

MATERIAL ALTERATIONS TO THE DRAFT MAYO COUNTY DEVELOPMENT PLAN

Forward Planning
Mayo County Council
Aras an Chontae
The Mall
Castlebar
Co. Mayo
F23 WF90

Tuesday, 26th April 2022
[Via: <http://consult.mayo.ie>]

Dear Sir/Madam,

RE: SUBMISSION TO THE DRAFT MAYO COUNTY DEVELOPMENT PLAN 2021-2027 IN RESPECT OF LANDS AT KILCOLMAN ROAD, CLAREMORRIS, CO. MAYO

The Planning Partnership, McHale Retail Park, Castlebar, Co. Mayo have been retained by HK Harmon Property Limited, Carrowkeel, Murrisk, Westport, Co. Mayo to make this submission to the *Material Alterations to the Draft Mayo County Development Plan 2022-2028* in relation to lands at Kilcolman Road, Claremorris, Co. Mayo, illustrated under Figures 1 & 2 below.

This submission relates to **Proposed Amendment Tier II Clare 8** as published which refers to a change to "Rezone lands opposite the McWilliam Park from Strategic Residential Reserve Tier 1 to Agriculture."

In short, our client requests that this proposed amendment is not adopted in its published form, as it would have detrimental and unintended consequences on the orderly development of lands in the area, in particular having knock on effects on adjoining town centre land.

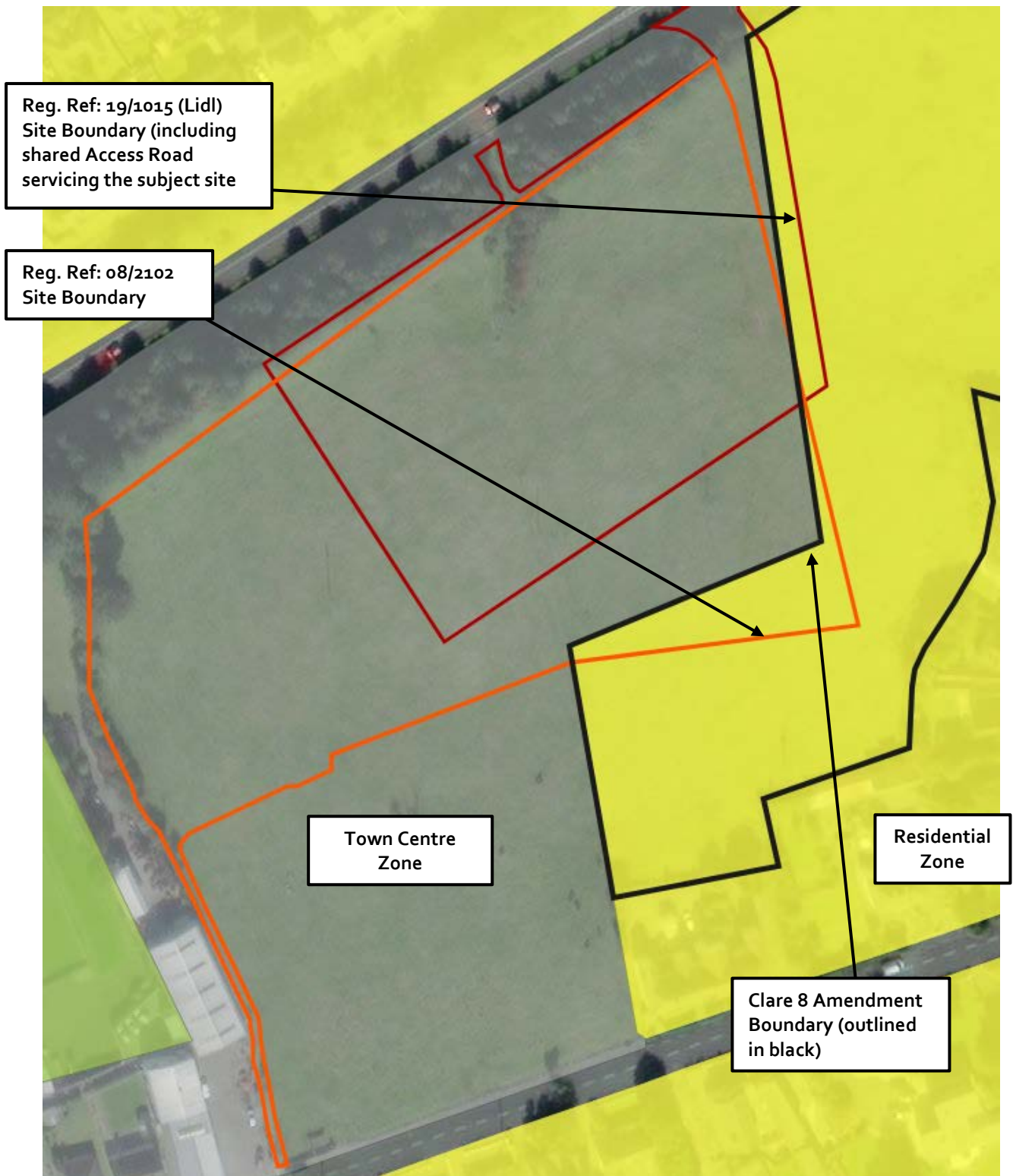
Our client seeks that the amendment be modified, where the spirit of the intention of the proposed amendment may be preserved if deemed appropriate, however with the detrimental and unintended consequences arising at present being removed and resolved.

For instance, we note the amendment as published would have the effect of a 'dezoning' of residential land in the order of 3.0 hectares.

The area of particular concern to our client however relates to a small portion of this, i.e. c. 0.5 hectares, of which c. 0.15 hectares is within our clients ownership with the balance being adjoining lands that would be logically masterplanned as part of the future development of the area, in accordance with other objectives of the Development Plan.

As illustrated by Figure 1 and 2 below, the current proposed amendment would result in a 'pinchpoint' in terms of the area of land that could be considered for development in the short to medium term following on from the construction of the adjacent Lidl store (currently underway), outlined below also.

Figure 1: Subject Site Context

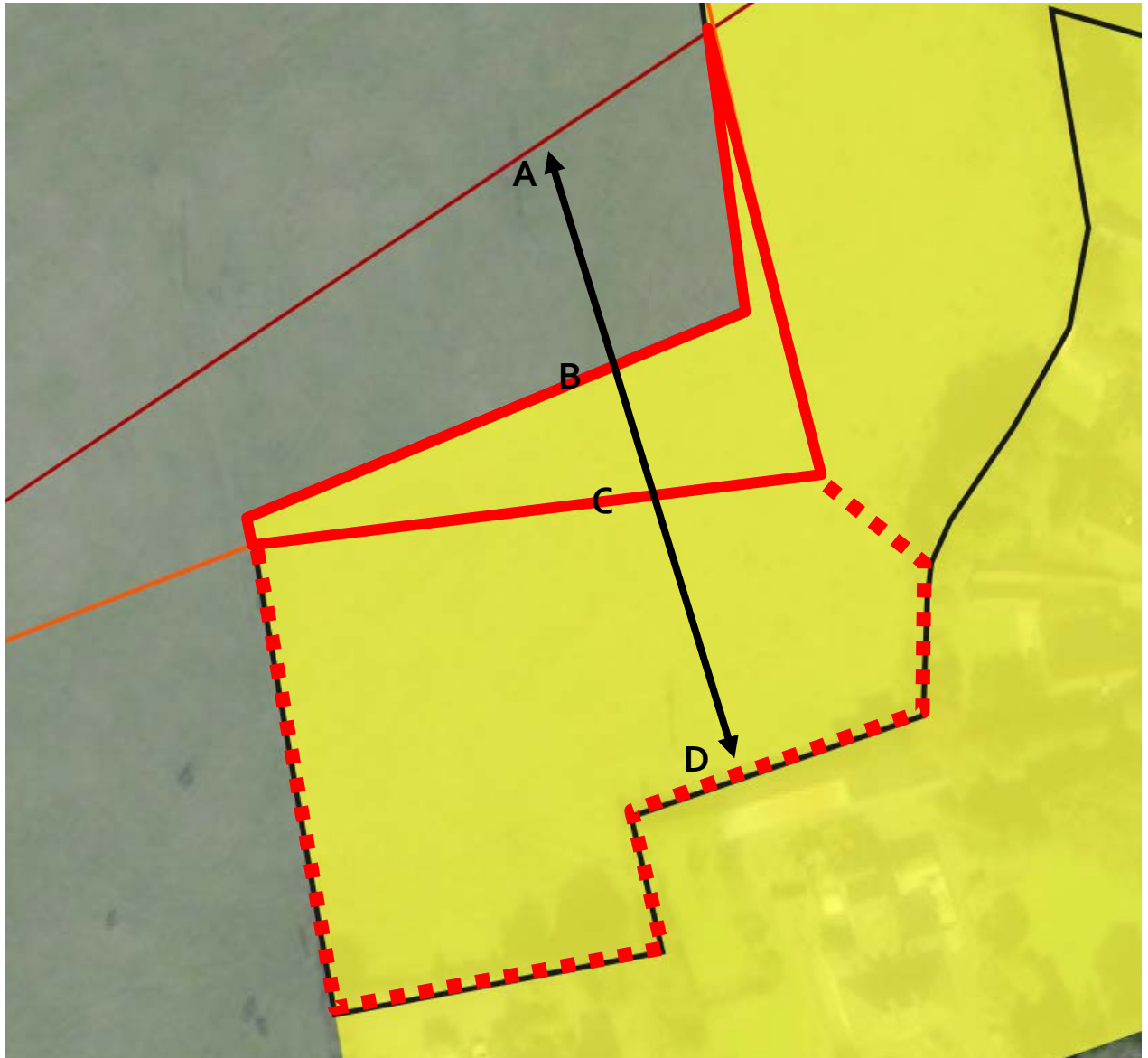


Source: GeoHive, annotated by The Planning Partnership

The area to the rear (and west / southwest) of the Lidl site is earmarked for town centre uses in particular (shaded grey in Figure 1 above), which would also require the development of the land to the south / southeast of the Lidl store in order to provide the necessary connectivity to the shared access road to the Kilcolman Road (a portion of which will be completed as part of the Lidl development).

For instance, as outlined in Figure 2 below, the developable area between A-B or A-C or A-D varies significantly, and the Development Plan should not unduly undermine the development of this area. In order to provide for orderly development in the area, the entire area from A-D should be suitably zoned.

Figure 2: Subject Site in Detail (Approx. Boundaries Outlined in Red & Dotted Red)



Source: GeoHive, annotated by The Planning Partnership

The area outlined in solid red in Figure 2 above represents our clients ownership (i.e. A-C, with A-B in the Town Centre zone), whilst the additional area outlined in dotted red represents the natural 'block' for consideration of any masterplanned approach to the development of the area.

In this regard we note that the Planning Authority have previously sought the provision of linkages between the Kilcolman and Ballyhaunis Road, whether pedestrian / cycle or vehicular, or the phased iterative development of same.

In the event that the **Proposed Amendment Tier II Clare 8** is adopted in its current form, this objective would be seriously compromised.

Furthermore, the orderly development of sequentially located land, e.g. directly south of the Lidl site, would also be seriously compromised.

To reiterate, our client requests that the Claremorris Settlement Plan and ***Proposed Amendment Tier II Clare 8*** be revised in terms of the zoning of the lands in question (Outlined in Red & Dotted Red in Figure 2 above), i.e. that they be maintained in a 'productive' zoning objective.

Specifically, we submit that they should be designated as follows:

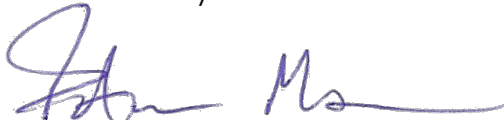
1. Town Centre;
2. New Residential; or,
3. A combination of Town Centre (outlined in solid red in Figure 2 above) and New Residential (outlined in dotted red in Figure 2 above).

For the avoidance of doubt, our client has no position or preference on the balance of the land within the outline of ***Proposed Amendment Tier II Clare 8***, being the more distant and less sequentially preferable area to the west of the lands outlined in red (solid and dotted) in Figure 2 above and west of the new shared access road under construction at present.

The lands outlined in red (solid and dotted) in Figure 2 above should be treated as being a natural element of the town centre block to the east (and south) of the access road, whilst the balance of land to the east has different characteristics.

I trust the above is of interest and should you have any queries or wish to discuss further please do not hesitate to contact me.

Yours faithfully



Fintan Morrin
Associate
The Planning Partnership