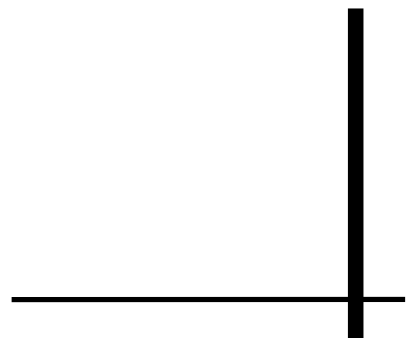




Foreword



Background

The Local Area Plan (LAP) for Carrick-on-Shannon sets out the policies and objectives, specific to Carrick-on-Shannon, for the proper planning and sustainable development of the Town from 2010-2016. The Plan seeks to develop and improve, in a sustainable manner, the social, cultural and environmental assets of the Town.

Plan Area

The Plan covers a total area of approximately 191 hectares.

Legal Preamble

The legal basis for this Plan is laid out Sections 18-20 of the Planning and Development Act 2000 (as amended). Section 19 of the Planning and Development Act 2000 (as amended) requires that the Planning Authority prepare a new Local Area Plan at least every 6 years after the making of the previous Local Area Plan. This process has been on-going since the 1st of April 2009 and has now arrived at the publication of the Draft Carrick-on-Shannon Local Area Plan 2010-2016.

Public Participation

The Council recognises that participation legitimises the plan-making process and that public involvement via consultation procedures is essential and results in the democratisation and validation of the Plan through a greater sense of public ownership.

The legislation relating to the pre-draft stage of preparing Local Area Plans allow the planning authority to take whatever steps it considers necessary to consult with the public and relevant bodies.

Section 20(1) of the Planning and Development Act 2000 as amended states:

“A planning authority shall take whatever steps it considers necessary to consult the Minister and the public before preparing, amending or revoking a local area plan including consultations with the Minister and any local residents, public sector agencies, non-governmental agencies, local community groups and commercial and business interests within the area.”

Note: The additions as underlined arise from the Planning and Development Bill 2009

The planning department engaged in extensive consultation with Council officials, other agencies, organisations and service providers and the general public.

The pre-draft consultation stage ran from the 26th of May '09 to the 6th of July '09 and it involved the following:

Newspaper Notice:

A notice was published in the Leitrim Observer, notifying the public of the Councils intention to prepare a new Local Area Plan for Carrick-on-Shannon. The dates for submissions/observations ran over a 6 week period from the 26th of May to the 6th of July '09.

In addition to a copy of the public notice (and Issues Paper) being put on public display in the Planning Office, copies were also sent to each of the libraries in the County and to the District Engineers Offices where they were also out on public display.

Correspondence:

The following groups were written to and informed of the Council's intention to prepare a new LAP for Carrick-on-Shannon and were invited to make submissions/observations during the 6 week public consultation period (26th May – 6th July '09)

- The 22 elected members of the Council
- 39 prescribed (and other) bodies
- 51 Carrick business and interest groups

Copies of the public notice were sent to the 39 bodies and copies of both the public notice and the issues paper were also sent to elected members and to the 51 Carrick business and interest groups.

Meetings:

Public:

30 flyers were put up in premises (shops, pubs etc) around the town inviting the public to attend a public meeting to hear their views on how the proper planning and sustainable development of Carrick-on-Shannon can best be dealt with in the making of the new Plan.

Each of the 51 Business and Interest groups were again written to and invited to attend the public meeting.

Also the elected members were written to and informed of the date on which this meeting was to be held and notified that a further meeting for the elected members would be held at a later date.

This public meeting was held on the 16th of June and 21 No. people attended.

Meeting with Elected Members

A meeting was held with the elected members on the 1st of July '09. 5 No. elected members attended this meeting and a further meeting was held on the 2nd of July '09 to facilitate one elected member who was unable to attend on the 1st of July '09.

At both of these meetings the elected members were presented with a Background Information document relating to Carrick-on-Shannon.

Documentation:

As part of the consultation process an Issues Paper was prepared (and made available at the libraries, the District Offices, the Planning Office and on the Council's website) in addition to being sent to each of the 51 Carrick business and interest groups and the 22 elected members. The purpose of the Issues Paper was to help stimulate debate between the Planning Authority, key stakeholders, landowners and the general public around the issues relevant to Carrick-on-Shannon.

Also prepared was a Background Information document relating to Carrick which included information on the demographic profile of the Town, the current situation relating to the amount of zoned and undeveloped zoned land in the town and it included the main issues raised at the public meeting held two weeks previously. This was made available to the elected members at the meetings held on the 1st and 2nd of July '09 and, for those who were unable to attend, copies were sent to them for their information.

A total number of 17 submissions/observations were received during the pre—draft public consultation phase. A summary of the submissions made and the issues raised in the public meeting and the meetings with the elected members is contained in Appendix B of this report.

The submissions and the issues as raised have been taken into consideration in the preparation of this Draft Local Area Plan for Carrick-on-Shannon.

Current Phase

The Draft Local Area Plan will be on public display for a 6 week period during which time the public are invited to make submissions to the Planning Authority. The submission period runs from the 13th of Oct. '09 to the 23rd of Nov. '09 inclusive.

Once this time frame has elapsed, the Manager will report on the submissions received during the period by the 21st of Dec. '09. If, when the Members consider the Managers Report (over a 6 week period), the Draft Local Area Plan is modified, the modifications must go back out on public display if they are considered to be a material alteration, otherwise the Local Area Plan can be made at that stage.

Plan Layout

This Local Area Plan comprises of a written statement and maps. The written statement is divided into five main sections.

Following the foreword the plan puts forward a long term vision of the town as it grows and evolves. The Council aims to realise this Vision in partnership with other agencies, voluntary organisations and the people of Carrick-on-Shannon.

The first section is an audit of the town, as it exists at the moment. It gives a profile of the town, it's strengths and weaknesses are analysed, opportunities and threats identified.

Section 2 of the Plan sets out how the vision is to be realised. The **Objectives and Policies** of Leitrim County Council for the future development of Carrick-on-Shannon are set out.

Section 3 sets out **Development Management Standards**. These standards are designed to ensure all new development is designed and built to a high standard.

Section 4 is a statement on the **Likely Significant Effects on the Environment** of implementing the plan. This section sets out the findings of the screening report which was carried out in accordance with the Planning and Development Acts 2000-2006 and the Planning and Development (Strategic Environmental Assessment) Regulations 2004.

The final section – Section 5, consists of the **Appendices** to the Plan i.e. Issues raised during the Pre-Draft Consultation Phase, Recommended Standards for Apartments, the Record of Protected Structures, Guidelines on Flood Risk & Development and a Bibliography.

Using the Plan

The Plan can be read as an entire document on planning for the town of Carrick-on-Shannon up to the year 2016 or as a reference manual for particular topics of interests or development proposals. It is important to note that while some cross referencing between the policies and objectives (section 2) and the development management standards (section 3) for various topics have been included, it is not intended to be a definitive list of all relevant development management standards. Where cross referencing occurs, it should be considered only as a guide, as further development management standards may also be relevant depending on the development proposal, it's location etc.

If any conflict or ambiguity arises between what is contained in the written statement and the supporting maps, the written statement will take precedence.

FOREWORD

It should also be noted that the parent planning document is the Leitrim County Development Plan 2009-2015. It is a requirement of the legislation that the local area plan be consistent with the objectives of the County Development Plan. In many instances, throughout the Local Area Plan for Carrick-on-Shannon, reference is made to this document within which further relevant guidance on policies, objectives and standards can be obtained. As with the cross referencing between sections 2 and 3, cross referencing between the two plans is not definitive and where it occurs, it should only be considered as a guide and not a definitive guide.