

# 4

## **APPENDIX 4** **POTENTIAL TOURISM SITES**

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As identified in Policy TOU 9, Ballybrannigan Harbour and an area within Clondra are identified as having significant tourism potential. The following zonings should be read in conjunction with the related mapping and with the relevant development plan standards. Small scale tourism proposals for domestic purposes will not normally be permitted under these zonings.

## **i) Tourism Zoning- Clondra**

*To primarily provide for the provision of a marina and supporting tourism infrastructure. This zoning will also provide for residential provision, social and community facilities, local shopping facilities, recreational facilities and open spaces, however, these land uses will only be facilitated in tandem with the provision of a Marina at the developer's expense.*

The provision of the Marina will be provided through developing the specific zoning as outlined on the following related map, which identifies the preferred area for such development. An exact area has not been finalised in the absence of a Local Area Plan for the settlement, which when prepared, will clearly delineate the exact area and outline specific policies for such development.

It is intended to achieve this zoning, in particular the development of a marina, through the development management process, as conditions on any future planning permissions. No other development will be permitted until the provision of the marina is clearly

demonstrated. The Marina shall be provided in consultation with the National Parks and Wildlife Service, Waterways Ireland and the Department of the Environment, Heritage and Local Government.

Development carried out under this zoning shall give consideration to the natural landscape setting of the area and in particular the nearby Royal Canal, River Camlin, River Shannon and Cloondara Canal.

Development of this nature within Clondra will not be permitted until the preparation of the Clondra Local Area Plan, when an exact area will be defined. Proposals for development in this area shall have cognisance of the Clondra Local Area Plan.

## **ii) Tourism Zoning- Ballybranigan Harbour**

*To primarily provide for the provision of a canal harbour/ marina and supporting tourism infrastructure, including the rejuvenation of existing canal buildings, a hotel and link road to facilitate access to and from the Harbour. This zoning will also provide for residential provision, social and community facilities, local shopping facilities, recreational facilities and open spaces, however, these land uses will only be facilitated in tandem with the provision of a Canal Harbour/Marina facilities and link road at the developer's expense.*

The provision of the Canal Harbour/ Marina facilities will be provided through developing the specific zoning as outlined on the following related map. It is

intended to achieve this through the development management process, as conditions on any future planning permissions. No other development will be permitted until the provision of the Canal Harbour/ Marina is clearly demonstrated. The Canal Harbour/Marina shall be provided in consultation with the National parks and Wildlife Service, Waterways Ireland and the Department of the Environment, Heritage and Local Government.

In addition to the above, the zoning also requires the provision of a link road as indicated on the following related map. This will provide access to the Harbour and will create an important linkage to the adjoining settlement of Ballymahon, thus generating increased use of the Canal as an amenity for the residents of Ballymahon and supporting the Waterways Corridor Study 2004, published by the Heritage Council. Similar to the marina, it is intended to achieve the link road through the development management process as conditions on any future planning permissions. Any applications for development within this zoning will be subject to the provision of the link road.

Development carried out under this zoning shall give consideration to the natural landscape setting of the area and in particular the adjoining Royal Canal.



