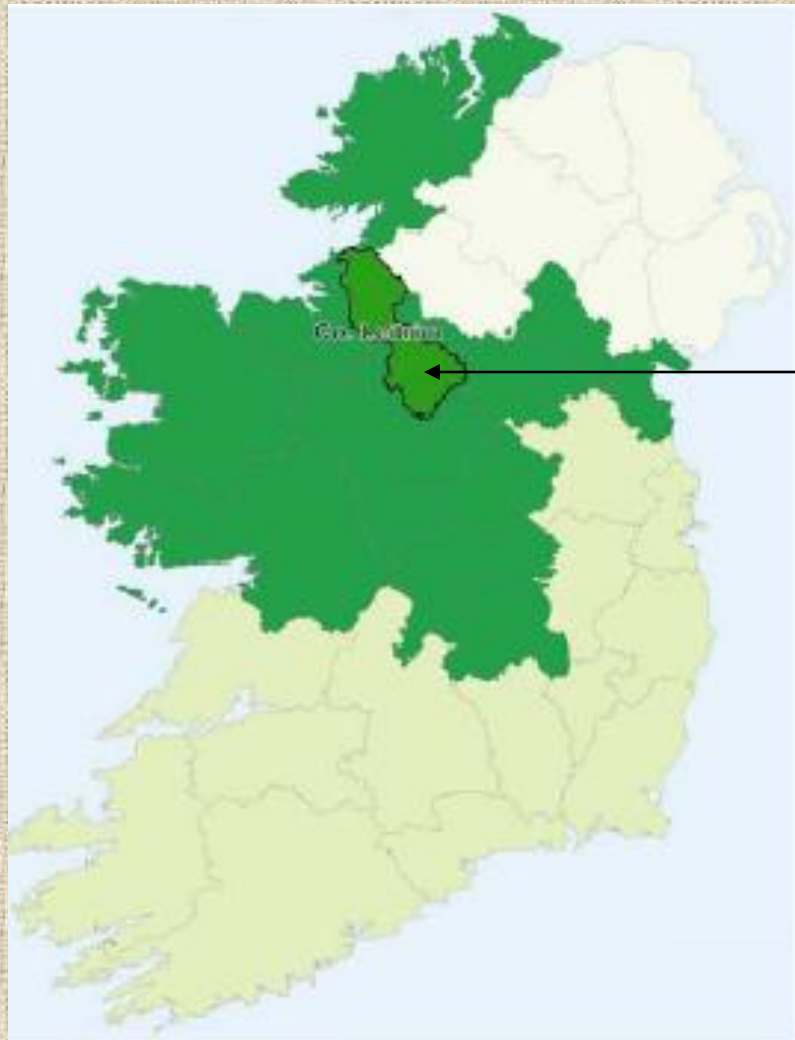


# Planning on the Island of Ireland A Changing Landscape: The Planner's Perspective



Ciarán M Tracey, F.I.P.I.  
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Leitrim County Council



- County Leitrim
- BMW Region
- SW Region
- Northern Ireland

Regional context

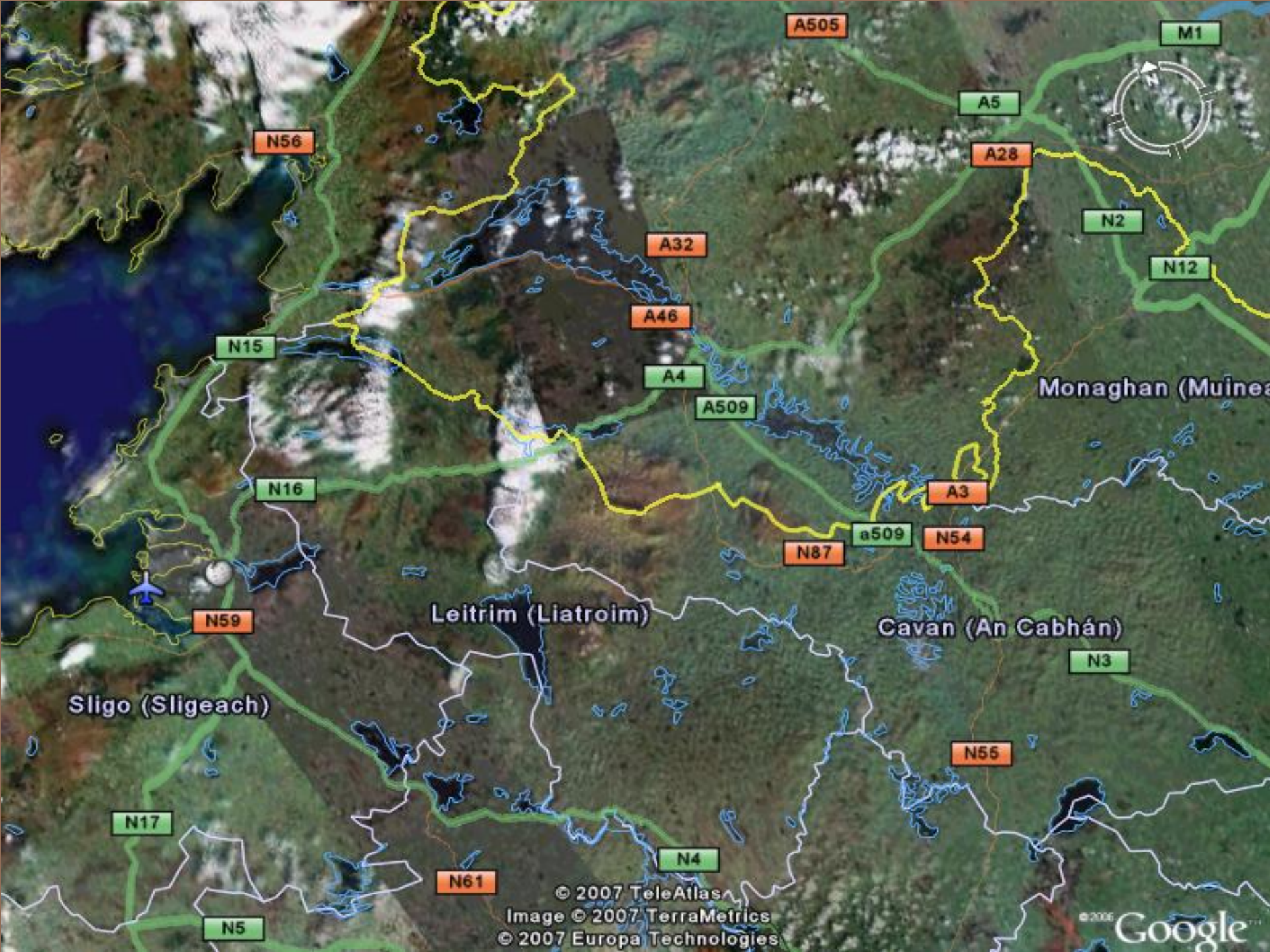
Leitrim

Most “rural”  
county in  
Ireland.

LEITRIM

by Location and in Context





Leitrim (Liatroim)

Cavan (An Cabhán)

Monaghan (Muineachán)

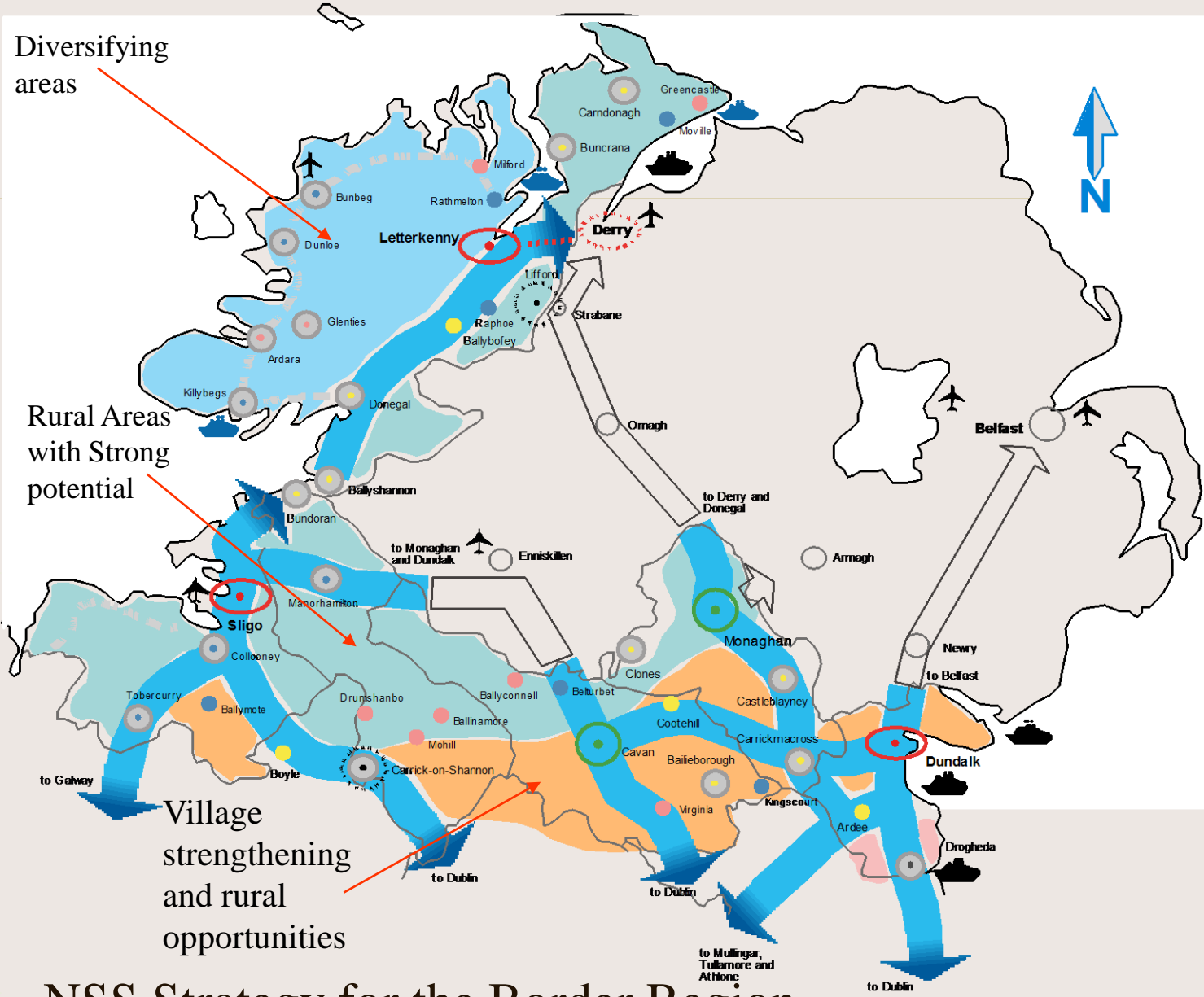
Sligo (Sligeach)

Diversifying areas

Rural Areas with Strong potential

Village strengthening and rural opportunities

# NSS Strategy for the Border Region





# Spatial Planning Framework

- IRL ~ National Spatial Strategy
  - Regional Planning Guidelines
    - County Development Plans
      - Local Area Plans
      - Non Statutory Plans ~ Area Action Plans: Urban Framework Plans and Village Design Statements
- NI ~ Regional Development Strategy
  - Unitary Development Plans

# Who to Consult?



IRL

Leitrim: 5 Local, 1 Transboundary

Sligo: 3 Local, 0 Transboundary

Cavan: 5 Local, 1 Transboundary

Donegal: 1 Local, 1 Transboundary

Monaghan: 3 Local, 1 Transboundary

Louth: 2 Local, 1 Transboundary

NI:


Unitary Planning Authority consults

Locally with District Councils:


Fermanagh, Dungannon, Armagh, Omagh,  
Cookstown: but not inter DC.

# Implementing Existing Plans in the Border Area

- The Border Area, encompassing the territory represented by the Border Regional Authority in the Republic and the contiguous District Council areas in Northern Ireland is an increasingly strategic part of the overall spatial structure of the Island of Ireland..

- 
- However, it faces considerable challenges in creating sustainable economic development and substantial population growth both of which are undermined by an infrastructural deficit with relation to links to Northern Ireland and Western Scotland and additionally, links between the composite Border Regional Authority local authorities themselves



A silver metal spiral binding is visible on the left side of the page, with the wire looping through a series of holes.

There are a large array of strategies, plans, guidelines and frameworks for planning and spatial development in the Irish Border area. These various plans, strategies and frameworks do acknowledge each other but there is a sense that the cumulative and key messages and priorities of these plans and how these messages and priorities should be reflected in investment terms, (e.g. INTERREG IV, NDP etc) has not been articulated or is somewhat unclear.

# Changing Planning Landscape

- Planning and Development Act 2000
- Planning and Development {SID} Act
- Planning and Development Amendment Act 2010
- Recognition of a Hierarchy of Plans
  - National Spatial Strategy
  - Regional Planning Guidelines
  - County Development Plans
  - Local Area Plans

# Consequence of New Hierarchy

- Subsidiarity:
  - ✓NSS provides Regional Population Projections
  - ✓RPG's assign population growth to Counties for Key urban Centres and remaining county balance
  - ✓County determines where its allocation is to be accommodated
- Core Strategy
  - ✓Requirement to demonstrate Consistency with Superior Plans V "Having Regard"

# Examples

- Undeveloped Residential Zoning Pre 2010 Act
  - Leitrim = 333ha.. Enough to cater for a doubling of County population
- Un-Dev Res Zoning Post 2010 Act
  - Leitrim = 49 ha.. Enough to meet projected housing need.



# Thank You



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