

**Planner's report on the proposed 2<sup>nd</sup> variation of the Town  
Development Plan 2009 – 2015.**

**Lands at Derreen**

Description:	<b>The site comprises of 1.27 hectares of vacant land in the town land of Derreen.</b>
Proposed Variation:	<p>This variation relates to an area of approximately 1.27 hectares at Derreen, which is currently zoned “Residential Phase 2”. The proposed zoning is “Recreation amenity and open space”. There is currently no development on the site. The site is accessed via the local road leading from under the railway bridge. The site is bounded on east and west by playing pitches. Legion GAA grounds are located to the east of the site and Celtic Athletic Football grounds are located to the west of the site. The River Deenagh flows along the northern boundary of the site.</p> <p>This area of the site was zoned for residential purposes because it was intended to build Local Authority housing in this area. This is no longer of an objective of the Council. It is intended to rezone this site so that it forms a consolidated area of land which may be used for recreational purposes.</p>
<p><b>Overall Preliminary Assessment:</b></p> <p>Given the size of the site and the nature of the development proposed it is not considered that an SEA is warranted in this case. It is not considered that the proposed variation might have significant effects in relation to architectural or archaeological heritage or to nature conservation. It is not considered that the proposed variation might have significant effects on fisheries or the marine environment.</p>	