Proposed Variation to Carrick on Shannon Local Area Plan 2010 – 2016

Explanatory Summary¹ - Nov 2011.

The purpose of the Variation

The purpose of the proposed variation to the Carrick on Shannon Local Area Plan 20010 – 2016 (LAP) is to align the LAP with the recently varied County Development Plan 2009 – 2015 (CDP) with particular reference to housing land requirements.

What is proposed.

What is proposed is that the bulk of the lands currently zoned ‘Primarily Residential’ phase 2 will now become ‘Residential Reserve Support’ (RRS). RRS will allow for a range of uses, with residential uses allowed for in certain circumstances. The attached Map 9 shows the existing residential phasing and Map 1a shows the proposed changes. The areas outlined in green on Map 1a will, under the variation be zoned ‘Residential Reserve Support’.

The proposed variation does not include any proposals for dezoning.

The full allocation of 21Ha for residential development as set out in the CDP and Regional Planning Guidelines 2010 – 2022 is provided for under the variation – with no reduction made in this allocation for vacant housing or houses under construction. Any such reduction would, if made, account for between 4 – 6Ha.

Under the proposed variation the Sequential Test and Justification test will apply to new housing development as per the CDP.

It is proposed that lands previously zoned ‘General Development’ will now be zoned ‘Commercial Town Expansion’. While the land uses in the zoning matrix will remain similar, the new zoning will more accurately reflect the intended use of these lands for mainly commercial development with some provision for residential development where appropriate.

Carrick on Shannon By-Pass

It is proposed that the preferred route for the Carrick on Shannon to Dromod Road Project, which includes the Carrick on Shannon by-pass, will be incorporated into the LAP, removing the large ‘study constraints area’ surrounding the town centre. (see Map 8a attached)

Legal Requirement

There is a legal requirement to ensure that the LAP is consistent with the CDP and its Core Strategy and the Regional Planning Guidelines.

Strategic Environmental Assessment and Appropriate Assessment.

In accordance with legislative requirements a Strategic Environmental Assessment and Appropriate Assessment Screening Reports (SEA and AA) were carried out. A determination has been made that neither a full SEA nor an AA are required.

Next Stage

The proposed variation will be on public display from Monday 9th January 2010 to Monday 20th February 2012 (both dates inclusive, but excluding bank holidays) and

¹ This document is for explanatory purposes only. It does not form part of the Variation and has no legal status.
submissions invited during this period. The Manager will then present a report to the Members on the submissions made.

Note: The latest date for making written submission is **Monday 20th February 2012** – see attached newspaper notice