001 – 2018, the Department of Housing, Planning and Local Government SEA Guidelines and Annex 2 of Directive 2001/42/EC, that a Strategic Environmental Assessment was not required for the proposed draft Amendment to the Carrick on Shannon Local Area Plan 2010-2019. No further modifications were made to the proposed draft Amendment following the publication consultation period and the proposed draft Amendment was made by the Elected Members as advertised. A copy of the SEA Screening Report and Determination accompanies this Amendment.

4 Appropriate Assessment Screening

Article 6(3) of European Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive) requires competent authorities, in this case Leitrim County Council, to undertake an Appropriate Assessment (AA) of any plan or project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans or projects. The assessment

examines the implications of proceeding with the plan or project in view of the site's conservation objectives.

An Appropriate Assessment Screening was undertaken of the proposed draft Amendment to the Carrick on Shannon Local Area Plan 2010-2019, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC). The draft Amendment is not predicted to have a likely impact on the key features or the qualifying interests of any Natura 2000 sites in or adjoining County Leitrim. No further modifications were made to the proposed draft Amendment following the publication consultation period and the proposed draft Amendment was made by the Elected Members as advertised.