

Chief Executives
Report Number: 1
Draft Consultation Phase
Westport Local Area Plan
2024 -2030



Comhairle Contae Mhaigh Eo
Mayo County Council



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Section 1 Introduction

1.1 Requirement for Chief Executive's Report

In accordance with Section 20 of the Planning and Development Act 2000 (as amended), the Chief Executive (CE) of Mayo County Council (MCC) is required to prepare a report on the submissions and observations received during the public consultation period in respect of the draft Plan. This report should list the persons who made submissions and observations, summarise the issues, give the opinion of the CE in relation to the issues raised and make recommendations in relation to the draft Plan. The recommendations should consider the proper planning and sustainable development of the area, the statutory obligations of the local authority and relevant policies or objectives of the Government or of any Minister of the Government.

1.2 Public Consultation

The Draft Westport Local Area Plan 2024-2030 was placed on public display from Tuesday 26th September 2023 to Tuesday 7th November 2023. The draft Plan and accompanying documents were displayed on the County Council's dedicated online public consultation portal at: <https://consult.mayo.ie/en/consultation/draft-westport-local-area-plan-2023-2029>

The Draft Westport Local Area Plan 2024-2030 comprises a written statement with maps and is accompanied by:

- An Environmental Report on the likely significant effects on the environment on implementing the Plan - pursuant to the Planning and Development (Strategic Environmental Assessment [SEA]) Regulations 2004-2011.
- An Appropriate Assessment (AA) Screening Report - pursuant to the EU Habitats Directive (92/43/EEC).
- A Strategic Flood Risk Assessment (SFRA) Report - pursuant to Section 28 of the Planning and Development Act 2000 (as amended).

A public notice was published in The Mayo News, The Western People and The Connaught Telegraph on Tuesday 26th September 2023 and the Mayo Advertiser on Friday 29th September 2023 notifying members of the public that a Draft Local Area Plan would be placed on public display from the 26th of September to 7th of September 2023.

Submissions/Observations were invited over the public consultation period. Copies of the draft Plan, associated documents and public notice were issued to prescribed bodies, including government departments and other agencies, as required by the Planning and Development Act 2000 (as amended).

A public consultation drop-in session was organised for the 23rd of October 2023 at the Westport Town Hall, Westport. The purpose of the meeting/drop-in session was to inform the public and interested parties of the plan making process and to discuss/identify issues arising for consideration in the preparation of the draft Plan.

Social Media channels (Facebook and Twitter) were used as mechanisms in promoting awareness of the draft Plan public consultation period. A dedicated webpage and a specific Public Consultation Portal were employed to keep members of the public up to date with the process of the preparation of the LAP. The majority of submissions received in relation to the draft Plan were via the consultation portal. All valid submissions received were published for public viewing on the Mayo Consultation

Portal for the draft Plan. Regular notifications relating to the Plan review were issued through the Council's Facebook and Twitter feeds.

1.2.1 Submissions and Observations Received

In total 59 submission/observations were received during the public consultation period, 58 were considered valid, including 11 from prescribed authorities/Key Stakeholder. Submission MYO-C78-37 was deemed invalid as it failed to meet the criteria, by failing to provide as providing a full name and address as per the stipulations outlined in the public notices.

The Elected Members of MCC are advised that the submissions are available for public viewing at <https://consult.mayo.ie/en/consultation/draft-westport-local-area-plan-2023-2029>

1.3 Content of Chief Executive's Report

There are five sections in this report.

Section 1 (this section) gives a brief introduction and outlines the public consultation process on the draft Plan.

Section 2 List of persons or bodies who made submissions/observations and includes the CE's responses and recommendations.

Section 3 addresses the submissions made by the Office of the Planning Regulator, the Northern and Western Regional Assembly, Westport Municipal District Councillors and Prescribed Bodies and includes the CE's responses and recommendations.

Section 4 addresses submissions relating to zoning and includes the CE's responses and recommendations.

Section 5 addresses the remaining submissions and includes the CE's responses and recommendations.

All submission numbers in the CE Report include an electronic link to the original submission received.

*Recommended proposed new text as an amendment to the draft Plan is coloured in **green** in the CE Recommendations, whilst recommended text to be removed from the draft Plan is indicated by a strikethrough coloured in **red** in the CE Recommendations.*

1.4 Next Steps

Within six weeks of receiving the CE Report, the Elected Members of MCC must consider this report and the draft Plan. Following consideration, the Members may, as they consider appropriate, by resolution, make, amend or revoke the local area plan.

If the Members decide to materially alter the draft Plan, a further period of public consultation will be necessary and the planning authority must screen the proposed material alterations to determine if a Strategic Environmental Assessment (SEA) or Appropriate Assessment (AA) or both are required for any of the Material Alterations. This screening, and if necessary, the SEA or AA, must be carried out before proceeding to the further public consultation period.

The public display period of any Material Alterations is for a minimum of four weeks. Submissions or observations with respect to the proposed Material Alterations only will be considered before the local

area plan is made. The Elected Members must consider proposed Material Alterations to the local area plan, any environmental reports and the CE Report on any observations/submissions received and decide whether to make the local area plan with or without the Material Alterations.

Section 20(3)(r) of the Planning and Development Act 2000 (as amended) states that the Members of the MCC are restricted to:

- Considering the proper planning and sustainable development of the area,
- The statutory obligations of any local authority in the area; and
- Any relevant policies or objectives for the time being of the Government or any Minister of the Government.

In addition, the Members, acting in the interests of the common good and the proper planning and sustainable development of the area, must, in accordance with the '*Code of Conduct for Councillors*' (July 2019) prepared under the Local Government Act 2001 (as amended), carry out their duties in a transparent manner, must follow due process and must make their decisions based on relevant considerations.

Section 2 List of Persons/Bodies who Made submissions.

During the public consultation period of a total of 58 valid submissions/observations were received. The list of persons, prescribed bodies, groups and stakeholders who made valid submissions is listed in Table 2.1.

Table 2.1: Persons/Organisations who made valid Submissions/Observations

List of Persons, Bodies or Organisations who made Submissions or Observations		
Submission Number:	Name	Chapters/Topic
MYO-C78-1	Benjamin Thébaudeau	Dark Sky Reserve.
MYO-C78-2	Environmental Protection Agency	SEA content.
MYO-C78-3	Finbar O'Neill	Strategic Residential Reserve.
MYO-C78-4	Westport ETNS	Change of Address for Westport ENTs.
MYO-C78-5	Department of Education	Future School Provision.
MYO-C78-6	Maura Murphy (Age Friendly Services)	Provision of age friendly services/infrastructure.
MYO-C78-7	Mayo Dark Skies	Provision of measures to reduce light pollution.
MYO-C78-8	Transport Infrastructure Ireland (TII)	Issues regarding national road network, Chapter 7.
MYO-C78-9	The Quay Residence Association	Rezone New Residential lands to Recreational.
MYO-C78-10	Sean O'Malley	Rezone New Residential lands to Agriculture.

MYO-C78-11	Northern & Western Regional Assembly	Residential Densities, Serviced Sites, Masterplans, Building Heights Study, C&D Landfill/ Reuse facilities.
MYO-C78-12	Grady Architects on behalf of Cedar Park Properties	Extend boundary and zone lands residential.
MYO-C78-13	Keith O'Connell Chartered Engineer on behalf of Tom & Liz Browne	Rezone lands from Agriculture to New Residential, Flooding.
MYO-C78-14	Brid Conroy	Local Transport Plan.
MYO-C78-15	RW Nolan & Associates on behalf of Sean Malone	Record of Protected Structures.
MYO-C78-16	Fiona Bradwell	Lighting.
MYO-C78-17	Damien Gibbons	Extend LAP Boundary, zone lands for residential.
MYO-C78-18	Patrick Duffy	Pedestrian crossing, traffic safety.
MYO-C78-19	Vincent Minvielle	Pedestrian crossing, traffic safety.
MYO-C78-20	Ged Dowling	Lighting.
MYO-C78-21	The Planning Partnership on behalf of Soir Siar Investments Limited and HLN Investments Limited	Rezone lands from Agriculture to mixed use.
MYO-C78-22	Katie Frandsen	Pedestrian Crossing at Slí na Misean.
MYO-C78-23	James Burke	Transport, Housing, Renewable Energy and Existing Industrial Sites.
MYO-C78-24	Cara Shields	Light Pollution.
MYO-C78-25	Bronagh O'Connor	Pedestrian Crossing at Slí na Misean
MYO-C78-26	Sandra O'Donnell	Rezone lands from New Residential / Existing Residential to Town Centre Outer.
MYO-C78-27	Westport Civic Trust	Built Heritage.
MYO-C78-28	Heaney's Pharmacy	Parking.
MYO-C78-29	Uisce Éireann	SuDS, Green-Blue Infrastructure, Planned Road & Public Realm Projects, Zoning, Waste & Water Supply Infrastructure.
MYO-C78-30	Graham Bryne	Parking.
MYO-C78-31	The Planning Partnership on behalf of Hotel Westport Unlimited Company	Rezone lands from Tourism & Related to Westport Demesne, alter Tourism & Related LUZ and Matrix, Co-ordinate LAP with landowners Conservation Masterplan for Westport Estate.
MYO-C78-32	National Transport Authority	Policy Context, Proposed Enterprise & Employment Lands, Residential Lands, Future Roads, Car Parking.
MYO-C78-33	Peter Nolan	Greenway extension, Local Transport

		Plan, Mayo Dark Skies.
MYO-C78-34	Mairead Kelly	Local Transport Plan.
MYO-C78-35	Georgia MacMillan	Mayo Dark Skies, Light Pollution
MYO-C78-36	Paul Reynolds	Local Transport Plan.
MYO-C78-38	Peter Duffy	Footpaths
MYO-C78-39	The Planning Partnership on behalf of Inishoo Management Ltd.	Westport House, Dark Skies, Revised Policies and Objectives, Remove Matrix for Westport Estate, etc
MYO-C78-40	Grady Architects on behalf of Robert Rose, Colin Daly and Martin Moran developers	Rezone lands from Agriculture to New Residential.
MYO-C78-41	Tom Phillips Associates on behalf of Michael & John McCormack, Mary Claire Durcan and Katrina Foley	Rezone lands from Strategic Residential Reserve to New Residential.
MYO-C78-42	Westport Business Community T/A Westport Chamber	Population & Housing, Compact Growth / Regeneration, Economic & Employment, Tourism, Movement & Transport, Town Centre, Climate, Built Heritage, Flooding.
MYO-C78-43	Hugh O'Donnell	Local Transport Plan
MYO-C78-44	Michael Jennings	Zone lands for Industrial, commercial, residential or a mix
MYO-C78-45	Department of Environment, Climate and Communications and Geological Survey Ireland	Climate, District Heating, Built Environment, Renewable Energy, Waste, Telecommunications,
MYO-C78-46	Office of the Planning Regulator	Multiple Topics
MYO-C78-47	Fáilte Ireland	Economic Development, Westport House & Demesne, Tourism Plans & Strategies
MYO-C78-48	Enviroplan Consulting Limited on behalf of Carrabaun Developments Ltd.	Views & Prospects Amendments
MYO-C78-49	Patrick J Durcan & Co Solicitors on behalf of Amazon Investments Limited	Zoning at Roman Island
MYO-C78-50	Hughes Planning & Development Consultants on behalf of Sean O'Grady	Rezone lands from Agriculture to Strategic Residential Reserve
MYO-C78-51	Hughes Planning & Development Consultants on behalf of Seamus Walsh and Mary Mac Bride Walsh	Rezone lands from Agriculture, Recreation & Amenity to New Residential
MYO-C78-52	Hughes Planning & Development Consultants on behalf of Seamus Walsh and Mary Mac Bride Walsh	Rezone lands from Agriculture to Strategic Residential Reserve
MYO-C78-53	Darren Roche	Active Travel and recreation improvements for Cois Abhainn /

		Ashwood
MYO-C78-54	Michelle Hughes	Flooding, Tourism, Nature & Wildlife, Transportation
MYO-C78-55	Cllrs John O'Malley, Christy Hyland, Peter Flynn, Brendan Mulroy	Census 2022, Boundary, Roman Island Masterplan, Westport House, Lack of Councillor input into draft.
MYO-C78-56	Lianne Catering Ltd., t/a Danollas	Parking
MYO-C78-57	Office of Public Works	Flood Issues/SFRA of draft Plan
MYO-C78-58	Swift Conservation Mayo/Ireland	Light Pollution, Ban insecticides, Swift Boxes
MYO-C78-59	Noel McNamara	Existing Housing Estates, Westport House, Shopfronts
Submissions deemed as invalid		
MYO-C78-37	T de Faoite	

Section 3 Office of the Planning Regulator & Prescribed Bodies

3.1 Office of the Planning Regulator

Submission No.	MYO-C78-46
Submission by:	Office of the Planning Regulator (OPR)
Issues Raised/Relevant Chapter(s):	See below.
Summary of Submission:	
<p>The submission sets out the role of the OPR and includes 4 no. Recommendations and 2 no. Observations under 10 no. Key Themes relating to the draft Plan, as follows:</p> <p>Key Theme 1: Consistency with the Regional, Spatial and Economic Strategy Key Theme 2: Consistency with Development Plan and Core Strategy (<i>Recommendations 1</i> Key Theme 3: Transport & Mobility (<i>Recommendation 2</i>) Key Theme 4: Climate Action Key Theme 5: Economic Development & Employment (<i>Recommendation 3</i>) Key Theme 6: Flood Risk Management (<i>Recommendation 4 and Observation 1</i>) Key Theme 7: Implementation and Monitoring (<i>Observation 2</i>)</p> <p>The submission states their recommendations as listed above relate to clear breaches of relevant legislative provisions, of the national or regional policy framework and/or of the policy of Government, as set out in the Section 28 Ministerial guidelines. The Planning Authority is required to implement or address recommendation(s).</p> <p>Observations take the form of a request for further information, justification on a particular matter, or clarification regarding particular provisions of the Plan on issues that are required to ensure alignment with policy and legislative provisions. The planning authority is requested by the Office to action these observations.</p>	
Key Theme 1: Consistency with the Regional, Spatial and Economic Strategy	
<p>The OPR considers that the draft LAP is generally consistent with the regional policies contained in the RSES for the Northern and Western Region.</p>	
Chief Executive's Response and Recommendation:	
<p>Response Comments noted.</p> <p>Recommendation No change to draft Plan.</p>	
Key Theme 2: Consistency with Development Plan and Core Strategy and residential zoning – Recommendation 1	
OPR Recommendation 1	
<p>The OPR notes that the County Development Plan core strategy identifies a requirement for an</p>	

additional 285 housing units up to 2028 and the extent of land required to accommodate this growth is 17.13 hectares This includes lands zoned New Residential as well as town centre, opportunity sites and infill sites and the OPR is generally satisfied that the population and housing growth for the plan period is consistent with the County Development Plan. The Regulator notes that having regard to the provision of sustainable densities in accordance with the **Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas: Cities, Towns and Villages**, that there is more than sufficient land zoned to meet the projected housing targets.

- (i) While the regulator considers that the majority of the lands zoned New Residential are well located, the office does have concerns regarding New Residential site 6, due to its location on the northern periphery of the town at a location where there is poor accessibility.
- (ii) The Office also notes discrepancies between the figures given in the Settlement Capacity Matrix and Table 2.1 as regards hectarage of lands zoned New Residential and
- (iii) The office recommends that the Settlement Capacity Table and Map in Appendix 1 and the zoning map and written statement are reviewed to ensure consistency.

Chief Executive's Response and Recommendation:

Response

- (i) Comments noted. Site 6 will be rezoned to Agriculture, apart from Council owned site ear marked for social housing.
- (ii) Comments noted. figures in Table 2.1 will be adjusted accordingly.
- (iii) Comments noted. Settlement Capacity Table and Matrix will be updated accordingly

Recommendation

- (i) Amend Land Use Zoning Map to change the 2.29 hectare New Residential Site 6 on the Lodge Road from New Residential to Agriculture, apart from the 0.89 hectare "Old Reservoir Site" as Mayo County Council lodged an application for an Affordable & Social Housing Scheme on this site to the Housing Capital Funding and Schemes Unit of the Department of Housing, Local Government and Heritage on the 03.10.2023, This proposal consists of :
 - 11 no. affordable units (8 no 2-bed and 3 no 3-bed units)
 - 11 no. social units (1 no. 2-bed, 2 no. 3 bed, & 8 no. apartments)The provision of this mixed housing scheme on these lands is an essential project in the context of 'Mayo County Councils' commitment and obligations, to delivering the national '**Building for All**' programme.
Also change the two no. residential plots zoned Existing Residential on the northern and southern boundaries of Site 6 to Agriculture. See maps below:



Site RS6 - Zoning as per Draft LAP



Site RS6 - Zoning on foot of OPR Recommendation 1

- (ii) Amend quantum of New Residential Zoned lands in Table 2.2 further to compliance with OPR Recommendation 1(i) and delete reference to uph :

Westport Allocation of Residential Units/Lands Requirements		
Land Zoning Category	Housing Targets (285)	Area (15uph)
Town Centre/Opportunity Sites	18	1.2ha.
Residential Infill Lands	10	0.67ha
New Residential Lands	257	17.13 22.19ha

Table 2.2: Projected Population Increase and Housing requirements to 2028

- (iii) Amend Residential Settlement Capacity Assessment Map and Matrix in Appendix accordingly.

Key Theme 3: Transport and Mobility – Recommendation 2

OPR Recommendation 2:

The OPR welcomes the simultaneous preparation of the LTP for Westport and feels that this will help achieve a shift to sustainable modes of transport, consistent with RPO 6.30. The Regulator does feel however, that it would have been preferable if the LTP had been prepared in advance of the LAP and in the absence of this scenario considers that there is a need for better integration between the draft LAP and the final LTP and a clearer policy approach that provides more explicit support to the key proposals therein.

The office also notes the absence in the draft LAP of specific targets as regards achieving modal shift in order to ensure consistency with objective MTO 7 of the CDP and the absence of any reference to several relevant current national transport policies.

The planning authority is therefore required to:

- (i) review Chapter 7 Movement and Transport, to provide clearer policies and objectives regarding the delivery and phasing of the key infrastructural requirements of the LTP, particularly those interventions and measures required to
 - (a) enhance pedestrian movement and cycling in the town, and
 - (b) reduce on street parking.
- (ii) reference current national transport policy - National Sustainable Mobility Policy (2022), the National Investment Framework for Transport in Ireland (2021) and current national infrastructure design standards - the National Cycle Manual (2023); and
- (iii) set out clear modal share targets and a regime for monitoring same, consistent with the final LTP.

Chief Executive's Response and Recommendation:

Response:

- (i) The LAP and LTP were drafted simultaneously and during this process the LTP team requested, and were regularly provided, with updates as to how the draft LAP was progressing, most especially in terms of proposed land use zonings. Objective MTO 9 supports a comprehensive, but not exhaustive, list of short-term (1-5 years), active travel projects identified in the LTP and Objective MTO 8 supports the implementation of all measures and actions set out in the LTP. The delivery and phasing of the key short-term active travel infrastructural requirements are set out in Section 5 and illustrated in Figure 5.1 (Short Term Packages) of the LTP. It is proposed to insert a new objective in Chapter 7 of the draft Plan committing to delivery and phasing of the infrastructural projects indicated therein. The ethos of an LTP is to provide increased and enhanced alternatives to car-based travel, thereby reducing the demand for on-street parking, as opposed to proposing specific measures to actively remove existing on street parking spaces. Notwithstanding this, however, it is proposed to insert a new objective in chapter 7 to develop a Parking Management Plan as outlined in Table 3.2 of the LTP.

- (ii) Comments noted. It is proposed to Include reference to all 3 publications in Section 7.9 of the LAP.
- (iii) The modal share targets for the next 10 years in Westport are set out in Section 8.3.2 of the LTP and procedures for the monitoring these targets are outlined in Table 8.1.

Recommendation:

- (i)
 - (a) Insert new objective MTO 10 to read as follows (and update numbering of any subsequent objectives accordingly):
 MTO 10 - Deliver the short-term active travel interventions in the manner and sequence outlined Section 5 and Figure 5.1 of the Westport LTP.
 - (b) Insert new objective MTO 13 to read as follows:
 MTO 13 - Develop a Parking Management Plan (PMP) in line with that proposed in Table 3.2 (Proposed Interventions) of the LTP.
- (ii) Insert new text in S 7.9 of the draft LAP as follows:
 growth targets for Westport. The realisation of the measures proposed in the LTP will be underpinned by the National Investment Framework for Transport in Ireland (2021), the National Sustainable Mobility Policy (2023) and, where appropriate, the infrastructure shall be designed having regard to the National Cycle Manual (2023).
- (iii) Insert new objective MTO 14 as outlined below:
 MTO 14 - Aim to meet and monitor the modal share targets as set out in Section 8.3.2 and Table 8.1 of the LTP

Key Theme 4: Climate Action

The OPR welcomes the dedicated chapter to climate action in the draft LAP (Chapter 3), but requests that all references to the Climate Action Plan 2019 in the chapter, should be updated to refer to the Climate Action Plan 2023.

Chief Executive’s Response and Recommendation:

Response:

Comments noted.

Recommendation:

Change all references to Climate Action Plan as follows:
 Climate Action Plan ~~2019~~ 2023

Key Theme 5: Economic Development and Employment – Recommendation 3

OPR Recommendation 3:

The OPR is concerned regarding what it sees as the lack of clear evidence in the draft LAP to underpin the extent of lands zoned Enterprise and Employment, the lack of analysis to justify the quantum, location and servicing capacity of the lands. Most specifically, the Regulator notes the absence of an Infrastructural Capacity Assessment for E&E lands, as required under NPO 72.

The office has particular concern regarding the proposed extension of the Westport Industrial estate on the N59 Newport Road and any impact this might have on the operation of the N59,

most especially in the apparent absence in the LTP of any significant active travel measures to services these lands.

the planning authority is therefore required to:

- (i) provide a robust evidence-based justification for the extent, location and infrastructural capacity of enterprise/employment zoned land in the town having regard to the guidance and methodology set out in the Development Plans, Guidelines for Planning Authorities (2022). The assessment should identify the quantum and rate of take up of existing employment lands; distinguish between the different typologies of commercial/industrial land-uses that will generate different employment; should include relevant servicing information; and should consider the potential of the town centre and identified opportunity sites to contribute to future employment land needs. Where necessary, the planning authority should reconsider and appropriately prioritise and/or reduce the provision of such land to align with the evidence-based assessment. Regard should be given to the potential of the proposed extension to the Westport industrial Estate to undermine the carrying capacity, safety, and strategic function of the N59.
- (ii) provide a Settlement Capacity Assessment to include all undeveloped employment zoned lands in the draft LAP area. Where lands are not serviced or serviceable within the plan period, they should not be zoned for employment development.
- (iii) demonstrate that appropriate sustainable active travel measures to serve the Westport Industrial estate lands can be provided; and
- (iv) where the requirements under (i) and (iii) cannot be met, the additional land zoned Employment and Enterprise at the Westport Industrial estate should be omitted.

Chief Executive's Response and Recommendation:

Response

- (i) Westport is designated as a Settlement with Strategic Development Potential of a Regional Scale and therefore is regarded as having capacity to act as a regional economic driver both on its own and as part of the Castlebar Westport Economic Cluster (CWEG).

The IDA Industrial Park on the Carrowbeg Road has reached capacity and Westport Industrial Park is nearing capacity and requires an extension as indicated in Section 5.1 of the draft LAP. Therefore, it is of critical importance for the economic growth of Westport to have sufficient strategic employment sites available in the plan area to attract, retain and further consolidate business/jobs and deliver a more balanced, compact regional development.

While one Enterprise and Employment zoning type is proposed under LUZ 2, it is considered that in order to ensure that new developments within this land use zoning are of a type that broadly corresponds with existing adjoining facilities that there is an addition to the text in Table 12.1, Land Use Zoning Objectives, LUZ 2; to ensure future developments take cognisance, where possible, of the nature of existing and adjoining facilities to maintain existing character and ensure similar/compatible uses within the Enterprise and Employment Zoning.

Due to the nature of all but one of the proposed regeneration sites in the town centre, (Site no. 4), it is not considered that there is sufficient capacity within these sites for the creation of significant numbers of new jobs.

Since the recent completion of the N5 Northern bypass of Westport the, recently upgraded vehicular entrance into the Westport Industrial Park exits onto the N59 at a point where an 80 kph speed limit currently applies. This is an established facility, in operation over 30 years, which is occupied predominantly by retail warehouse type facilities and up until the recent completion of the N5/N59 bypass of the town, the entrance to the facility exited onto the N59 at a point where a 60 kph urban speed limit applied. Furthermore, a new shared use footpath is proposed in the LTP from the Junction of the N59 and the Golf Course Road to the new GAA grounds, and this will connect directly with a proposed new entrance into the extended Westport Industrial Estate off the Golf Course Road, thereby reducing the volume of traffic entering/exiting the estate via the existing entrance/exit on the N59. Map 5.2 will be changed to reflect this.

- (ii) Comments noted. A New Enterprise and Employment Settlement Capacity map and matrix will be provided in Appendix 2.
- (iii) Comments noted. See response to Recommendation 3(i) above.
- (iv) Comments noted. See response to Recommendation 3 (i) above.

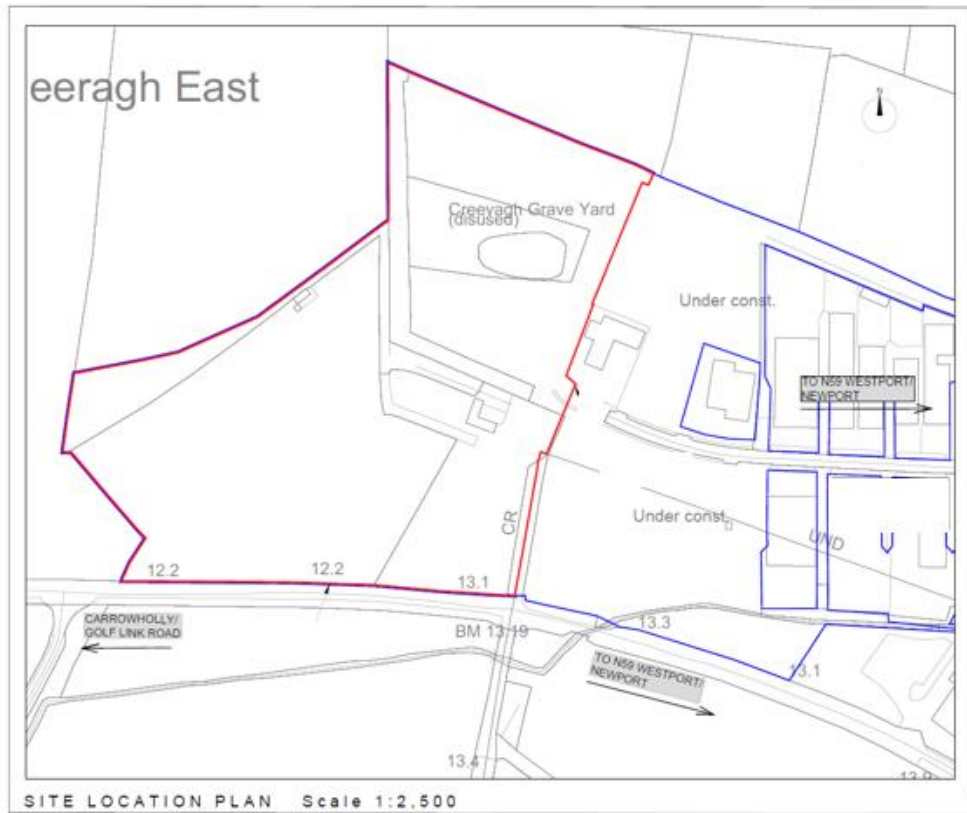
Recommendation

- (i) Amend text in Table 12.1 Land Use Zoning Objectives as follows:

LUZ 2 - Enterprise & Employment	To provide land for industrial, enterprise and employment uses. In assessing proposed new developments under this zoning, cognisance will be taking of adjoining existing uses to ensure compatibility in terms of nature and character.
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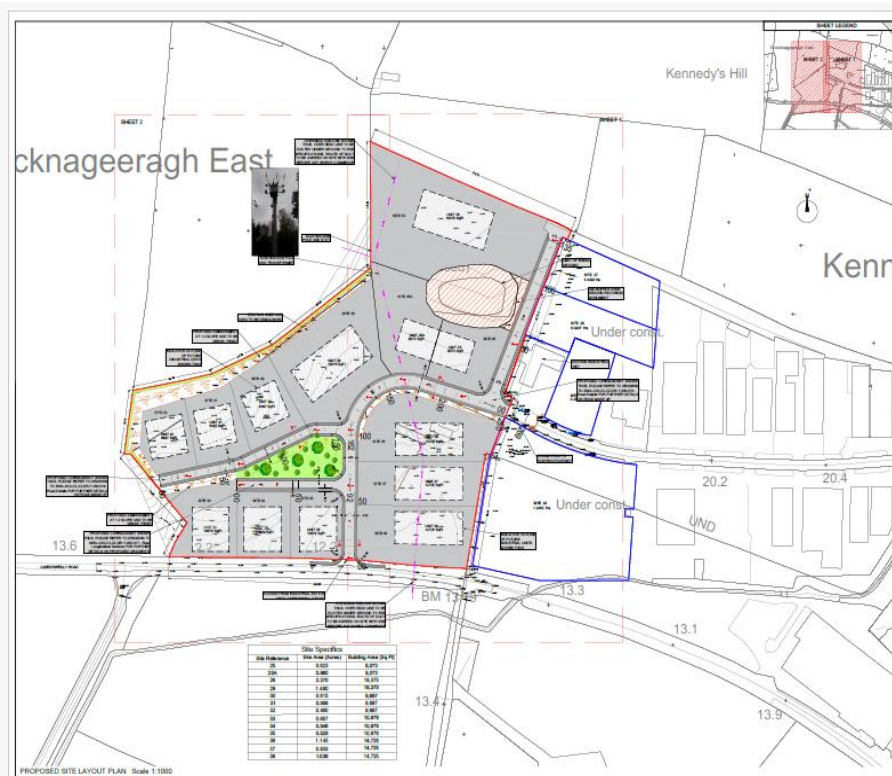
- (ii) Insert new Enterprise and Employment Settlement Capacity Map and Matrix in Appendix showing all developed and undeveloped Enterprise and Employment lands, and,

Replace Map 5.2 with a map showing details of proposed new entrance to the Westport Industrial Estate from the Golf Course Road which will align with proposed Active Travel measures in the LTP.



Map 5.2: Outline of Proposed Extension of Westport Industrial Estate

Replace Map 5.2 with alternative Map 5.2 below.



MAP 5.2 Outline of proposed Extension of Westport Industrial Estate

- (iii) See Recommendation 3 (ii) above.
- (iv) See Recommendation 3 (ii) above.

Key Theme 6: Flood Risk Management - Recommendation 4 – Observation 1

OPR Recommendation 4:

The OPR requires the planning authority to carry out the following having regard to Flood Guidelines (2009) and relevant regional and national policy objectives RPO'S 3.10/3.11 & NPO 57:

- (i) overlay the extent of Flood Zones A and B on the land use zoning maps in the draft LAP to provide for greater transparency and to inform zoning decisions;
- (ii) ensure that the SFRA has been prepared in accordance with the Flood Guidelines and is based on the most up to date mapping sources including the National Coastal Flood Hazard Mapping;
- (iii) review the methodology and approach to the Justification Tests included in the SFRA to ensure that all sites fully comply with the criteria set out in Box 4.1 of the aforementioned Flood Guidelines; and in particular, the Justification Tests should:
 - (a) only apply to land use zonings within or adjoining the urban centre and not peripheral areas. Zoning should only be assessed against the criteria of the plan-making Justification Test when avoidance and substitution have not been possible. The planning authority is required to omit or amend zonings that do not meet the Justification Test in accordance with the provisions of the aforementioned Flood Guidelines;
 - (b) ensure that the wording of the criteria utilised is fully consistent with Box 4.1 of the Flood Guidelines; and
 - (c) provide appropriate policy objectives in the draft LAP that limit development to only water-compatible development within Flood Zone A and less vulnerable development in Flood Zone B, unless sites first pass the plan-making Justification Test; and
 - (d) provide a specific objective to support the implementation of the Part 8 Flood Relief Scheme Westport (Cois Abhainn and Ashwood). The planning authority should consult with the Office of Public Works regarding this Recommendation.

OPR Observation 1-Surface Water Management

The planning authority is advised to review Policy IESP 2 to include specific reference that surface water designs shall take account of the Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas, Water Sensitive Urban Design, Best Practice Interim Guidance Document (2022).

Chief Executive's Response and Recommendation:

Response:

- (i) A land use zoning map with flood layers overlain will be included in the final LAP.
- (ii) The SFRA used the CFRAM mapping which is based on a more detailed modelling methodology than the NCFHM, however the levels under the NCFHM are more recent

than the CFRAM and at the request of OPR/OPW this can be adjusted in the SFRA.

We would reiterate that there is no PFRA mapping used within the settlement boundary for Westport.

(iii) Justification Tests

- (a) Westport House and Demesne zoning objective extends from the Town Centre to the periphery of the settlement, and it is not proposed to remove the Justification Test for the lands. The outcome is no different to if it did not pass the JT since the avoidance principle is applied, however it is proposed to amend IESO 3 to limit development to only water-compatible development within Flood Zone A, and less vulnerable development in Flood Zone B
- (b) MCC will review the Justifications Tests in the SFRA and review accordingly, and
- (c) A IESO 3 will be amended accordingly.
- (d) A new objective supporting the Flood Relief Scheme will be inserted.

Observation No. 1

Comments Noted.

Recommendation:

- (i) No change to draft plan.
- (ii) No change to draft plan.
- (iii) (a) Westport House and Demesne Include new part g to IESO 3 to read as follows:
 - g) Only minor additions to existing developments and new water compatible developments are permissible within Flood Zone A and less vulnerable water compatible development are permissible in Flood Zone B in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document). SFRA will be reviewed and updated accordingly.
- (b) No change to draft Plan.
- (c) See recommendation (iii) (a) above
- (d) Insert new objective IESO 4 to read as follows:
 - The LAP supports the on-going design, planning and implementation of the Part 8 Flood Relief Scheme Westport for Cois Abhainn and Ashwood.

Observation No. 1

Amend IESP 2 as follows:

...predicted flooding risks; *nature-based solutions shall have regard to the “Management of Rainwater and Surface Water Runoff in Urban Areas – Best Practice Interim Guidance Document (2022)”*

Key Theme 7: Implementation and Monitoring – Observation 2

OPR Observation 2:

Having regard to Section 6.2 of the Local Area Plan Guidelines (2013), the OPR suggests that a clear implementation and infrastructural delivery schedule is included in the draft LAP to ensure implementation of objectives of the LAP and that development is consistent with the core strategy of the plan.

Chief Executive's Response and Recommendation

Response:

Comments noted. A monitoring and implementation schedule is currently being prepared for the County Development Plan which will include Westport LAP.

Recommendation:

No change to draft Plan.

3.2 Northern and Western Regional Assembly

Submission Number:	MYO-C78-11
Submission by:	Northern & Western Regional Assembly
Issues Raised/Relevant Chapter(s):	Residential Densities, Serviced Sites, Opportunity sites Masterplans, Timelines and Prioritisation, Waste Infrastructure
Summary of Submission:	
<p>The NWRA (Northern and Western Regional Assembly) in their submission consider the draft Plan to be of a high standard, and are satisfied that, as was also the case with the County Development Plan 2022-2028, there is a broad level of consistency between the draft LAP and the NWRA's Regional Spatial and Economic Strategy. However, the following issues are raised:</p> <ol style="list-style-type: none">1. The NWRA considers that the proposal in the draft Plan to consider residential densities on a site-by-site basis is appropriate but suggests that consideration should be given as to the range of densities in different parts of the town. The submission also notes that the area of land zoned new residential exceeds that required under the Core Strategy in the CDP and queries as to whether this would lead to low densities.2. The NWRA note that there are few references to serviced sites in the draft Plan and that this might be considered inconsistent with RPO 3.7. (CSP 5 CDP).3. The Assembly welcomes the identification of opportunity sites in the town but suggests that the LA assume responsibility for the preparation of a rolling program of masterplans as opposed to leaving it to developers to do so.4. The Assembly feels that the Plan would benefit from master planning in relation to other projects such as the preparation of a building heights study, the decommissioning of combined sewers, and the preparation of a feasibility study for Park and Stride.5. The Assembly notes that in the section on waste infrastructure, there is no reference to the existence, identification, and zoning of such areas for C&D landfill/reuse facilities.	
Chief Executive's Response and Recommendation:	
<p>Response:</p> <ol style="list-style-type: none">1. The draft Plan envisages that residential densities will not be considered in advance for specific or predetermined densities on a site-by-site basis but that within each proposed development, where site size allows, there will be a mixture of house types and densities within the site. The characteristics of each parcel of land will determine the densities for each site. This is reflected in section 2.6, Preferred Development Strategy, Sustainable Communities and Section 6.4.1 Residential Development, Capacity and Delivery.2. The provision of services sites within the county is addressed under CSP 5 of the CDP and	

is predominantly aimed at Tier II and Tier III settlements, while Westport is designated in the CDP and RSES as a higher tier settlement with strategic Growth Potential of a Regional Scale.

3. We take on board your comment but it is simply not feasible for the LA to commit to the preparation of detailed masterplans for private sites over which it has no remit. Broad conceptual assessments would be more appropriate.
4. We welcome your comments. No change to Plan.
5. It is considered that the issue of waste management is adequately dealt with at county level, which is considered more appropriate considering the unlikelihood of finding such sites within a limited urban boundary.

Recommendation:

1-5 No change to draft Plan.

3.3 Westport MD Councillors

Submission Number:	MYO-C78-55
Submission by:	<p>Clr John O'Malley Clr Christy Hyland Clr Peter Flynn Clr Brendan Mulroy</p>
Issues Raised/Relevant Chapter(s):	Multiple Issues
Summary of Submission:	
<p>This submission is submitted on behalf of 4 no. Elected Members of the West Municipal District. The members claim that they were given assurances that after the adoption of the CDP in 2022 that meetings with the elected representatives would be arranged to discuss the drafting of this LAP, however no such meetings took place and the members were first presented with the draft Plan on September 25th, a day before the Plan went on public display. The Councillors therefore believe that the Plan should be rejected in its entirety for the following reasons:</p> <ol style="list-style-type: none"> 1. There was no explanation given to the 7 Members of the MD as to the rationale behind the content of the draft Plan and they are therefore not in a position to make an informed decision on the matter. 2. The Core Strategy table in Section 2.7.7 (although the submission refers to Section 2.8), using a population figure from the 2016 census, proposes an increase in population of 21%, taking the population figure to 7,513. The 4 Members however contend that these figures do not accurately reflect the existing population of the settlement which was given as 6,872 when the 2022 census results were published in April of this year. Furthermore, the submission claims that no account is taken of the 800 or so refugees who moved to Westport as a result of the war in Ukraine, not all of whom, it is claimed, will return to their homeland. The Members feel that the draft LAP, the Core Strategy Table in particular, does not provide an accurate reflection of the existing and projected population of the town. 3. The Members also question why the boundary of the town as defined in the draft Plan is not similar to that of the previous Westport Town and Environs Plan 2010-2016 (as extended) and the submission refers to a number of what are describes as, heavily populated areas on 	

the southern and southwestern outskirts of the town that it is claimed are no longer within the town boundary.

4. The submission also contends that an aspirational objective (EDO 9), to develop a Masterplan for Roman Island is not sufficient and contends that it is critical that this Masterplan forms part of the draft LAP.
5. The submission also claims that Westport House and Demesne do not form part of the actual Plan and has been greyed out on the land use zoning map. The submission feels that the inclusion of Westport House and Demesne in the actual LUZ map is crucial to the realisation of Failte Ireland's 5-year strategy document "Clew Bay Destination and Experience Development Plan"
6. The submission concludes by stating that in light of all the issues raised above, the elected representatives and the Executive have no option but to reject the draft Plan and commence drafting a new draft LAP.

Chief Executive's Response and Recommendation:

Response:

1. Comments noted. Section 20 - (1) of the Planning and Development Act 20-2023 requires that a planning authority shall take all necessary measures to consult with the public, specific Government Departments and national agencies and local business and community groups prior to preparing, amending or revoking an LAP. In compliance with this section of the Act, a Pre-Draft Issues Paper was put on public display in March 2021 and 65 submissions were received.
2. Comments noted. Under Section 19 (2) of the Planning and Development Act 2000-2023, all LAPs (Local Area Plan) are required to be consistent with the objectives of the County Development Plan, including the Core Strategy contained therein. Therefore, the LA is restricted to zoning the hectarage of land indicated in the Core Strategy for Westport in a sequential manner working outwards from the town centre.
3. Comments Noted. Apart from some areas along the outer edge of the recently constructed northern bypass of the town and some lands on the outer edge of the line indicating the proposed route of the southern bypass, the town boundary as indicated in the draft LAP is largely the same as that of the Westport Town and Environs plan 2010-16, as amended by Variation no. 2 Core Strategy and Associated Amendments in March 2012.
4. Comments noted. The development of a Masterplan for Roman Island is a key objective of the draft LAP.
5. The grey colour on the LUZ map depicts lands zoned Westport House and Demesne Masterplan, as indicated in the legend in the bottom right-hand corner. This zoning is informed by Chapter 9 of the draft Plan and is as integral to the LUZ map as all the other zonings depicted.
6. Comments noted.

Recommendation:

1-6 - No change to draft Plan.

3.4 Office of Public Works

Submission Number:	MYO-C78-57
Submission by:	OPW (Oifig na nOibreacha Poiblí)
Issues Raised/Relevant Chapter(s):	
Summary of Submission:	
<p>The submission opens by stating that it mainly concerns the Strategic Flood Risk Assessment of the Draft LAP, and these are addressed under the following headings:</p> <ul style="list-style-type: none">(i) Flood Zone Map<p>The OPW feel that it would be beneficial if a dedicated Flood Zone map at a legible scale with Flood Zones overlaid on Land Use Zonings were included.</p>(ii) National Coastal Flood Hazard Mapping<p>The NCFHM maps are based on more up-to-date estimates of extreme coastal levels than those that were used for the CFRAM coastal maps (that were based on the ICPSS data).</p>(iii) Preliminary Flood Risk Assessment (PFRA)<p>PFRA indicative flood maps have been superseded by the recently published national indicative fluvial, coastal and groundwater flood mapping, and therefore the mapping provided in 2012 should no longer be used.</p>(iv) SuDS and Nature Based Solutions<p>The OPW welcomes objectives supporting the use of SuDS, Blue/Green Infrastructure, and Nature Based Solutions, including CAO3, CAO5, TCO3, IESO1 and IESO3. The Guidelines recommend that the SFRA provide guidance on the likely applicability of different SuDS techniques for managing surface water run-off at key development sites, and also that the SFRA identifies where integrated and area-based provision of SuDS and green infrastructure are appropriate in order to avoid reliance on individual site by site solutions.</p>(v) Cois Abhainn Flood Relief Scheme<p>OPW recommends that a specific objective be included to support the ongoing design, planning and implementation of the Cois Abhainn Flood Relief Scheme, to ensure zoning and development proposals support and do not impede or prevent the progression of these measures.</p>(vi) Justification Tests<p>All Justification Tests included with this plan have responded criterion 2 (iii) stating that the zonings in question are “located within the development boundary of Westport”. This does not provide any indication that these zonings have satisfied this criterion of the Plan Making Justification Test.</p>	

(vii) **Comments on Specific Zonings**

- (a) **Agriculture** – The OPW notes that Agriculture zoned lands cannot satisfy the Plan Making Justification Test, due to the requirement that lands are essential in achieving compact and sustainable urban growth. Therefore, it may be beneficial to incorporate an objective, or an amendment to the zoning matrix, limiting any residential or farm building development in Flood Zone areas.
- (b) **Westport House and Demesne** – The OPW requests that the Justification Tests in the SFRA in relation to Westport House and Demesne be appropriately adjusted as per the Flood Risk Guidelines as, it is their opinion that the lands in question cannot be considered as being within the “Urban Settlement.”
- (c) **Existing Residential** - Several areas located within Flood Zones A and B have been identified as highly vulnerable, while settlement zoning reviews in the SFRA propose restrictions to development, it would be beneficial if these restrictions were incorporated into the Plan via an objective.
- (d) **Enterprise and Employment** – Areas zoned Enterprise and Employment and there is no commentary in the SFRA to indicate if this land use zoning has been assessed against the criteria of the justification tests. Any proposals to address the flooding issue by following a sequential approach to development management should be supported in the Plan by a supporting objective.
- (e) **Educational** - Lands to the south of the Sacred Heart Secondary School overlap with Flood Zones A and B and are justified in the SFRA on the basis of mitigation measures, but it would be useful if these could be incorporated into an objective in the Plan.
- (f) **Town Centre** – Lands overlapping Flood Zones A and B have been zoned Town Centre and again, it would be beneficial if mitigation measures proposed in the SFRA were supported by an objective in the Plan.

(viii) **Errata**

- (a) The legend on climate change scenario mapping in Figure 4-6 of the SFRA refers to Coastal 5% AEP. This should refer to 0.5%
- (b) Objective IESO 3 requires that all flood risk assessments should have regard to the River Shannon Catchment Flood Risk Management Plan. The relevant Flood Risk Management Plan for Westport is for Erriff - Clew Bay – Blacksod – Broadhaven River Basin (UoM 32 – 33)
- (c) Section 7.6 of the SFRA on “Incorporating Climate Change into Development Design” references “OPW Draft Guidance.” It has not been clarified what guidance this refers to, but this should reference the Climate Change Sectoral Adaptation Plan 2018

Chief Executive’s Response and Recommendation:

Response:

- (i) A land use zoning map with flood layers overlain will form part of the final LAP.
- (ii) Comments noted. As per OPR Recommendation 4. ii. The CFRAM mapping is more detailed for near shore areas, but this can be adjusted within the SFRA.

- (iii) The PFRA maps do not feature within the settlement boundary and have not been used in the assessment. Section 4.4 of the SFRA will be updated.
- (iv) The SFRA will be reviewed and updated on specific sites, where possible.
- (v) A new objective supporting the Flood Relief Scheme will be inserted
- (vi) **Justification Tests**
 - (a) **Agriculture** - Under the SFRA it can be clarified that further development in existing developed areas is limited to minor development, as outlined in Section 5.28 of the Guidelines as amended by Circular PL 2/2014, and new development is limited to water compatible development in Flood Zone A. Amend SFRA accordingly.
 - (b) **Westport House** – Justification Test in SFRA will be reviewed and changed accordingly and objective IESO 3 will be amended.
 - (c) **Existing Residential** – Objective ISO 3 will be amended
 - (d) **Enterprise and Employment** – No commentary is supplied as justification tests do not apply outside the core and Objective ISO 3 will be amended.
 - (e) **Educational** – Objective ISO 3 will be amended.
 - (f) **Town Centre** – Objective ISO 3 will be amended.
- (vii) **Errata**
 - (a) The SFRA will be amended accordingly.
 - (b) Objective IESO 3 will be amended accordingly.
 - (c) The SFRA will be amended accordingly.

Recommendation:

- (i) No change to draft Plan
- (ii) No change to draft Plan.
- (iii) No change to draft Plan
- (iv) No change to draft Plan.
- (v) Amend Plan as per OPR recommendation 4 (iv)
- (vi)
 - a. **Agriculture**-No change to draft Plan.
 - b. **Westport House** - Include new part g to IESO 3 to read as follows:
 - g) Only minor additions to existing developments and new water compatible developments are permissible within Flood Zone A and less vulnerable water compatible development are permissible in Flood Zone B in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document). SFRA will be reviewed and updated accordingly.
 - c. **Existing Residential** –No change to draft Plan.
 - d. **Enterprise and Employment**
 - Include new part g to IESO 3 to read as follows:
 - g) Only minor additions to existing developments and new water compatible developments are permissible within Flood Zone A and less vulnerable water compatible development are permissible in Flood Zone B in accordance with the

provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document). SFRA will be reviewed and updated accordingly.

e. **Educational** -

Include new part g to IESO 3 to read as follows:

g) Only minor additions to existing developments and new water compatible developments are permissible within Flood Zone A and less vulnerable water compatible development are permissible in Flood Zone B in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document). SFRA will be reviewed and updated accordingly.

f. **Town Centre** -

Include new part g to IESO 3 to read as follows:

g) Only minor additions to existing developments and new water compatible developments are permissible within Flood Zone A and less vulnerable water compatible development are permissible in Flood Zone B in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document). SFRA will be reviewed and updated accordingly.

(vii) **Errata**

a) No change to draft Plan.

b) Amend Objective ISO 3 b) as follows:

c) Require applications in areas at risk of flooding to be supported by a comprehensive flood risk assessment. All flood risk assessments should have regard to 'The Planning System and Flood Risk Management' (DEHLG and OPW, Nov.2009) as revised by Circular PL 2/2014, national flood hazard mapping, predicted changes in flood events resulting from climate change and the ~~River Shannon Catchment Flood Risk and Management Plan~~ Eriff – Blacksod – Broadhaven River Basin Management Plan

d) No change to draft Plan.

3.5 Uisce Éireann (Irish Water)

Submission Number:	MYO-C78-29
Submission by:	Irish Water (Uisce Éireann)
Issues Raised/Relevant Chapter(s):	Sustainable Drainage; Road and Public Realm projects; Availability of Water Services; Zoning; Wastewater Infrastructure; and Water Supply Infrastructure
Summary of Submission:	
<p>Uisce Éireann welcomes the inclusion of objectives and initiatives relating to Sustainable Urban Drainage Systems (SuDS).</p> <p>As regards proposed public realm and active travel measures, Uisce Éireann recommends engagement is necessary to ensure public water services are protected and maintained during any necessary works.</p>	

In relation to zonings, Uisce Éireann state that they had previously engaged with MCC and provided feedback on the majority of proposed zonings for inclusion and in general any significant reinforcements to the system will be required to service Strategic Residential Reserve lands. The submission also states that the proposed Westport to Murrisk water main will benefit several of the residentially zoned sites.

As regards specific recommended for alterations, additions to the plan; Uisce Éireann request the following:

- (1) Section 11.5.2 Wastewater Treatment states that there is currently a capacity of ca 4,700 population equivalent in the Westport Wastewater Treatment Plant and UI request that this figure be updated to 5,269.
- (2) UE references Section 5.3 of the Draft Water Service Guidelines for Planning Authorities (Jan 2018) with regard to Section 11.5.2 of the LAP. Section 5.2 of the guidelines states that there will be a general presumption that development will be focused on into areas serviced by public water and wastewater services and alternative solutions such as wells and wastewater treatment plants should not generally be considered.
- (3) UE recommend upgrading IESO 2 to include the following text: *In order to maximise the capacity of existing collection systems, work with Uisce Éireann to separate surface water from combined (foul and surface water) sewers where possible and prohibit the discharge of additional surface water to combined sewers.*
- (4) UE suggests the inclusion in IESO 4 of a requirement for developers to undertake pre-application consultations with UE.
- (5) UE suggests the inclusion of a requirement for developers to undertake pre-planning consultation with UE.
- (6) UE attach a suite of suggested policies and objectives for consideration for inclusion in the plan.
- (7) UE encourages the preparation of masterplans/frameworks for regeneration/opportunity sites and that consideration should be given as to how the sites will be serviced and how development might impact on UE infrastructure.
- (8) UE suggest an addition to NEO 2 regarding Riparian Buffer Zones, to allow for UE, when necessary, access to such zones for the maintenance of infrastructure or the provision of upgrades assets in these zones, when required, subject to proper planning and sustainable development.

Chief Executive's Response and Recommendation:

Response:

- (1) Comments Noted. Figure will be changed accordingly.
- (2) Comments noted. A presumption against development in un-serviced areas is reflected in the Land use zoning map and is also addressed in objective INO 3 of the County Development Plan.

- (3) Comments Noted. It is considered that the existing text in IESO 2 is sufficient.
- (4) Comments noted. Consideration as to how developments will be serviced or might impact on UE infrastructure form part of all preliminary plan and pre-planning application procedures.
- (5) Comments noted. Consideration as to how developments will be serviced or might impact on UE infrastructure form part of all preliminary plan and pre-planning application procedures.
- (6) It is considered that the issues highlighted in the policies/objectives suggested are adequately addressed in the draft Plan and the County Development Plan.
- (7) Comments noted, but it is simply not feasible for the LA to commit to the preparation of detailed masterplans for private sites over which it has no remit. Broad conceptual assessments would be more appropriate. Due regard will be had to the service capacity and Uisce Éireann’s infrastructure and projects.
- (8) Comments noted. Riparian buffer zones may limit development, not entry and any proposals for UE infrastructure in such zones would be assessed as part of the normal planning application process.

Recommendation:

- (1) Amend Table 11.1 as follows:

Capacity -Today	Load – in 2019 (PE)	Headroom (PE)
15,042	9,773	5,269 4,700

Table 11.1 Capacity of Westport WWTP

2-7 - No change to Plan.

3.6 Environmental Protection Agency

Submission Number:	MYO-C78-2
Submission by:	Environmental Protection Agency
Issues Raised/Relevant Chapter(s):	See below.
Summary of Submission:	
<p>SEA (Strategic Environmental Assessment) Guidance document should be considered when preparing the LAP. The LAP should also be consistent with the policies and objectives of the National Planning Framework (NPF) and the Northern and Western Regional Spatial and Economic Strategy (RSES).</p> <p>The EPA recommend the following is included in the Environmental Report in line with SEA Regulations:</p> <ul style="list-style-type: none"> • Assessment of Alternatives • Assessment of Environmental Effects • Mitigation Measures • Monitoring (with effective and suitable remedial action where appropriate) <p>Any future amendments to the plan should be screened using the same method as applied in the ‘environmental assessment’ of the plan.</p>	

The SEA Statement – ‘information on the decision’ should be issued upon adoption and should summarise:

- How environmental considerations have been integrated into the Plan;
- How the Environmental Report, submissions, observations and consultations have been considered during the preparation of the Plan;
- The reasons for choosing the Plan adopted in the light of other reasonable alternatives dealt with; and,
- The measures decided upon to monitor the significant environmental effects of implementation of the Plan.

A copy of the SEA statement with the above information should be sent to any environmental authority consulted during the SEA process. The following should be consulted as per SEA Regulations:

- EPA
- Minister for Housing, Local Government and Heritage
- Minister for Environment, Climate and Communications
- Minister for Agriculture, Food and the Marine
- Any adjoining relevant adjoining planning authority

Chief Executive’s Response and Recommendation:

Response:

Comments noted.

Recommendation:

No change to the draft Plan.

3.7 Department of the Environment, Climate and Communications & Geological Survey Ireland

Submission Number:	MYO-C78-45
Submission by:	Department of the Environment; Climate and Communications / Geological Survey Ireland
Issues Raised/Relevant Chapter(s):	Climate, District Heating, Waste, Telecommunications, Geology
Summary of Submission:	
<p>This submission commences by stating that the Department will drive the climate agenda be engaging with local authorities, citizens and other stake holders to overcome challenges and maximise climate mitigation and adaptation opportunities and facilitate the transition to a circular economy. The submission is presented under the following headings:</p> <p>1. Climate Action</p> <p>The Department welcomes the inclusion of a separate chapter dedicated to climate action and references to the Climate Action Plan 2023. The Department also notes and supports promoting active travel and public transport in objectives like DSO 5.</p> <p>2. District Heating</p> <p>The Department supports the concept of compact growth in the LAP, as reflected in DSP 2 and feels that the Draft LAP should further emphasise the potential for compact urban development to</p>	

reduce greenhouse gas emissions and recognize the potential for such a strategy to facilitate the development of low carbon district heating. The submission highlights several national, regional and local policies which might strengthen this commitment in the Draft LAP and notes CAP 8 which supports district heating systems in new residential and commercial developments. The Department also welcomes the commitment in the DLAP to the use of renewable energy technologies within new and existing building stock under CAO 4.

The submission encourages the LA to commit in the DLAP to carrying out a feasibility study to examine the feasibility of district heading, including heading derived from waste energy

3. Built Environment

The Department welcomes policies CAP 3, which seeks to reduce carbon dioxide emissions and DSP 3. CAO 4 and HSCO 5 which promote measures to retrofit existing buildings. The Department requests that the LA considers adopting policies in LAP that support the electrification of heating systems to help meet the targets in CAP 2023.

4. Renewable Energy

The Department notes the support of micro-generation in Section 3.4.1 of the DLAP and the support of small-scale wind renewable facilities and micro renewable energies in existing and proposed building stock under CAP 7 and IESP 9. The submission recommends that the LA elaborate on this issue, most particularly as regards self-consumers, in line with the increased targets for such energy generators under CAP 2023.

5. Waste

The Department welcomes CAP 1, which supports the transition to a circular economy, where waste and resources are minimised.

Chief Executive's Response and Recommendation:

Response:

1. Comments noted.
2. It is considered that LA actions regarding district heating from renewable energy sources are outlined in S 11.7.11 and objective REO 19 of the County Development Plan. There is also a commitment to carry out a feasibility assessment for district heating under objective REO 21 of the CDP.
3. It is considered that the promotion of the electrification of heating systems is more a matter for the relevant government agency and the building Regulations.
4. It is considered that the LA's commitment to promotion of micro-renewables for self-consumers is outlined in Section 11.7.10 of the County Development Plan
5. Comments noted.

Recommendation:

1-5. - No change to draft Plan.

3.8 National Transport Authority

Submission No.	MYO-C78-32
Submission by:	National Transport Authority (NTA)
Issues Raised/Relevant Chapter(s):	Issues: Transport, sustainable travel, zoning, national road policy Chapter(s): Chapter 7 (Movement & Transport), and Chapter 11 (Land Use Zoning Objectives of the draft Westport LAP;

and the draft Westport Local Transport Plan.

Summary of Submission:

The submission from the NTA commences by welcoming the fact that the draft LAP and draft LTP were produced in parallel.

The NTA then set out list of policy and guidance documents and the relevant provision of the CDP upon which their submission was based.

1. Enterprise and Employment Lands

The NTA notes the proposal to zone additional lands for Enterprise and Employment lands at the Westport Industrial estate which relies on an existing entrance onto the N59. The NTA considers that any intensification of use of this facility should include appropriate measures to reduce the reliance on private cars and alternative access points to the site should be considered that could tie in with LTP active travel interventions.

2. Proposed Strategic Reserve and New Residential Zoned Land

The NTA recommend that lands should not be zoned 'New Residential' until such lands are connected to the surrounding area by Active Travel infrastructure. In relation to lands zoned Strategic Residential Reserve, the NTA ask that Table 12.1 (Land Use Zoning Objectives), should require that the settlement of this lands be dependent on the prior delivery of key suitable transport infrastructure as identified in the LTP.

3. Future Road Development

The NTA note that while the development of a southern bypass of the town is an objective of the LAP, it is designated as a long-term objective of the LTP and note that short to medium term active travel interventions should be prioritised in both documents.

4. Car parking

The NTA references the opportunity identified in the LTP to enhance active travel measures and placemaking and suggests that a similar objective be inserted into the LAP.

Response:

1. Since the recent completion of the N5 Northern bypass of Westport the, recently upgraded vehicular entrance into the Westport Industrial Park exits onto the N59 at a point where an 80 kph speed limit currently applies. This is an established facility, in operation over 30 years, which is occupied predominantly by retail warehouse type facilities and up until the recent completion of the N5/N59 bypass of the town, the entrance to the facility exited onto the N59 at a point where a 60 kph urban speed limit applied. Furthermore, a new shared use footpath is proposed in the LTP from the Junction of the N59 and the Golf Course Road to the new GAA grounds, and this will connect directly with a proposed new entrance into the extended Westport Industrial Estate off the Golf Course Road, thereby reducing the volume of traffic entering/exiting the estate via the existing entrance/exit on the N59. See response to OPR Recommendation 3 (iii)
2. Comment noted. The requirement to release Strategic Residential Reserve lands for development is not envisaged to occur unless lands zoned New Residential cannot or will not be developed over the plan and this objective is consistent with the CDP and all lands so

zoned are already fully serviced in terms of public footpaths and lighting.

3. Comments noted.
4. Comments noted. See response to OPR Recommendation 2 (i)(b)

Recommendation

1. See response to OPR Recommendation 3 (iii)
2. No change to draft Plan.
3. Insert new objective MTO 10 to read as follows (and update numbering of any subsequent objectives accordingly):

MTO 10 Deliver the short-term active travel interventions in the manner and sequence outlined Section 5 and Figure 5.1 of the Westport LTP.

4. Insert new objective MTO 13 to read as follows:
MTO 13 Develop a Parking Management Plan (PMP) in line with that proposed in Table 3.2 (Proposed Interventions) of the LTP.

3.9 Transport Infrastructure Ireland

Submission Number:	MYO-C78-8
Submission by:	Transport Infrastructure Ireland
Issues Raised/Relevant Chapter(s):	Chapter 7: Movement and Transport Development Strategy and National Roads, Enhanced Regional Accessibility, Local Area Plan / Local Transport Plan Integration, Specified Local Transport Measures, Maintaining the Strategic Capacity and Safety of National Road Network,
Summary of Submission:	
<p>EN, National and Regional and Regional Policies</p> <p>The TII commence their analysis of the Draft LAP by first referencing regulations and policies that relate to the Draft LAP such as:</p> <ul style="list-style-type: none"> • Ten-T Regulations, • National Planning Framework (NPF) • National Investment Framework for Transport in Ireland (NIFTI) • National Sustainable Mobility Policy • Spatial Planning and National Road Guidelines for Planning Authorities • Regional Spatial and Economic Strategy <p>The submission refers specifically to the on-going significant Exchequer investment in the N5 Westport to Turlough Road Scheme along with the N60 and the N84 which provide important national and regional access. The submission also refers to the Castlebar Local Transport Plan and the main body of the submission outlines how relevant elements of the above publications relate to the Draft LAP.</p> <p>1. Development Strategy and National Roads</p> <p>The TII quote RPO 6.5 which gives effect to NSO 2 in maintaining the strategic safety and capacity of the national road networks. The submission subsequently states that it would welcome the inclusion in Sections 2.10 and 7.10 of the Draft LAP, of objectives which integrate this protection of</p>	

the national road network into the Draft LAP.

2. Enhanced Regional Accessibility

Under this heading the TII highlights what it sees as the absence, most specifically in the draft LTP, of measures to maintain the strategic capacity and safety of the national roads in the plan area, especially considering the of the significant Exchequer investment in the recently completed N5 Westport to Turlough Scheme. The TII also express concerns regarding the identification in the LTP of potential delays at the junction of the N59 Newport Road/Westport Industrial Estate junction and several other junctions in the town. The submission also declares that the proposed N5/N59 Southern bypass is not a National Development Plan investment objective.

3. Local Area Plan/Local Transport Plan Integration

The TII welcome the reference in Section 7.7.1 of the draft LAP of a commitment to protect lands adjoining national roads and junctions from inappropriate development but queries the absence of a specific objective in the plan to strengthen this protection.

4. Westport Industrial Estate

TII is of the opinion that in its current form the existing Westport Industrial Estate access onto the N59 national road, at a location where a 100kph speed limit applies, conflicts with the provisions of Section 2.5 of the Section 28 Ministerial Guidelines ‘Spatial Planning for Planning Authorities’ (DoELG, 2012). TII considers that an evidence base is required, in accordance with Section 2.7 of the DoELG Guidelines, to demonstrate that the proposals included in Section 5.5.3 and objective EDO 3 to extend to extend the zoning designation of the estate are plan led and are supported by sustainable active travel measures.

5. Specific Local Transport Measures

The issues raised in this section relate to the draft LTP only.

6. Maintaining the Strategic Capacity and Safety of the National Road Network

The TII recommends that the LA considers and references, and incorporates into the LAP the following elements of the DoECLG Guidelines when exercising its development management functions:

- i. TII Publications DN-GEO-03084 ‘The Treatment of Transition Zones to Towns and Villages on National Roads’**
- ii. The TII Traffic and Transport Assessments (TTA) Guidelines 2014**
- iii. Section 3.8 of the DoELGs Guidelines** regarding to control the proliferation of non-road traffic signage on and adjacent to National Roads.
- iv. Safeguarding National Road Drainage Regimes**, the TII recommend the inclusion of a new objective in the LAP outlining that; *The capacity and efficiency of the national road network drainage regimes in Mayo will be safeguarded for road and drainage purposes.*
- v. (Renewable Energy Grid Connections;** The TII would welcome the consideration of an objective in the LAP requiring the consideration of alternative locations for grid connections as opposed to been placed along the strategic national road network.
- vi. Noise; S.I. Number: 140 of 2006 Environmental Noise Regulations**
- vii. Green Ways;** TII recommends consultation with internal project and design staff.

Chief Executive’s Response and Recommendation:

Response:

- (1) Comments noted. It is considered that National Routes are sufficiently protected under MTP 23 and MTP 24 of the CDP.
- (2) Comments noted. The junction at the N59 and the Westport Industrial Estate is now located within the 60 kph speed limit and active travel measures are proposed along the Golf Course Road which will align with a proposed new entrance to the estate. See response to OPR Recommendation 2 (I). The N59 Southern bypass of Westport is listed as a proposed road upgrade in Table 6.6 of the CDP.
- (3) Comments noted. See response to point 1 above.
- (4) Since the recent completion of the N5 Northern bypass of Westport the, recently upgraded vehicular entrance into the Westport Industrial Park exits onto the N59 at a point where an 80 kph speed limit currently applies. This is an established facility, in operation over 30 years, which is occupied predominantly by retail warehouse type facilities and up until the recent completion of the N5/N59 bypass of the town, the entrance to the facility exited onto the N59 at a point where a 60 kph urban speed limit applied. Furthermore, a new shared use footpath is proposed in the LTP from the Junction of the N59 and the Golf Course Road to the new GAA grounds, and this will connect directly with a proposed new entrance into the extended Westport Industrial Estate off the Golf Course Road, thereby reducing the volume of traffic entering/exiting the estate via the existing entrance/exit on the N59. See response OPR Recommendation 3 (iii).
- (5) Comments noted.
- (6) (i) This document is referenced in objective MTO 9 of the Mayo Co. Development Plan 2002-2028.
(ii) This document is referenced in objective MTO 23 of the Mayo Co. Development Plan 2002-2008.
(iii) These guidelines will be consulted as required under normal Development Management/Planning enforcement procedures.
(iv) Drainage Regimes along national routes in the county are protected under MTO 27 of the Mayo Co. Development Plan 2002-2008.
(v) Comments noted
(vi) Comments noted.
(vii) Consultation with internal project and design staff is an integral element of projects within the LA, including greenways.

Recommendation:

- 1. No change to draft Plan.
- 2. See response to OPR Recommendation 2 (I).
- 3. See response to point 1 above and to OPR Recommendation 3 (ii).
- 4. See response to point 1 above and to OPR Recommendation 3 (ii).
- 5. No change to draft Plan
- 6. (i)-(vii) - No change to draft Plan.

3.10 Department of Education


Submission Number:	MYO-C78-5
Submission by:	Department of Education

Issues Raised/Relevant Chapter(s):	Reserving land for the expansion of Schools
Summary of Submission:	
<ol style="list-style-type: none"> 1. The submission notes the anticipated population growth for Westport to 2027 and 2031, respectively, as set out in the Mayo County Development plan, and highlights that there are 7 schools (5 Number: primary, 2 Number: post-primary) located in the town. The Department’s preference would be to expand these existing facilities (if possible) should there be a requirement for additional school places due to the planned population increases. 2. The Department requests the Planning Authority to examine the potential of protecting a land buffer around each of the schools, as outlined under Community, Arts and Educational Facilities of the draft LAP to enable them to expand further if required to meet the future population growth in Westport town. 3. The Department notes that the Plan supports the proportionate expansion of education facilities in the town and that land is zoned for this purpose. 4. The Department notes and supports Sections 6.6, 6.7, and Table 12.1 (Land Use Zoning Objectives), of the draft LAP, and references several objectives, which seek to facilitate, support and secure the provision of social, recreational, community and other related infrastructure, including school sites to address emerging demands, and the provision of sustainable travel links between schools and residential areas. 5. In terms of assessing current and future capacity, the Department is mindful of potential unforeseen circumstances, such as the Ukrainian crisis, which can put pressure on school place provision and could necessitate reassessments of school place provision. 6. The Department will engage with the Council where the findings of an assessment require a review of existing or future school site provision within a specific location. The Department also anticipates that additional Special Education Needs (SEN) provision at both Primary and Post Primary level will be required in the future. The Department will consult with the Council should additional SEN accommodation is required within specific locations. 7. Finally, the Department welcomes the continued engagement with the Council regarding the development of both new and existing schools, as appropriate, and emphasises the critical importance of the ongoing work of the Council in ensuring sufficient land is zoned for this purpose. 	
Chief Executive’s Response and Recommendation:	
<p>Response:</p> <ol style="list-style-type: none"> 1. Comments noted. 2. The draft Plan includes an ‘Education’ land use zoning provision for existing school sites in Castlebar. This zoning provision provides a buffer for future expansion by safeguarding existing schools and their associated lands. Furthermore, the provision of educational facilities is also ‘Open to Consideration’ in other land use zoning categories of the plan, as set out in land use zoning matrix (Table 11.2), such as town centre, residential and enterprise & employment lands. 3. to 7. - Comments noted. <p>Recommendation:</p> <p>1 – 7. - No change to draft Plan.</p>	

3.11 Fáilte Ireland

Submission Number:	MYO-C78-47
Submission by:	Fáilte Ireland
Issues Raised/Relevant Chapter(s):	Chapter 5 - Economic Development Chapter 9 – Westport House & Demesne
Summary of Submission:	
<p>1. Chapter 5 – Economic Development</p> <p>The inclusion of a tourism section within this chapter is welcomed. The chapter should reflect the statutory and non-statutory policies, strategies and guidance including but not limited to the following:</p> <ul style="list-style-type: none"> • Wild Atlantic Way Regional Tourism Development Strategy 2023-2027 • Northern and Western Regional Assembly Regional Economic & Spatial Strategy (RSES) • Mayo County Development Plan 2022 - 2028 • Clew Bay Destination Experience Development Plan <p>2. Chapter 9 – Westport House and Demesne</p> <p>The submission discusses their €20.2m investment into Westport House & Demesne and works carried out as a result. The submission defines development as per the Planning and Development Act 2000 (as amended) and seeks the omission of a statement from the Draft Plan - Section 9.5 Parks and Woodland, the statement for removal is below:</p> <ul style="list-style-type: none"> • “No development shall be permitted on Garvillau”. 	
Chief Executive’s Response and Recommendation:	
<p>Response:</p> <p>1. Chapter 5 – Economic Development</p> <p>The draft LAP does reflect the mentioned plans and strategies. The plan follows the hierarchy of the NWRA RSES and Mayo County Development Plan 2022-2028. TRT 3 of the Mayo County Development Plan 2022-2028 explicitly mentions the Wild Atlantic Wat Regional Tourism Development Strategy and the Clew Bay Destination Experience Development Plan</p> <p>2. Chapter 9 – Westport House & Demesne</p> <p>The Garvillau was considered an important asset worth protecting in the previous town development plan. It remains the case and is considered appropriate that this important elevated landscape is preserved is protected. The developments mentioned within their submission such as mown pathways, and minimal interpretation using natural and reclaimed materials.</p> <p>Recommendation:</p> <ol style="list-style-type: none"> 1. No change to draft Plan. 2. Amend Section 9.5 of Chapter 9 as follows: "No development shall be permitted on Garvillau except for sympathetic landscape interventions to allow for public access." 	

Section 4 Submissions relating to zoning. (See Appendix 1 of CE Report for Submission Maps.)

Submission Number:	MYO-C78-3
Submission by:	Finbar O'Neill
Issues Raised/Relevant Chapter(s):	Remove lands from Strategic Residential Reserve
Summary of Submission:	
<p>This submission seeks that their lands should be removed from the Strategic Residential Reserve zoning as it is currently undergoing renovation and the construction of a new dwelling.</p>	
	
<p>Site Location (outlined in yellow)</p>	
Chief Executive's Response and Recommendation:	
<p>Response: It is considered proposed not to change the zoning as requested as the entire site fully serviced favourably located sequentially for the zoning proposed and would not impact on the ability of the author of the submission to undertake the development referenced.</p> <p>Recommendation: No change to draft Plan.</p>	

Submission Number:	MYO-C78-9
Submission by:	The Quay Residents Association
Issues Raised/Relevant Chapter(s):	Rezone lands from New Residential to Recreation & Amenity (No map submitted)
Summary of Submission:	
<p>This submission seeks that the area/open space referred to as being for 13 houses should remain zoned for recreation purposes in its entirety.</p>	

Chief Executive’s Response and Recommendation:

Response:

It is considered that the site is question, which is fully serviced and located sequentially close to the town centre at a location where there is a large area of open space for the recreational enjoyment of existing and future residents, should remain zoned New Residential.

Recommendation:

No change to draft Plan

Submission Number:

[MYO-C78-10](#)

Submission by:

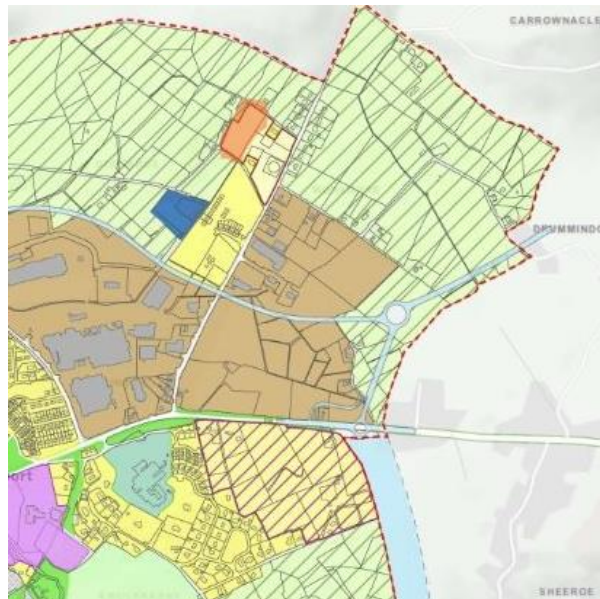
Sean O’Malley

Issues Raised/Relevant Chapter(s):

Rezone lands from New Residential to Agriculture

Summary of Submission:

The subject land parcels are zoned ‘New Residential in the Draft Westport LAP (Local Area Plan) and are situated towards the north-eastern perimeter of the plan area, in the area known as Monamore, off the L1805 Lodge Road. The submission requests that their two working farm fields are rezoned from New Residential to Agriculture.



Site Location (outlined in orange)

Chief Executive’s Response and Recommendation:

Response:

Comments noted. Due to the location of the lands on the northern periphery of the town at a location where it is only accessible by a minor road with no public footpaths or lighting, it is considered that the lands be rezoned to Agriculture.

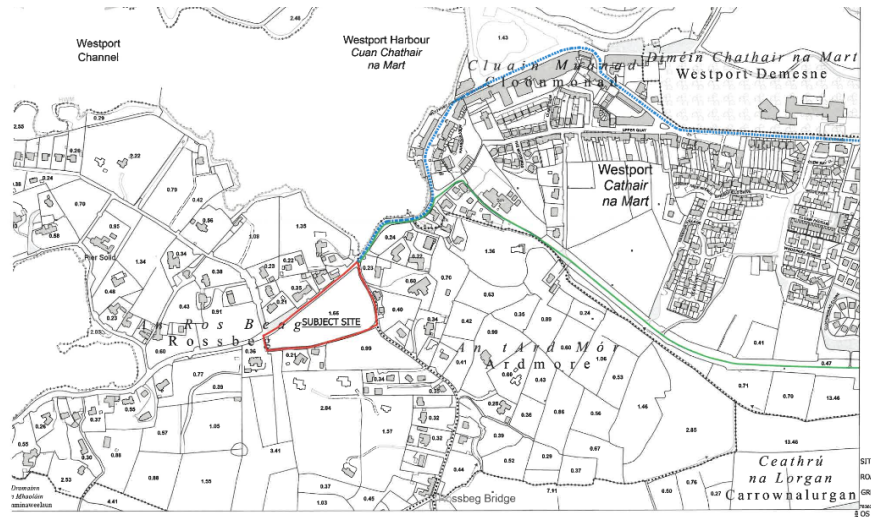
Recommendation:

Rezone lands from ‘New Residential’ to ‘Agriculture.’

Submission Number:	MYO-C78-12
Submission by:	Grady Architects on behalf of Cedar Park Properties
Issues Raised/Relevant Chapter(s):	Extend boundary and zone lands for Residential.

Summary of Submission:

The submission seeks for the LAP boundary to be extended to include lands in Rosbeg and for the lands to be zoned residential. The submission discusses the site history, links to the Quay, services and how it was previously zoned in an earlier town development plan.



Site Location (outlined in red)

Chief Executive's Response and Recommendation:

Response:

The proposed boundary extension and rezoning of the lands at Rosbeg which is located at a peripheral location would not promote compact growth by reason of its non-sequential edge of town location. Furthermore, the proposed rezoning of these lands for residential development would be contrary to the Core Strategy as set out in the Mayo County Development Plan 2022-2028.

Recommendation:

No change to draft Plan.

Submission Number:	MYO-C78-13
Submission by:	Keith O'Connell on behalf of Tom and Liz Browne
Issues Raised/Relevant Chapter(s):	Rezoning lands from Agriculture to New Residential, flooding

Summary of Submission:

The submission seeks the rezoning of lands from Open Space to New Residential. The submission begins by claiming an error by the Office of Public Works on their CFRAM mapping which has parts of their field marked as a flood zone. The submission states that it is not a flood issue but more of a drainage issue caused by an inadequate culvert installed in 2000(circa). The submission then compares culvert sized between the inadequate culvert and a new culvert as part of the new N5

close to the site. The submission states the site is fully serviced and if the culvert were replaced it would not cause flooding.



Site Location (Marked A)

Chief Executive’s Response and Recommendation:

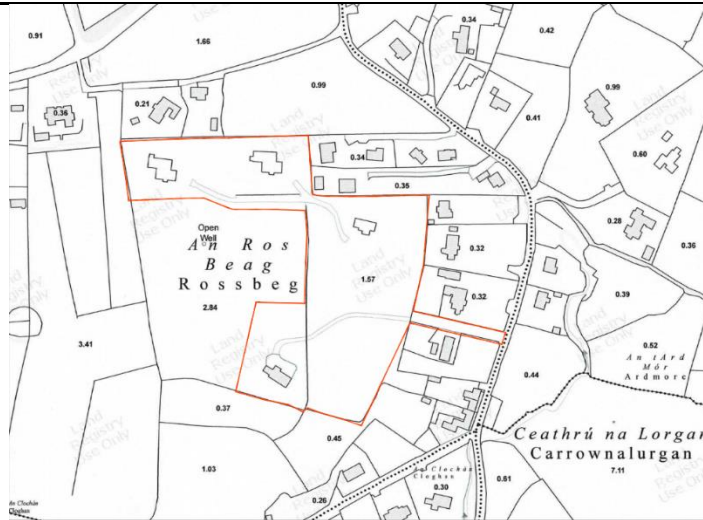
Response:

The zoning of the draft Plan is informed by the Strategic Flood Risk Assessment to ensure the avoidance of flood risk.

Recommendation:

No change to draft Plan.

Submission Number:	MYO-C78-17
Submission by:	Damian Gibbons
Issues Raised/Relevant Chapter(s):	Zone lands for residential at Rosbeg
Summary of Submission:	
<p>The submission seeks for their recently purchased lands to be included within the town boundary and to be zoned for residential purposes. The submission quotes various sections of narrative, policies, and objectives of the draft LAP in their justification as to why their unfinished housing estate complies with National, Regional and Local planning policy. The submission concludes that if the site is not zoned, the undeveloped sites will become sterile, the site over time will create potential anti-social behaviour, possible dumping grounds and unmaintainable areas.</p>	



Site Location (outlined in red)

Chief Executive’s Response and Recommendation:

Response:

The proposed LAP boundary extension and rezoning of the lands at Rosbeg which is located at a peripheral location would not promote compact growth and sustainable travel options in Westport, by reason of its non-sequential edge of town location. Furthermore, the proposed rezoning of these lands for residential development would be contrary to the Core Strategy as set out in the Mayo County Development Plan 2022-2028. Furthermore, the lands are not fully serviced as there is an absence of street lighting and contiguous footpaths leading to the site along the public road and therefore contrary to Appendix 3 – A Methodology for a Tiered Approach to Land Zoning of the National Planning Framework.

Recommendation:

No change to draft Plan.

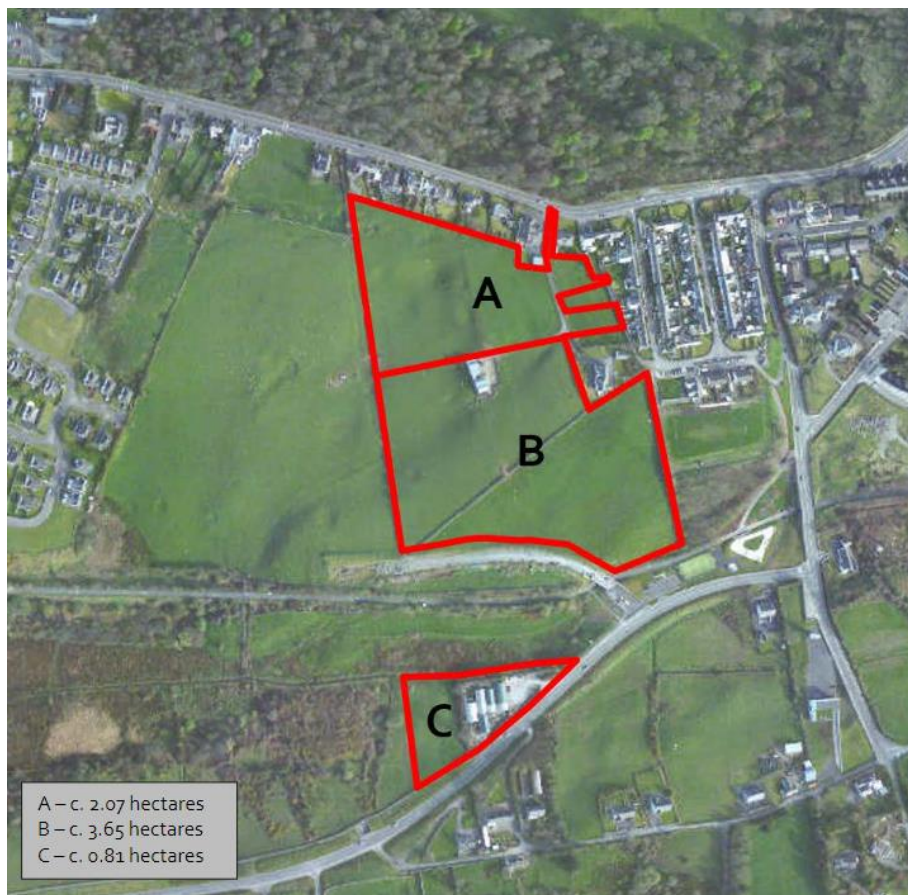
Submission Number:	MYO-C78-21
Submission by:	The Planning Partnership on behalf of Soir Siar Investments Limited and HLN Investments Limited
Issues Raised/Relevant Chapter(s):	Rezoning lands from Agriculture to Mixed Use
Summary of Submission:	
<p>The submission discusses three separate parcels of lands in the Cloonmonad area of Westport, parcels A & B are zoned New Residential and parcel C is zoned Agriculture. The submission focuses on parcel C which currently contains a veterinary practice. The submission requests the parcel C be rezoned from Agriculture to a new zoning, Mixed Use, the proposed new zoning category is listed below:</p> <p>MIXED USE <i>The objective of the Mixed-Use land use is to provide primarily for commercial, residential, tourism, employment, recreational / leisure and low and middle order retail uses (having regard to the sequential approach as appropriate to the form of retail envisaged), with complementary ancillary uses also considered. Permissible uses will be governed by the nature of the development proposed and its location and compatibility in relation to surrounding existing or</i></p>	

permitted uses.

Or as an alternative:

GENERAL DEVELOPMENT

The objective of the General Development land use is to facilitate suitable developments, including a mixture of uses, in accordance with the proper planning and sustainable development of the areas designated. All proposals within these areas shall be assessed on their individual merits having regard to the proper planning and sustainable development of the area, the related land use objective and the overall objectives of the Local Area Plan. Permissible uses will be very much governed by the nature of the development proposed and its location in relation to surrounding uses. Uses in the General Development Zone will be required to be highly sensitive to the nature of existing uses on adjoining sites and the overall character of the area. Retail proposals shall be low and middle order and have regard to the sequential approach as appropriate to the form of offer envisaged.



Site Locations

Chief Executive’s Response and Recommendation:

Response:

It is considered that a mixed-use zoning of the type proposed at Parcel C (West Vets), (which is essentially a town centre type zoning), on a site that is located a considerable distance from the town centre; would impact negatively on the commercial viability of the town centre and mitigate against the rejuvenation of the town centre, which is the central tenet of the Town Centre Regeneration Strategy outlined in chapter 4 of the DLAP. It is considered that a broad range of land uses could be facilitated through the rezoning at this location, many of which would be far more appropriate for a town centre location.

This has the potential to undermine the town centre first approach espoused in the draft LAP under section 2.5 Strategic Goals and would conflict with national policy, in particular NPO 6 – regeneration; RPO 3.7.2 to support the regeneration of underused town centre and brownfield lands; and Town Centre First, A Policy Approach for Irish Towns (2022).

Recommendation:

No change to draft Plan.

Submission Number:	MYO-C78-26
Submission by:	Sandra O'Donnell
Issues Raised/Relevant Chapter(s):	Rezone lands from New Residential to Town Centre Outer and Existing Residential to Town Centre Outer

Summary of Submission:

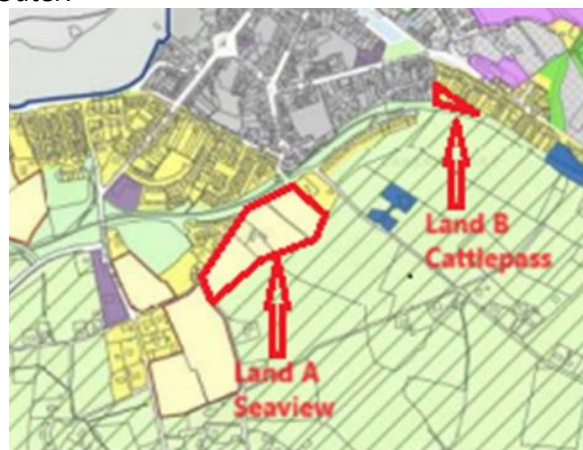
The submission makes comments on two parcels of land in their ownership and seeks to rezone the lands from 'New Residential' and 'Existing Residential' to 'Town Centre Outer.' The submission believes that rezoning the lands to Town Centre Outer will allow a greater flexibility to their site.

1. Land A Seaview

These lands are located along the Carrowbaun Road (L-2804-1) and are zoned New Residential and the submission seeks for the to be rezoned 'Town Centre Outer'

2. Land B Cattlepass

The lands are located to the rear of properties along Altamont Street and adjoin the Greenway on an elevated site. The submission seeks its rezoning from 'Existing Residential' to 'Town Centre Outer.'



Site Locations

Chief Executive's Response and Recommendation:

Response:

1. It is considered that a Town Centre Outer zoning of the type proposed at Land A (Seaview) on a site that is located a distance from the town centre; would impact negatively on the commercial viability of the town centre and mitigate against the rejuvenation of the town centre, which is the central tenet of the Town Centre Regeneration Strategy outlined in chapter 4 of the DLAP. It is considered that a broad range of land uses could be facilitated through the rezoning at this location, many of which would be far more appropriate for a town centre location.
2. It is also considered that the rezoning of lands at Land B (Cattlepass) for Town Centre Outer

should remain as Existing Residential as the intervening Greenway between the site and the Town Centre acts as an appropriate barrier and would impact negatively on the commercial viability of the town centre and mitigate against the rejuvenation of the town centre, which is the central tenet of the Town Centre Regeneration Strategy outlined in chapter 4 of the DLAP

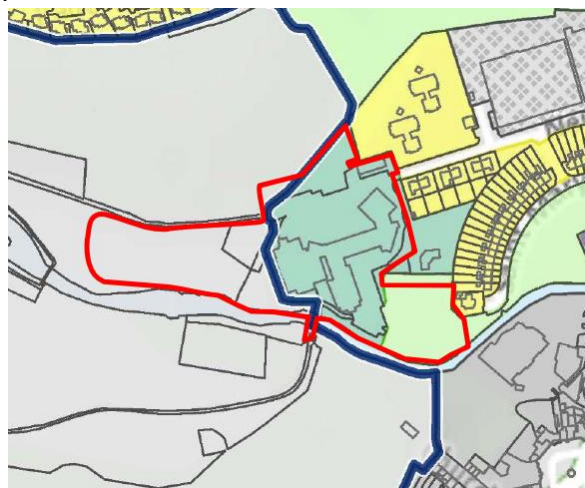
Recommendation:

1-2. - No change to draft Plan.

Submission Number:	MYO-C78-31
Submission by:	The Planning Partnership on behalf of Hotel Westport Unlimited Company
Issues Raised/Relevant Chapter(s):	Rezone lands from Westport Demesne and Recreation and Amenity to Tourism & Leisure

Summary of Submission:

1. The submission seeks to rezone Westport House Demesne lands and Recreation & Amenity lands immediately adjoining and to the south of Hotel Westport to Tourism and Related (see outlined in red below). The submission is also seeking for Hotel Westport and associated lands, which are already zoned Tourism and Related, to be included within the Westport House and Demesne Masterplan boundary. The submission contends that the proposed rezoning and inclusion of Hotel Westport into the Westport Town is not intended to facilitate intensive development/construction, but rather to reflect the 'unit' of the hotel and its recreational/outdoor grounds.
2. The submission also notices a drafting issue in the Plan in that, in Chapter 12 LUZ 11 is referred to as Tourism & Leisure, while this zoning is titled Tourism and Related on MAP 1.
3. The submission also considers some of the restricted land uses for the Tourism & Leisure/Related are excessive as far as the uses they restrict outright or define as only open for consideration.



Site Location

Chief Executive's Response and Recommendation:

Response:

1. The area outlined in the submission extends from the rear of Hotel Westport into the grounds of Westport House and Demesne, into an area that is designated as the Historic Core under the Westport House and Demesne Masterplan in Chapter 9 and Map 2 of the LAP. The vision for this area is to protect the historic core of the demesne whilst allowing restoration, conservation and enhancement of the existing features and structures in the core. It is considered therefore that the zoning and inclusion measures proposed in this submission could mitigate against achieving this vision.
2. Comments noted. Amend Map 1 accordingly
3. Comments noted. The land uses stipulated Land Use Zoning Matrix Table are considered appropriate.

Recommendation:

1. No change to draft Plan.
2. Change title of LUZ 11 on Map 1 from Tourism and ~~Leisure~~ to Tourism and ~~Related~~.
3. No change to draft Plan.

Submission Number:	MYO-C78-39
Submission by:	The Planning Partnership on behalf of Inishoo Management Ltd.
Issues Raised/Relevant Chapter(s):	Rezoning lands from Tourism & Related to Westport Demesne, alter Tourism & Related LUZ and Matrix, Co-ordinate LAP with landowners Conservation Masterplan for Westport Estate.

Summary of Submission:**Introduction**

This submission relates to the Westport House Estate terms of its medium and long-term prospects and highlights areas in the draft Plan where it considers modifications are required. The submission is detailed and contains a lot of background and contextual information and concludes with a proposal to replace in its entirety Chapter 9 and Map 2 of the Plan and replace with a revised Chapter 9 and Map 2 supplied as part of the submission. It is proposed to broadly address the submission under the headings provided.

1. Ambitions For the Estate

This section of the submission commences by highlighting the commissioning of a Conservation Masterplan by the current owners who purchased the estate in 2017 and goes on to outline the recent planning history of the estate, including the restoration of Westport House (Phase 1). The submission then references the recent partnership between the Estate and Failte Ireland, including a grant of €20 million through the 'Platforms for Growth' grants for heritage and cultural attractions and the project has subsequently been incorporated into the *Clew Bay destination and Experience Development Plan*, the implementation of which is a policy under TRP 3 of the CDP. This section concludes by detailing the result of recent stakeholder engagement regarding future development proposals for the estate.

2. The Estate

This section summarises what it sees as the key issues at play in the Estate and the perceived need to balance areas of sensitivity through the privately commissioned Conservation Masterplan as opposed to through the policies, objectives and strategic aims of the draft Plan. The submission proposes a new Strategic Aim for the Estate, one which will require the Estate to be self-sustaining and will require compatible and proportionate development in accordance with the proposed revised Chapter 9, the *Clew Bay Destination and Experience and Development Plan*, whilst having regard to the Estate Conservation Masterplan. This section of the submission concludes by proposing the inclusion of 16 Westport Estate Objectives (WEO's) to replace the Westport House and Demesne objectives in the draft Plan.

3. **Development Strategy for the Estate**

This section the submission commences by contending that Chapter 9 of the draft Plan is essentially a continuation of the long-standing strategy for the Estate first developed in the former Westport Town and Environs Plan from 2010. The submission feels that the owing to significant investment in the Estate in recent years the short-term outlook has improved, most especially since the recent partnership with Failte Ireland, but that this position is dependent on the ability of the Estate to be economically self-sufficient. The submission then advances to 3 possible development strategies; Business as Usual, Intensive Development and Consolidate and 'satisfice'. The submission settles on Option 3, Consolidate and 'Satisfice' which, according to the submission, aligns with the proposed replacement Chapter 9 and is intended as a qualitative strategy focused on specific and actionable aims and objectives which align with existing higher order planning policies and Estate Specific research and analysis.

4. **Planning Policy and Guidance**

This section of the submission lists and surmises what it sees as the National, Regional and Local statutory and non-statutory, policies, strategies and guidance which should be reflected in the draft LAP. The documents referenced range from the RSES, through to the CDP, the Clew Bay Destination Experience Plan, and the privately commissioned Westport Estate Conservation Masterplan (2020).

5. **The Role and Opportunity for Westport Town**

Under this heading the submission addresses under sub-headings, what it sees as the greater role the Westport Estate could play in achieving the Vision Statement in the dLAP to: *"support and grow the role of Westport as a key economic driver in the county and as a national tourism hub, capitalising on its significant tourism related assets, including its designation as a Heritage Town and its status as a settlement with strategic development potential of a regional scale, "...*

The author contends that the adoption of the changes proposed in this submission would enhance the role of Westport as; a Gateway to Wild Mayo, in the realisation of Wild Atlantic Way ambitions, as a Sustainable destination. It is also felt that the Estate could have a greater role in achieving the Mobility and Transport objectives set out in the Plan and, as a member of the Purple Flag network, assist in promoting the nighttime economy. A role is also envisaged for the elevated topography of Garvillau as a dramatic location for star gazing as part of the Dark Sky Initiative.

6. **The Unit**

This section outlines recent changes in the ownership of the Demesne/Estate. This includes a map showing the ownership of the Estate, i.e. the area of land currently in the ownership of the people who commissioned this submission, and which includes Hotel Westport (although as part of a shared ownership grouping) and amounts to circa 90 hectares in area.

7. Chapter 9 Content and Specific Objectives

(i) Chapter 9 Objectives

The submission seeks to remove the specific objectives WHDO 1-WHDO 3 as it is felt that they do not advance the possible implementation of the proposed revised Strategic Aim.

(ii) Garvillan

The submission contends that the statement in Chapter 9 under the heading Parkland/Woodland is problematic as “development” is not defined, and such a restriction could seriously impact the potential of the Estate to develop the Estate as a flagship tourist destination.

(iii) NEP 7

The submission requests the omission of policy NEP 7, to: Protect sensitive landscapes, including elevated lands, from development (as indicated on Map 3). As elevated lands are not indicated on Map 3 and the policy implies that all development is negative.

(iv) NEO 2

The submission seeks the removal of NEO 2, to: *“Promote and protect native riparian vegetation along all watercourses and ensure that a minimum 10m vegetated riparian buffer from the top of the riverbank is maintained/reinstated along all watercourses within any development site”*, as it is considered excessive and is more appropriately covered in the CDP under NEP 1.

(v) MTO 9

The submission seeks the removal of the objective that forms a part of MTO 9 which seeks to support the implementation of proposed Local Transport Plan Measures, including an objective to:.. *Develop a Greenway through Westport House from Church Street to Cloonmonad;* ”

8. Movement Networks

The submission feels that the objectives in the Plan relating to links between the Estate and Town Centre should be carefully formulated to avoid unforeseen consequences and the revised Chapter 9 enclosed with this submission attempts to rebalance the issue for the benefit of the Estate. The submission also wishes to remove all the Vehicular and Movement proposals illustrated under Map 3, which it is contended, are similar to those indicated in the previous Town and environs Plan and do not take account of the ‘momentous change’ in the intervening period.

9. Land Use Zoning Matrix

Title in LUZ table calls it Westport House and Demesne, while Maps 1 and 2 refer to Westport House and Demesne Masterplan, and omit Land use matrix and refer to proposed replacement Chapter 9 instead

10. Mapping Queries

The submission includes a table requesting various amendments to Maps 1-4

11. The need to Revise Chapter 9 of the Draft LAP to Enable & Regulate

The submission concludes by reiterating the perceived need to replace Chapter 9 and Map 2 of the draft Plan with the alternatives submitted, which broadly align with the request outlined in items 1-10 above. Once again, the submission contends that the draft Plan does not provide a clear and formal strategy to guide what it believes to be the appropriate management of the Estate.

Chief Executive's Response and Recommendation:

Response:

1. Comments noted.
2. Comments noted. It is considered that Chapter 9 of the draft Plan and the policies and objectives contained within, when read with accompanying Map 2, provides a clear yet flexible structure to attain the development and conservation objectives for the Estate as espoused in the Strategic Aim of the chapter. Chapter 9 continues and preserves the approach adopted under Section 6.2 and Map 1b of the previous Westport Town and Environs Plan 2010-16 as this format and content proved itself more than adequate as a tool to guide and assess developments within the estate in a plan led manner during the intervening period, as the recent planning history of the Estate would testify. While acknowledging that certain minor elements of the draft Plan may require changing on foot of matters raised further on in this submission, it is considered appropriate, due to the somewhat unconventional format and content of the submission to state at this juncture, that, for the reasons outlined above, it is not proposed to replace Chapter 9 and Map 2 as drafted with the alternatives provided in this submission.
3. Comments noted. See response to 2 above.
4. Comments noted. The Clew Bay Destination and Experience Development Plan 2012 is referenced in TRP 3, and the Wild Atlantic Way Regional Tourism Development Strategy 2023-2027 is referenced in TRP 3 and TRP 9 of the CDP. It is envisaged that, while not having been subject to a Strategic Environmental Assessment or Appropriate Assessment Screening, the Westport Estate Conservation Masterplan (2020) and the Historic Landscape Assessment (Couch, 2018) map will prove as valuable reference documents in the assessment of development proposals within the Estate, as they arise.
5. Comments noted. It is considered that role of the Estate and Westport Town in the initiatives referenced is adequately addressed in the draft Plan and the CDP.
6. **The Unit**
Comments noted. It is not considered that the current ownership situation should in any way impact on the application of the objectives of the draft Plan.
7. **Chapter 9 Content and Specific Objectives**
 - (i) Comments noted. Amend Objective WHDO 2.
 - (ii) Amend Section 9.5 of Chapter 9
 - (iii) Comments noted
 - (iv) Comments noted
 - (v) The proposed routed is marked as private on Figure 2.2 of the LTP and as such could not progress without the cooperation of the landowners.
8. **Movement Networks**
Comments noted. The movement restrictions are the those applied under the previous Westport Town and Environs Plan. It is considered that Chapter 9 of the draft Plan and the policies and objectives contained within, when read with accompanying Map 2, provides a clear yet flexible structure to attain the development and conservation objectives for the Estate as espoused in the Strategic Aim of the chapter. Chapter 9 continues and preserves the approach adopted under Section 6.2 and Map 1b of the previous Westport Town and Environs Plan 2010-16 as this format and content proved itself more than adequate as a tool to guide and assess developments within the estate in a plan led manner during the intervening period, as the recent planning history of the Estate would testify.
9. **Land use Zoning Objectives Matrix**

Comments noted. The land use zonings and matrix for LUZ 11 are considered appropriate. The area defined as Westport House Masterplan on the Map 1 (Grey area) defines the area that is the subject of Chapter 9, while the remainder of the Demesne, as defined by the blue boundary, is zoned Agriculture.

10. Mapping

Comments noted.

11. The need to Revise Chapter 9 of the Draft LAP to Enable and Regulate.

It is considered that Chapter 9 of the draft Plan and the policies and objectives contained within, when read with accompanying Map 2, provides a clear yet flexible structure to attain the development and conservation objectives for the Estate as espoused in the Strategic Aim of the chapter. Chapter 9 continues and preserves the approach adopted under Section 6.2 and Map 1b of the previous Westport Town and Environs Plan 2010-16 as this format and content proved itself more than adequate as a tool to guide and assess developments within the estate in a plan led manner during the intervening period, as the recent planning history of the Estate would testify.

Recommendation:

1-6 – No change to draft Plan.

7. - (i) Amend objective WHDO 2 as follows: To ~~retain the setting of the Parkland/Woodland in the demesne and to~~ protect and enhance the parkland and-woodland areas around the demesne, **whilst also considering innovative landscape proposals/interventions that do not detract from the overall parkland setting.**

(ii) Amend Section 9.5 of Chapter 9 as follows:

No development shall be permitted on Garvillan **except for sympathetic landscape interventions to allow for public access.**

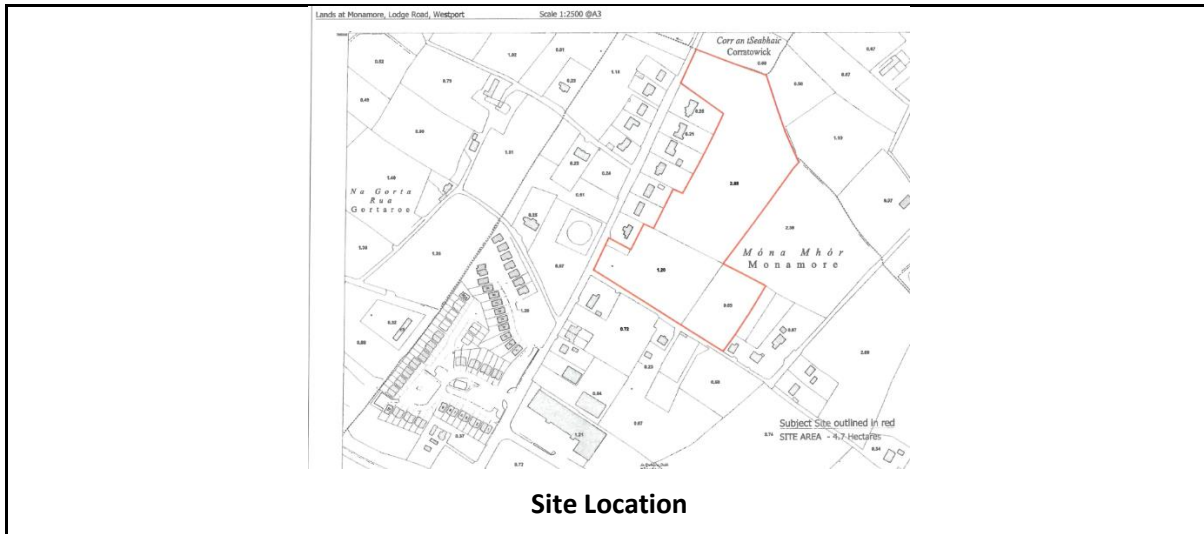
(iii) No change to draft Plan.

(iv) No change to draft Plan.

(v) No change to draft Plan.

8-11 - No change to draft Plan.

Submission Number:	MYO-C78-40
Submission by:	Grady Architects on behalf of Robert Rose, Colin Daly and Martin Moran developers
Issues Raised/Relevant Chapter(s):	Rezone lands from Agriculture to New Residential
Summary of Submission:	
The submission seeks to rezone lands zoned Agriculture to New Residential. The submission outlines that due to the distance from town (1.7km), adjacent New Residential zoning across the road and they state as the site is fully serviced, they request that the site be zoned for housing.	



Chief Executive’s Response and Recommendation:

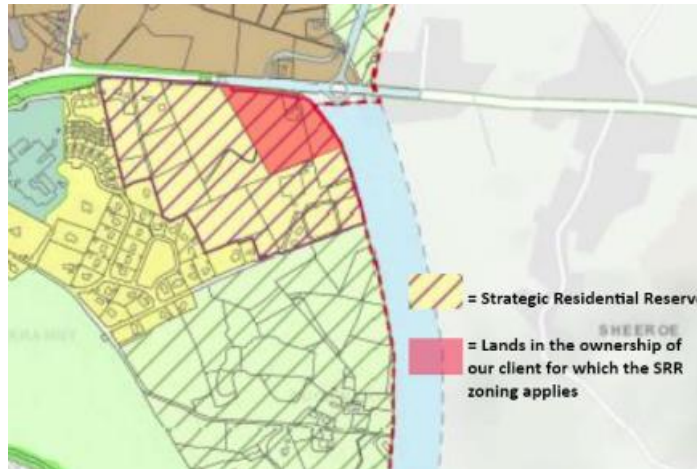
Response:

The proposed rezoning of the lands at Monamore which is located at a peripheral location, would not promote compact growth and sustainable travel options in Westport, by reason of its non-sequential edge of town location. Furthermore, the proposed rezoning of these lands for residential development would be contrary to the Core Strategy as set out in the Mayo County Development Plan 2022-2028.

Recommendation:

No change to draft Plan.

Submission Number:	MYO-C78-41
Submission by:	Tom Phillips Associates on behalf of Michael & John McCormack, Mary Claire Durcan and Katrina Foley
Issues Raised/Relevant Chapter(s):	Rezoning lands from Strategic Residential Reserve to New Residential
Summary of Submission:	
<p>The submission seeks for lands to be rezoned from Strategic Residential Reserve to New Residential at Knockranny. The submission outlines that the site is fully serviced and should be available for housing delivery in a housing crisis. The submission also states that the latest Census 2022 figures should have been used for the draft LAP and the quantum of residentially zoned land is underestimated. The submission also states that the zoning of the lands as Strategic Residential Reserve infringes on their client constitutionally protected property rights which they state “As such, we contend that the proposed LUZ 6 (SRR (Strategic Residential Reserve)) zoning is objectively arbitrary, unfair, and based upon irrational considerations making it unconstitutional as per the requirements of the Courts’ Proportionality Test.”</p>	



Site Location

Chief Executive’s Response and Recommendation:

Response

The proposed rezoning of the lands at Knockranny which is located at a peripheral location, would not promote compact growth in Westport, because of its non-sequential edge of town location. Furthermore, the proposed rezoning of these lands for ‘New Residential’ development would be contrary to the Core Strategy as set out in the Mayo County Development Plan 2022-2028. The issue regarding the unconstitutionality of the Strategic Residential Reserve Land Use Zoning is not considered immediately relevant for the drafting of the LAP.

Recommendation

No change to draft Plan.

Submission Number:

[MYO-C78-44](#)

Submission by:

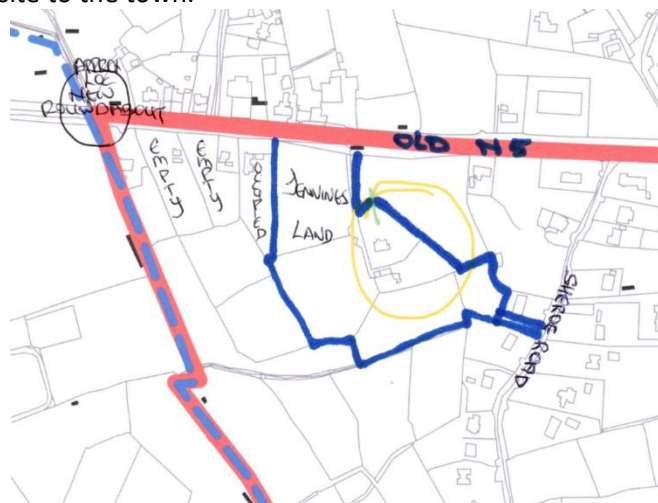
Michael Jennings

Issues Raised/Relevant Chapter(s):

Zone lands for Industrial, commercial, residential or a mix

Summary of Submission:

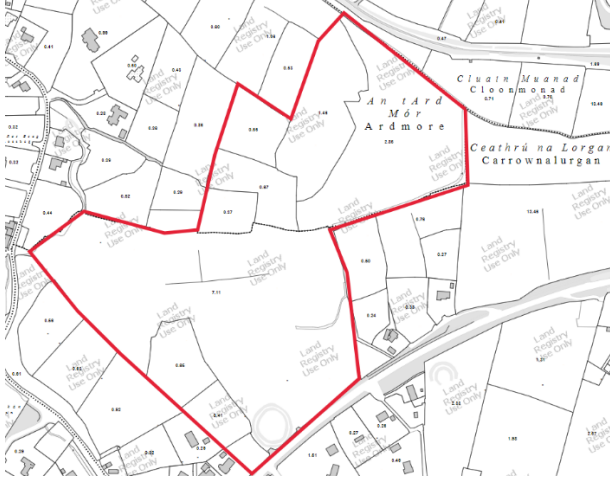
This submission seeks for unzoned lands outside the draft LAP boundary to be zoned for industrial, commercial, residential or a mix. The submission outlines the site's services in place and the proximity of the site to the town.



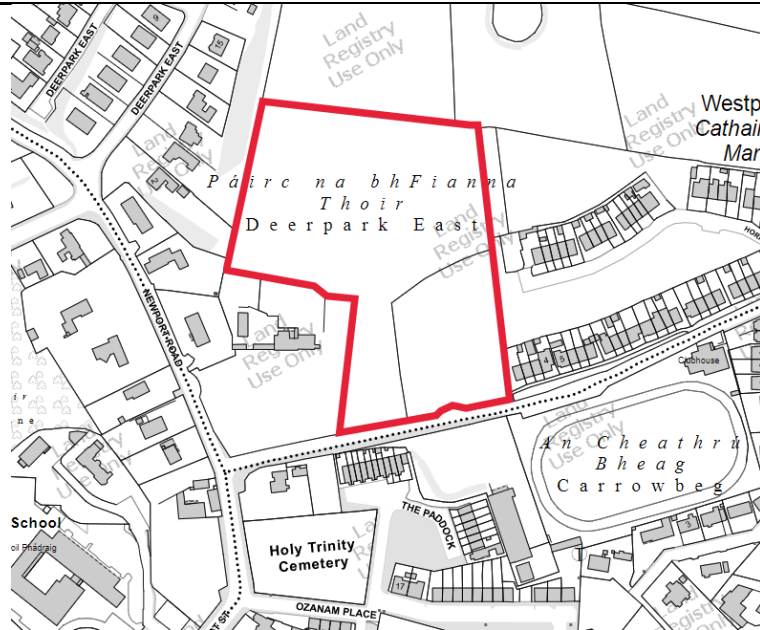
Site Location (site outlined in Blue)
Chief Executive’s Response and Recommendation:
<p>Response: The proposed rezoning of the lands at Sheroe which is located at a peripheral location, would not promote compact growth and sustainable travel options in Westport, by reason of its non-sequential edge of town location. Furthermore, the proposed rezoning of these lands for residential development would be contrary to the Core Strategy as set out in the Mayo County Development Plan 2022-2028.</p> <p>Recommendation: No change to draft Plan.</p>

Submission Number:	MYO-C78-49
Submission by:	Patrick J Durcan & Co Solicitors on behalf of Amazon Investments Limited
Issues Raised/Relevant Chapter(s):	Zoning at Roman Island
Summary of Submission:	
<p>This submission makes comments on the “Map 5.3 Preliminary Outline of Proposed Roman Island Masterplan” and that as landowners at Roman Island, there are no public rights of way running over their property and the perimeter loop walk as outlined in Map 5.3 is not capable of being created at this time.</p> <p>The submission also highlights concerns with the proposed zoning, they state that their property has had an industrial use for over 35 years and the site must remain zoned in a way that would support the landowner use and legitimate development of the site.</p>	
Chief Executive’s Response and Recommendation:	
<p>Response: Map 5.3 of the LAP is indicative only and any proposals to advance the masterplan which is an objective of the LAP would be open to public consultation. In relation to the concerns raised in the submission regarding their properties use, Land Use Zoning 16 – Established Use/Non-Conforming Uses of the draft Plan is supportive of reasonable extensions / improvements to premises that accommodate established/non-conforming uses where it is considered by the Planning Authority that the proposed development would not be injurious to the amenities of the area and be consistent with the proper planning and sustainable development of the area.</p> <p>Recommendation: No change to draft Plan.</p>	

Submission Number:	MYO-C78-50
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Submission by:	Hughes Planning & Development Consultants on behalf of Sean O'Grady
Issues Raised/Relevant Chapter(s):	Rezone lands from Agriculture to Strategic Residential Reserve
Summary of Submission:	
<p>This submission seeks for lands located at Ardmore/Carrownalurgan to be rezoned from Agriculture to New Residential. The submission concludes by reason of the location and services at the site, the site should be rezoned Strategic Residential Reserve.</p>	
 <p>Site Location</p>	
Chief Executive's Response and Recommendation:	
<p>Response: The proposed rezoning of the lands at Ardmore/Carrownalurgan which is located at a peripheral location would not promote compact growth and sustainable travel options in Westport, by reason of its non-sequential edge of town location. Furthermore, the lands are not fully serviced and therefore are contrary to Appendix 3 - A Methodology for a Tiered Approach to Land Zoning of the National Planning Framework. The proposed rezoning of these lands is considered premature.</p> <p>Recommendation: No change to draft Plan.</p>	

Submission Number:	MYO-C78-51
Submission by:	Hughes Planning & Development Consultants on behalf of Seamus Walsh and Mary Mac Bride Walsh
Issues Raised/Relevant Chapter(s):	Rezone lands from Agriculture, Recreation & Amenity to New Residential
Summary of Submission:	
<p>This submission seeks for lands located at Horkan's Hill /Deerpark East to be rezoned from Agriculture/Recreation and Amenity to New Residential. The submission concludes by reason of the location and services at the site, the site should be rezoned New Residential.</p>	



Site Location

Chief Executive’s Response and Recommendation:

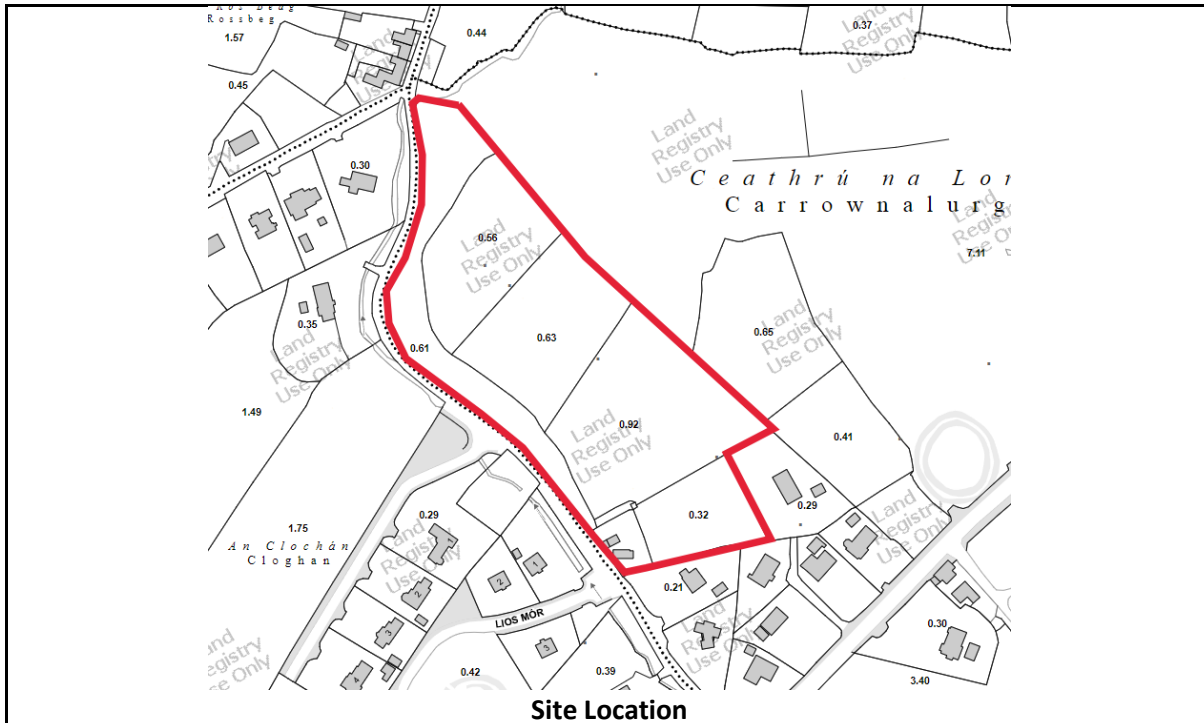
Response:

It is considered that the existing topography of the site which rises steeply and abruptly up from the public road would mitigate against the development of the site for residential development necessitating the need for extensive embankments and retaining walls which might impact negatively on visual/residential amenity and the stability of adjoining lands.

Recommendation:

No change to draft Plan.

Submission Number:	MYO-C78-52
Submission by:	Hughes Planning & Development Consultants on behalf of Seamus Walsh and Mary Mac Bride Walsh
Issues Raised/Relevant Chapter(s):	Rezone lands from Agriculture to Strategic Residential Reserve
Summary of Submission:	
This submission seeks for lands located at Ardmore, abutting the draft LAP boundary to be rezoned from Agriculture to Strategic Residential Reserve. The submission concludes that by rezoning the lands, it will provide for much-needed residential lands in Westport.	



Chief Executive’s Response and Recommendation:

Response:

The proposed rezoning of the lands at Ardmore which is located at a peripheral location would not promote compact growth and sustainable travel options in Westport, because of its non-sequential edge of town location. Furthermore, the lands are not fully serviced in terms of public footpaths/lighting and therefore are contrary to Appendix 3 - A Methodology for a Tiered Approach to Land Zoning of the National Planning Framework. The proposed rezoning of these lands is considered premature.

Recommendation:

No change to draft Plan.

Section 5 Remaining Submissions

Submission Number:	MYO-C78-1
Submission by:	Benjamin Thébaudeau
Issues Raised/Relevant Chapter(s):	Mayo Dark Skies
Summary of Submission:	

The submission states that there are no references in the draft LAP for the ongoing establishment of a Dark Sky reserve over Mayo. It also notes that there is a County wide policy to support the Mayo Dark Sky Park in Wild Nephin National Park, but this policy should be repeated in the LAP.

Chief Executive's Response and Recommendation:

Response:

[Development Management Standards](#) for dark sky friendly lighting are included in the MCDP 2022-2028 and cover all areas of the county including Westport. It is not considered necessary therefore to include or repeat standards and policies in the Draft Westport Local Area Plan.

Recommendation:

No change to draft Plan.

Submission Number:	MYO-C78-4
Submission by:	Westport ETNS
Issues Raised/Relevant Chapter(s):	Address change
Summary of Submission:	
The submission seeks an amendment to Section 6.7 to update the stated postal address of the Westport Educate Together from Sharkey Hill Community Centre to c/o Westport Woods, The Quay, Westport, F28 E6N4	
Chief Executive's Response and Recommendation:	
Response: Comments noted.	
Recommendation: No change to draft Plan.	

Submission Number:	MYO-C78-6
Submission by:	Maura Murphy on behalf of Mayo's Older Peoples Council
Issues Raised/Relevant Chapter(s):	Age Friendly
Summary of Submission:	
The submission seeks for the needs of older people to be considered in the plan. A range of suggestions have been included in the submission; these are outlined below:	
<ul style="list-style-type: none"> • Coloured bricks to highlight drops in footpath. • Zebra crossings at all road crossings. • Clear side panels in Bus stops for passengers to see oncoming buses. • Change in signage on new N5 roadway. • Clear print on all signage. • Extra time at all traffic lights. • Avoid Pea Gravel near pedestrian crossings and ban Sandwich Boards • Pedestrian Access only on Bridge Street for Summer months. 	

- Public Transport to Quay area
- More Parking
- Widen footpaths/cycle lanes making roads single carriageway in town.

Chief Executive's Response and Recommendation:

Response:

Comments noted. The draft LAP has a dedicated section on the Mayo Age-Friendly Programme (Section 6.5) and age-friendly policy and objectives which support age-friendly town, universal accessibility and delivery of facilities and services for older people in appropriate locations in Westport. Many of the suggestions in relation to footpath improvement etc. are contained within the Draft Westport Local Transport Plan. Changes to signage on the N5 does not fall within the remit of a LAP but is the responsibility of Transport Infrastructure Ireland.

Recommendation:

No change to draft Plan.

Submission Number:	MYO-C78-7 MYO-C78-35
Submission by:	Georgia McMillan on behalf of Mayo Dark Skies
Issues Raised/Relevant Chapter(s):	Ecologically friendly lighting practices
Summary of Submission:	
The submissions are duplicates from the same author and have been accessed together.	
The submissions request the inclusion of policies/measures for the use of Dark Sky Friendly lighting for all developments and future projects for Westport, including the future Energy Master Plan, Quay Masterplans. The submission also seeks that the measures published in the County Development Plan are included in the LAP. The submission comments on the inclusion of Nature Based Solution and Greening of Westport and seeks additional measures on promotion of awareness of light pollution. The submission also requests alignment with UN SDG's.	
Chief Executive's Response and Recommendation:	
Response:	
Development Management Standards for dark sky friendly lighting are included in the MCDP 2022-2028 and cover all areas of the county including Westport. It is not considered necessary therefore to include or repeat standards and policies in the Draft Westport Local Area Plan.	
Recommendation:	
No change to draft Plan.	

Submission Number:	MYO-C78-14
Submission by:	Brid Conroy
Issues Raised/Relevant Chapter(s):	Local Transport Plan
Summary of Submission:	

The submission makes a range of points many of which are transport related. These are summarised in points below:

1. Support the implementation of cycling infrastructure connecting the outskirts of town with the town centre. By doing so, it will improve accessibility to the town centre.
2. Request the trailing of pedestrianising of Bridge Street,
3. Consider other areas for pedestrianising.
4. Specific requests for The Quay.
 - a. A bus stop at The Quay.
 - b. Connecting The Quay with the town by cycle lanes.
 - c. The car park at The Quay should be taken over by the Council and developed further as a park and ride/stride car park.
 - d. Support the Lido development at The Point.
 - e. Support Nature Reserve around Lido.
5. Connecting The Quay to Westport House by a walking/cycling link.
6. Support introduction of Local Links connecting outskirts of town with town centre.

Chief Executive’s Response and Recommendation:

Response:

1. Comments noted. Chapter 7 of the draft Plan is fully supportive of all sustainable travel options and appropriate infrastructure. The Westport Local Transport Plan goes into more detail with specific areas and locations identified for infrastructural improvements.
2. Comments noted.
3. Comments noted.
4. The Quay
 - a. Comments noted.
 - b. Comments noted.
 - c. Comments noted. MTO 10 of the draft Plan seeks to explore the feasibility of Park & Stride at appropriate locations in accordance with recommendations contained within the Westport LTP.
 - d. Comments noted. Map 5.3 outlines an indicative plan for The Point including a Lido. A full masterplan will be completed during the lifetime of the LAP and it will go under a public consultation process.
 - e. See response to Point D above.
5. Comments noted.
6. Comments noted.

Recommendation:

- 1-3.** - No change to draft Plan.
4a – 4e. - No change to draft Plan.
5-6. - No change to draft Plan.

Submission Number:	MYO-C78-15
Submission by:	RW Nolan on behalf of Sean Malone
Issues Raised/Relevant Chapter(s):	Record of Protected Structures
Summary of Submission:	

The submission relates to the status of a building on the High Street, 'Sean Malone.' The submission seeks clarification if protected structures which were on the register in the Town and Environs Development Plan continue to be protected. If the building continues to be protected the protection should be limited to the façade and not the whole structure.

Chief Executive's Response and Recommendation:

Response:

Comments noted. BEO 13 of the MCDP 22-28 seeks to protect the protected structures in Castlebar, Westport and Ballina and to incorporate these protected structures in these towns into the Record of Protected Structures. The protected structures within the former Town Council areas were added to the County [Record of Protected Structures](#). It is noted for a period of the consultation period for the Draft Westport Local Area Plan, the County Record of Protected Structures was available to view on the council website, minus the protected structures of Castlebar, Westport & Ballina, this has been rectified and the full RPS is available online.

A review of the RPS was not done under the Mayo County Development Plan 2022-2028; a review of the Record of Protected Structures will be done separately in accordance with Section 55 of the Planning and Development Act. It is envisaged that this review will commence in 2024, the commencement of the review of the RPS will be published in the local media and on the Council website.

Recommendation:

No change to draft Plan.

Submission Number:	MYO-C78-16
Submission by:	Fiona Bradwell
Issues Raised/Relevant Chapter(s):	Lighting
Summary of Submission:	
The submission comments on all lighting in Westport stating that it is extremely bright and unnecessary in many instances and Westport should soften its lighting to be similar to what has been done in Newport. Westport is to host the ALAN 9 th international conference in 2025 and the lighting should be addressed before this event.	
Chief Executive's Response and Recommendation:	
Response:	
Development Management Standards for dark sky friendly lighting are included in the MCDP 2022-2028 and cover all areas of the county including Westport. It is not considered necessary therefore to include or repeat standards and policies in the Draft Westport Local Area Plan.	
Recommendation:	
No change to draft Plan.	

Submission Number:	MYO-C78-18
Submission by:	Patrick Duffy

Issues Raised/Relevant Chapter(s):	Pedestrian crossing, road safety
Summary of Submission:	
<p>The submission comments on the speed limits and road safety around the Sli na Misean estate on the R335. The submission seeks for a safe pedestrian crossing to be installed from the Sli na Misean estate to the Greenway.</p> <p>The submission also comments on the unsafe crossing point at the Greenway/Skate Park across the N59 to Tubberhill. The submission concludes by welcoming the proposal to install a footpath from Pound Lane to the Daybreak filling station.</p>	
Chief Executive's Response and Recommendation:	
<p>Response: Comments noted. A crossing from Sli na Misean to the Greenway and from the Greenway/Skate Park to Toberhill is listed within the draft LAP under MTO 9 which supports project measures set out within the Westport Local Transport Plan.</p> <p>Recommendation: No change to draft Plan.</p>	

Submission Number:	MYO-C78-19
Submission by:	Vincent Minvielle
Issues Raised/Relevant Chapter(s):	Pedestrian crossing, road safety
Summary of Submission:	
<p>The submission comments on the speed limits and road safety around the Sli na Misean estate on the R335. The submission seeks for a safe pedestrian crossing to be installed from the Sli na Misean estate to the Greenway.</p>	
Chief Executive's Response and Recommendation:	
<p>Response: Comments noted. A crossing from Sli na Misean to the Greenway is listed within the draft LAP under MTO 9 which supports project measures set out within the Westport Local Transport Plan. The LAP does not propose reducing urban speed limits and it is not the appropriate mechanism to do so.</p> <p>Recommendation: No change to draft Plan.</p>	

Submission Number:	MYO-C78-20
Submission by:	Ged Dowling
Issues Raised/Relevant Chapter(s):	Lighting
Summary of Submission:	

The submission does not believe there is support in the Draft LAP to tackle light pollution and has suggested a range of measures which would improve the lighting in Westport. The submission also mentions that Westport is to host the ALAN 9th international conference in 2025 and the lighting should be addressed before this event and includes Dark Sky lighting measure which should be within LAP towns.

Chief Executive’s Response and Recommendation:

Response:

[Development Management Standards](#) for dark sky friendly lighting are included in the MCDP 2022-2028 and cover all areas of the county including Westport. It is not considered necessary therefore to include or repeat standards and policies in the Draft Westport Local Area Plan.

Recommendation:

No change to draft Plan.

Submission Number:	MYO-C78-22
Submission by:	Katie Frandsen
Issues Raised/Relevant Chapter(s):	Pedestrian crossing, road safety
Summary of Submission:	
The submission comments on the speed limits and road safety around the Sli na Misean estate on the R335. The submission seeks for a safe pedestrian crossing to be installed from the Sli na Misean estate to the Greenway.	
Chief Executive’s Response and Recommendation:	
Response:	
Comments noted. A crossing from Sli na Misean to the Greenway is listed within the draft LAP under MTO 9 which supports project measures set out within the Westport Local Transport Plan. The LAP does not propose reducing urban speed limits and it is not the appropriate mechanism to do so.	
Recommendation:	
No change to draft Plan.	

Submission Number:	MYO-C78-23
Submission by:	James Burke
Issues Raised/Relevant Chapter(s):	Local Transport Plan, Climate Change, Residential Development
Summary of Submission:	
This submission makes points on multiple topics which are outlined below:	
<ol style="list-style-type: none"> 1. Local Transport Plan <ol style="list-style-type: none"> a. Provide bus shelters at existing and proposed bus stops. b. Provide digital display boards showing timetables. c. Provide additional bus stops near employment areas. 	

<p>2. Climate Change</p> <ul style="list-style-type: none"> a. Existing industrial estates should be identified as suitable locations for renewable energy schemes and recycling facilities. b. Land on the Lodge Road should be considered for an anaerobic digester. <p>3. Residential Development</p> <ul style="list-style-type: none"> a. Residential development over and above ground floor car parks should be considered.
Chief Executive's Response and Recommendation:
<p>Response: Comments noted.</p> <ul style="list-style-type: none"> 1. Measures proposed are contained within the short-term measures with the Draft Westport Local Transport Plan. 2. Chapter 3 of the Draft LAP and Chapter 11 of the MCDP 22-28 are fully supportive of renewable energy schemes and projects like what is suggested. Renewable energy projects on individual parcels of land will be considered on a case-by-case basis in line with proper planning and sustainable development. 3. Residential development on appropriately zoned lands is welcomed. <p>Recommendation: 1-3 - No change to draft Plan.</p>

Submission Number:	MYO-C78-24
Submission by:	Cara Shields
Issues Raised/Relevant Chapter(s):	Light pollution
Summary of Submission:	
The submission seeks more support in the Draft LAP to tackle light pollution and has suggested a range of measures which would improve the lighting in Westport. The submission also mentions that Westport is to host the ALAN 9 th international conference in 2025.	
Chief Executive's Response and Recommendation:	
<p>Response: Development Management Standards for dark sky friendly lighting are included in the MCDP 2022-2028 and cover all areas of the county including Westport. It is not considered necessary therefore to include or repeat standards and policies in the Draft Westport Local Area Plan.</p> <p>Recommendation: No change to draft Plan.</p>	

Submission Number:	MYO-C78-25
Submission by:	Bronagh O'Connor
Issues Raised/Relevant Chapter(s):	Pedestrian crossing, road safety
Summary of Submission:	

The submission comments on the speed limits and road safety around the Sli na Misean estate on the R335. The submission seeks for a safe pedestrian crossing to be installed from the Sli na Misean estate to the Greenway.

Chief Executive’s Response and Recommendation:

Response:

Comments noted. A crossing from Sli na Misean to the Greenway is listed within the draft LAP under MTO 9 which supports project measures set out within the Westport Local Transport Plan. The LAP does not propose reducing urban speed limits and it is not the appropriate mechanism to do so.

Recommendation:

No change to draft Plan.

Submission Number:	MYO-C78-27
Submission by:	Westport Civic Trust
Issues Raised/Relevant Chapter(s):	Built Heritage, Opportunity Sites

Summary of Submission:

The submission begins by outlining their role and welcomes the publication of the Draft LAP. The submission focuses on the opportunity sites proposed within the Draft LAP and concerns that 3 of the Opportunity sites namely The Bank Garden and Courtyard, The Market House (also known as the Wyatt Theatre) and The Old Court House.

1. The Bank Garden and Courtyard

The submission allies shock at the weakness of Mayo County Council proposals to bring back this site into use. The submission calls on the council to amend the LAP to expedite the opening of the site as a ‘boutique town garden.’

2. The Market House (Wyatt Theatre)

The submission allies shock at the weakness of Mayo County Council proposals to bring back this site into use. The submission calls on the council to amend the LAP to expedite the opening of the site as partially reinvented as a ‘public market space, housing appropriate commercial/enterprise units. Failing action by the site’s private owner, the Council should initiate a Compulsory Purchase Order.

3. The Old Court House

The submission calls on the Council as the current owner of The Old Court House to expediate the conversion and reuse it as a local heritage centre or museum and encourages the council to secure public funding for same.

Chief Executive’s Response and Recommendation:

Response:

Comments noted.

In relation to points 1-3, the Local Area Plan is a Land Use plan and other powers such as Compulsory Purchase Orders mentioned in the submission fall within the remit of other legislation/guidelines. As stated in Section 4.6 of the draft Plan, “*The Planning Authority may, if deemed appropriate, consider the use of its compulsory purchase powers and along with other powers to facilitate development*”

and secure the strategic objectives of the Plan.”

The referred sites are Opportunity Sites within the Draft LAP and as a result would have incentives such as a 30% reduction in Development Contributions. The development and regeneration of Opportunity Sites is encouraged and will be facilitated in line with TCO 1 of the draft LAP.

Recommendation:

1 – 3 - No change to draft Plan.

Submission Number:	MYO-C78-28
Submission by:	Heaney's Pharmacy
Issues Raised/Relevant Chapter(s):	Local Transport Plan
Summary of Submission:	
This submission has concerns that the widening of cycle lanes and footpaths will impact negatively upon their business on Bridge Street. The use of the car is central to their business and the reduction in on street would be a threat to their business.	
Chief Executive's Response and Recommendation:	
Response: Comments noted. It is not proposed as part of the Draft LAP to remove on-street parking on Bridge Street. It is an objective to encourage and facilitate further development of the footpath network. However, the Draft LTP may include measures with specific streets mentioned.	
Recommendation: No change to draft Plan.	

Submission Number:	MYO-C78-30
Submission by:	Graham Byrne
Issues Raised/Relevant Chapter(s):	Car Parking
Summary of Submission:	
The submission seeks more car parking within Westport and suggests a multi-storey car park as it will stop people circling the town looking for parking and causing unnecessary emissions.	
Chief Executive's Response and Recommendation:	
Response: Comments noted. MTO 11 of the draft Plan supports the provision of car parking. Park-2 measures within the Draft Westport Local Transport Plan seeks to convert off street ground level parking to multi-storey, to enable greater capacity for relieving on-street car parking.	
Recommendation: No change to draft Plan.	

Submission Number:	MYO-C78-33
Submission by:	Peter Nolan
Issues Raised/Relevant Chapter(s):	Greenway Extension, Local Transport Plan, Mayo Dark Skies
Summary of Submission:	
<p>This submission makes multiple points across a range of topic, these are summarised below:</p> <ol style="list-style-type: none"> 1. Cycle & Pedestrian – The submission supports the planned new pedestrian and cycle infrastructure and there should be no delay in pedestrianisation and the creation of car free streets in the centre of Westport. 2. Greenway – The submission seeks for the extension and completion of the Louisburgh & Roonagh greenway to complete the Clew Bay loop and it should be prioritised over the current Option 2 to Murrisk segment. 3. Dark Skies – The submission seeks Dark Skies best practice to be applied in Westport. 4. Buses – The submission seeks smaller and more regular buses connecting with train services for the town and other local communities. 5. Speed – The submission concludes by supporting the reduction in speed limits in urban areas. 	
Chief Executive’s Response and Recommendation:	
<p>Response:</p> <ol style="list-style-type: none"> 1. Comments noted. New cycle and pedestrian infrastructure are supported in Chapter 7 of the draft LAP and the Local Transport Plan. 2. Comments noted. EDO 8 of the draft LAP supports links to Greenway Infrastructure outside the LAP area. The section of the Greenway mentioned is outside the LAP area, supported with the Mayo County Development Plan 2022-2028. 3. Development Management Standards for dark sky friendly lighting are included in the MCDP 2022-2028 and cover all areas of the county including Westport. It is not considered necessary therefore to include or repeat standards and policies in the Draft Westport Local Area Plan. 4. Comments noted. A key component of the draft LAP is to improve accessibility and movement in Westport and move away from the reliance on the private car. Public Transportation improvements is intrinsic within the draft LAP and the Westport Local Transport Plan. 5. Comments noted. The LAP does not propose reducing urban speed limits and it is not the appropriate mechanism to do so. <p>Recommendation: 1-4. - No change to draft Plan.</p>	

Submission Number:	MYO-C78-34
Submission by:	Mairead Kelly
Issues Raised/Relevant Chapter(s):	Local Transport Plan
Summary of Submission:	
The submission makes a range of points which are wholly transport related.	
Chief Executive’s Response and Recommendation:	

Response:

Comments noted. Many of the points raised are contained within the Draft Westport Local Transport Plan and are also supported under MTO 9 of the draft LAP.

Recommendation:

No change to draft Plan.

Submission Number:	MYO-C78-36
Submission by:	Paul Reynolds
Issues Raised/Relevant Chapter(s):	Local Transport Plan
Summary of Submission:	
The submission makes a range of points which are wholly transport related.	
Chief Executive's Response and Recommendation:	
Response:	
Comments noted. Many of the points raised are contained within the Draft Westport Local Transport Plan and are also supported under MTO 9 of the draft LAP.	
Recommendation:	
No change to draft Plan.	

Submission Number:	MYO-C78-38
Submission by:	Patrick Duffy
Issues Raised/Relevant Chapter(s):	Local Transport Plan, Footpaths
Summary of Submission:	
The submission seeks for the improvements to footpaths between Tober Hill and the Octagon where there are currently pinch points and at the junction between Tober Hill and the N59.	
Chief Executive's Response and Recommendation:	
Response:	
Comments noted. The points raised are contained within the Draft Westport Local Transport Plan and are also supported under MTO 9 of the draft LAP.	
Recommendation:	
No change to draft Plan.	

Submission Number:	MYO-C78-42
Submission by:	Westport Business Community T/A Westport Chamber
Issues Raised/Relevant Chapter(s):	Multiple Topics

Summary of Submission:

The submission makes a variety of points on multiple issues which are summarised below:

1. Population & Housing

- 1.1. More Affordable Housing.
- 1.2. Review of Social Housing needs.
- 1.3. Over shop living needs to be promoted in town by grants/tax breaks
- 1.4. Extend Council loans on incomes over €50K
- 1.5. Zone area for Hospitality workers/Co-living spaces
- 1.6. Extend LAP Boundaries on Leenane Road, Ballinrobe Road, Sandy Hill and from Quay to Belclare Junction as the houses in these locations lack footpaths and street lighting.

2. Compact Growth

The submission welcomes procurement funds for the Old Convent Site and seeks for Councillors to lobby to change laws on Compulsory Purchase/Fines for disused and derelict sites in Westport.

3. Economic & Employment

- 3.1. More office space or land zoned for manufacturing/enterprise growth needed in Westport
- 3.2. An inventory of Office space needs to be made for remote workers/tech businesses.
- 3.3. Seek to investigate/plan for extension to Leeson Enterprise Centre as it is at full capacity.
- 3.4. Construct IDA building on Newport Road.
- 3.5. Review all development plans that exist to ensure all positive ideas have been realised.
- 3.6. Ensure broadband and water/power can meet needs.
- 3.7. Corporate/Commercial should be mixed zoned areas of Westport and the Quay.
- 3.8. Industrial zone and Corporate (office zoning) should be treated as two distinct categories as both categories are vastly different.

4. Tourism

- 4.1. Provide a bus park (min. 15 buses) for tourists and coach drop-off/pick up to facilitate people with mobility issues.
- 4.2. Develop Marine related tourism and Westport House and Demesne.
- 4.3. Implement a bathing facility, provide lifeguard station, tidal pool/changing rooms, and coffee/snack station at The Point
- 4.4. Provide Wild Atlantic Way post at The Quay and inner Clew Bay Area
- 4.5. Increase the number of Blue Flags/Green Coast water quality in the Development Plan.
- 4.6. Protect Bertra Beach and Dunes from erosion and risk of flooding
- 4.7. Provision of a serviced Campervan Park in wider Westport Area and across the Clew Bay Area.

5. Movement & Transport

- 5.1. Provide official taxi ranks within Town Centre
- 5.2. Provide more carpark spaces
- 5.3. Additional E-Charging Points and Spaces.
- 5.4. Bus shelters on both sides of Mill Street
- 5.5. Provide multi storey car park on Upper Mill Street and a Park and Ride facility on

the periphery of town.

5.6. More public toilets.

5.7. Complete greenway from Lecanvey to Roonagh Pier.

5.8. Create bylaws to stop driving lanes being used as loading bays.

5.9. Increase bicycle parking in town car parks.

5.10. Clearly identify and regulate pedestrian crossings.

6. Infrastructure Services

6.1. Upgrade broadband to 5G.

6.2. Underground ducting for cables for seasonal lighting of trees.

6.3. Repairing / Replacement of footpaths.

6.4. Access for all.

6.5. Extend footpaths and lighting to Leenane Road, Ballinrobe Road, Sandy Hill and from Quay to Belclare Junction.

6.6. Improve road and footpath surfaces.

7. Social & Community Facilities

7.1. Provide suitable local traders market space.

7.2. Support Planet Youth initiatives and projects.

7.3. Grants/funding should be given to businesses who embrace overall accessibility and inclusive hospitality.

8. Open Space & Amenity – Green Infrastructure

8.1. An accessibility plan is required to ensure Westport is Accessible for all.

8.2. Add more green spaces in anticipation of population rise.

9. Biodiversity & Nature Conservation

9.1. Implementation of Decarbonisation of Westport 2030 plan and review all EIS.

9.2. Implement Biodiversity Plan that was commissioned in 2018.

9.3. Identification of Wetlands/Wastelands for funding of native trees/hedgerows.

10. Town Centre / Retail

10.1. Work with Retail Excellence Ireland to support indigenous businesses.

10.2. Support local initiatives.

10.3. Promote affordable rental units.

10.4. Needs to be a mix of retail/leisure and commercial offices in the Town Centre.

10.5. Co-ordinated approach to maintain the Mall.

11. Urban Design & Placemaking

11.1. Investment in planned outdoor infrastructure.

11.2. Consider Carrowbeg Riverwalk style amenity.

11.3. Provide a marina and extra facilities in the Quay Area.

12. Built Heritage

12.1. Provide building audit for buildings that do not fit into plan.

12.2. Encourage ATU and MCFU to research and raise funding to help the area.

12.3. Protect Westport House and Demesne.

12.4. Install exhibition space or Museum in the Westport Courthouse.

13. Climate Action & Flooding

13.1. Consideration of solar panels particularly on public buildings.

13.2. MCC should further invest in decarbonisation goals.

- 13.3. Consider sites for wind and wave energy without comprising Westport's Tourism landscape.
- 13.4. Encourage renewable sustainable energy within the county.

Chief Executive's Response and Recommendation:

Response:

Population & Housing

1.1 - 1.6 - Comments noted.

Compact Growth / Regeneration

2 – Comments noted.

Economic & Enterprise.

3.1 - 3.7 - Comments noted.

3.8 - There is sufficient land zoned for Enterprise and Employment which caters for both Commercial Offices and Industrial development. Applications for development would be appropriately assessed at the Development Management Stage.

Tourism.

4.1 - 4.7 - Comments noted. A Quay Masterplan is proposed which will seek to progress another of proposals, many of which have been sought in the submission. A separate public consultation on the Masterplan will take place in future and the points raised would be more applicable to the consultation. Bertra Beach and Dunes are outside the plan area.

Movement & Transport.

5.1 - 5.10 - Many of the proposals sought are already supported within the Draft LAP, the Mayo County Development Plan 2022-2028 or contained within Westport Local Transport Plan. The areas between Lecanvey and Roonagh Pier are outside the plan area.

Infrastructure Services.

6.1 - 6.7 - Comments noted.

Social & Community Facilities.

7.1 - 7.3 - Comments noted.

Open Space & Amenity – Green Infrastructure.

8.1 - 8.2 - Comments noted.

Biodiversity & Nature Conservation.

9.1 - 9.3 - Comments noted.

Town Centre & Retail.

10.1 - 10.3 - Comments noted.

10.4 - The Town Centre Land Use Zoning supports the proposed development types and is open to many uses. Land Use Zoning Matrix Table 11.2 illustrates the multitude of uses allowed in the Town Centre

10.5 - Comments noted.

Urban Design & Placemaking

11.1 - 11.2 - Comments noted.

11.3 - A Roman Island Masterplan is proposed under EDO 9 which will seek to progress another of proposals, many of which have been sought in the submission. A separate public consultation on the Masterplan will take place in future and the points raised would be more applicable to the consultation.

Built Heritage

12.1 - 12.4 - Comments noted.

Climate Action & Flooding

13.1 - 13.4 - Comments noted.

Recommendation:

1.1 - 1.6 - No change to draft Plan.
 2 - No change to draft Plan.
 3.1 - 3.7 - No change to draft Plan.
 4.1 - 4.7 - No change to draft Plan.
 5.1 - 5.10 - No change to draft Plan.
 6.1 - 6.7 - No change to draft Plan.
 7.1 - 7.3 - No change to draft Plan.
 8.1 - 8.2 - No change to draft Plan.
 9.1 - 9.3 - No change to draft Plan.
 10.1 - 10.5 - No change to draft Plan.
 11.1 - 11.3 - No change to draft Plan.
 12.1 - 12.4 - No change to draft Plan.
 13.1 - 13.4 - No change to draft Plan.

Submission Number:	MYO-C78-43
Submission by:	Hugh O'Donnell
Issues Raised/Relevant Chapter(s):	Local Transport Plan.
Summary of Submission:	
The submission believes that the surveys for the Local Transport Plan are inadequate and badly timed and there is a fundamental flaw in the plan and its proposals.	
Chief Executive's Response and Recommendation:	
Response: Comments noted. Recommendation: No change to draft Plan.	

Submission Number:	MYO-C78-48
Submission by:	Enviroplan Consulting Limited on behalf of Carrabaun Developments Ltd.
Issues Raised/Relevant Chapter(s):	Views & Prospects Amendments
Summary of Submission:	
The submission discusses the protected views as contained with Map 3 Built Heritage and Protected Areas of the draft LAP. It focuses on protected views on the Lankhill Road looking towards Croagh Patrick through a site where planning application has been granted on the site P23/17. The submission makes alterations to the triangles on the map which highlight views and prospects views map by deleting some of the views and adding a new view. They wish to protect their view of Croagh Patrick from the Lankhill Road.	
Chief Executive's Response and Recommendation:	

Response:

The protected views and prospects as indicated on Map 3 are not exclusively designed to protect views at ground level, in many cases to ensure long distance and elevated views are preserved. NEO 5 of the Draft LAP requires significant developments to provide a Visual Impact Assessment, to ensure developments can be designed/alterd at planning application stage to impacts on the views and prospects in question.

Recommendation:

No change to draft Plan.

Submission Number:	MYO-C78-53
Submission by:	Darren Roche
Issues Raised/Relevant Chapter(s):	Local Transport Plan
Summary of Submission:	
The submission discusses wholly transport related topics which are all titled Local Transport Plan. The submission focuses on the Cois Abhainn/Ashwood area of Westport. The submission discusses the shared Carrowbeg river path as proposed in the Draft Westport Local Transport Plan and prefers the construction of a bridge for the residents of the aforementioned areas to Knockranny Woodlands.	
Chief Executive's Response and Recommendation:	
Response: Comments noted.	
Recommendation: No change to draft Plan.	

Submission Number:	MYO-C78-54
Submission by:	Michelle Hughes
Issues Raised/Relevant Chapter(s):	Flooding, Recreation, Economic Development, Nature, Transport
Summary of Submission:	
The submission makes several comments on multiple topic which are summarised below:	
<ol style="list-style-type: none"> 1. Hydrological impacts <ol style="list-style-type: none"> a. Any future development in the tourism and leisure zoning at Hotel Westport will impact upon the floodplain and have potential implications for the Crescent. b. Climate change and proposed plans by the EPA to remove artificial flood barriers may have flood impacts upon The Crescent and The Mall in the future. c. The Southern Relief Road is welcomed, but the submission hopes the hydrogeological changes are planned for. 2. Recreational Proposals The submission wishes that when the Council develop the Bank Garden consideration should be given to the site remaining in a semi-wild state ad it will have advantages such 	

as continuing to reduce the heat island effect and retaining as much vegetation at the site will facilitate the retention of the existing riverbanks.

3. Economic Development

- a. The absence of adequate housing due to the high volume of tourist accommodation (Airbnb's, etc.) means there are large numbers commuting to the town for work. The plan fails to counteract this.
- b. The lack of suitable accommodation is allowing for second homes and for retirees to move to Westport and it is becoming a Retirement Town. The pedestrianisation of Bridge Street would be beneficial to both tourism and the Retirement Town.

4. Nature & Wildlife

The ecological corridors are welcomed, however, restoring natural river features would help migratory fish spawning upstream and restore upstream floodplains and prevent flooding downstream in Westport Town.

5. Transportation

There is a lack of co-ordination between bus and rail connectivity. The submission seeks a bus station at the train station. Smaller buses to rural areas make more sense than larger expensive buses.

Chief Executive's Response and Recommendation:

Response:

1a – 1b - Comments noted. The draft LAP has been fully assessed through a Strategic Flood Risk Assessment, any issues in relation to flooding will be covered at development management stage for any planning application at the site in question in 1a.

1c – Comments noted. The route is indicative and will be fully assessed environmentally when finalising a route which is outside the remit of this LAP.

2. - Comments noted. The Bank Garden is not in the ownership of MCC, it has been designated as an Opportunity Site which provides incentives to develop the site, a boutique garden has been suggested by MCC.

3a – Comments noted. Housing numbers for Westport are contained within the Core Strategy of the Mayo County Development Plan 2022-2028. These figures have been transposed into the draft LAP and are considered appropriate.

3b – Comments noted. There are no proposals to pedestrianise Bridge Street within the draft LAP.

4. – Comments noted.

5. - Comments noted. A key component of the draft LAP is to improve accessibility and movement in Westport and move away from the reliance on the private car. This is supported throughout the LAP and is intrinsic with the Westport Local Transport Plan.

Recommendation:

1a – 1c - No change to draft Plan.

2. - No change to draft Plan.

3a – 3b - No change to draft Plan.

4-5 - No change to draft Plan.

Submission Number:	MYO-C78-56
Submission by:	Lianne Catering T/A Danolla's
Issues Raised/Relevant Chapter(s):	Parking
Summary of Submission:	
The submission welcomes some of the proposed ideas but wishes to propose a dedicated coach, bus car park and suggest it could be located at the old derelict Convent on Altamount Street. The proposed offices/library could be accommodated elsewhere, it is also suggested that the Old Court House could facilitate the civic offices.	
Chief Executive's Response and Recommendation:	
Response: Comments noted. The old convent site has been successful and will be redeveloped as a public library, council offices etc. through the Rural Regeneration Development Fund (RRDF).	
Recommendation: No change to draft Plan.	

Submission Number:	MYO-C78-58
Submission by:	Swift Conservation Mayo/Ireland
Issues Raised/Relevant Chapter(s):	Light Pollution, Swift Boxes
Summary of Submission:	
The submission discusses multiple topics and has requested the following points: <ol style="list-style-type: none">1. Install bird boxes in all new public buildings.2. Lighting scheme to reduce light pollution in keeping with Mayo Dark Skies.3. Ban the use of insecticides.	
Chief Executive's Response and Recommendation:	
Response: Comments noted. <ol style="list-style-type: none">1. The installation of nest boxes is supported within the Mayo County Development Plan 2022-2028 as stated below: NEO 10 of the MCDP 2022-2028 states "To install nest boxes in all new and existing Municipal buildings, as appropriate, and in consultation with Birdwatch Ireland, Swift Conservation Ireland." There is no need to duplicate this objective in the draft LAP.2. Development Management Standards for dark sky friendly lighting are included in the	

MCDP 2022-2028 and cover all areas of the county including Westport. It is not considered necessary therefore to include or repeat standards and policies in the Draft Westport Local Area Plan.

3. The Local Area Plan is a land use plan, it is not considered the relevant mechanism to ban insecticides.

Recommendation:

1-3. - No change to draft Plan.

Submission Number:	MYO-C78-59
Submission by:	Noel McNamara
Issues Raised/Relevant Chapter(s):	Existing Housing Estates, Westport House, Shopfronts
Summary of Submission:	
<p>The submission discusses a range of topics outlined below:</p> <ol style="list-style-type: none"> 1. Existing Mature Housing Estates The submission seeks open spaces within existing and long-established housing estates should be zoned Green/Open Spaces and be protected and not available for development or housing. 2. Westport House Estate The submission wishes for access to Westport House Estate to be strengthened and requires the plan to ensure pedestrian and vehicular access to the estate is maintained and should be protected as a long-established right of way. Development of the estate for commercial viability is open ended and will be difficult to enforce. Upgrading the vehicular access is likely to have a detrimental impact on the estate, its grounds and its amenity value. 3. Section 8.7 – Shopfronts The submission believes there has been a slippage on the standards of shopfronts and their lighting in Westport and that application of specific guidelines and implementation of planning enforcement is required. 	
Chief Executive’s Response and Recommendation:	
<p>Response:</p> <ol style="list-style-type: none"> 1. Comments noted. Any proposals to develop open space within existing mature private residential estates would be assessed under the development management procedures and would involve an analysis of the planning history of the estate and how any proposals might impinge on this amenity. 2. Westport House Estate – Westport House and Demesne is privately owned and public access to the grounds is at the behest of the owners. The envisage future development of the estate, including pedestrian/vehicular movements within is outlined in Chapter 9 and Map 2 of the draft Plan. 3. Section 8.7 – Shopfronts – Comments noted. BEP 5 of the Draft LAP states “Have regard to Mayo Shopfronts Design Guide for shopfronts and signs and to encourage the use of traditional shopfront designs and materials and signs.” Furthermore, Section 8.7 of the 	

draft Plan also states in relation to shopfronts that:

..”continuous effective monitoring and enforcement to preserve, enhance and reinstate is imperative and will continue over the period of this LAP.”

Recommendation:

1 – 3. – No change to draft Plan.

Appendix 1 – Land Use Zoning Map
&
Location of Zoning Requests

Westport LAP 2023 Map 1 Land Use Zoning



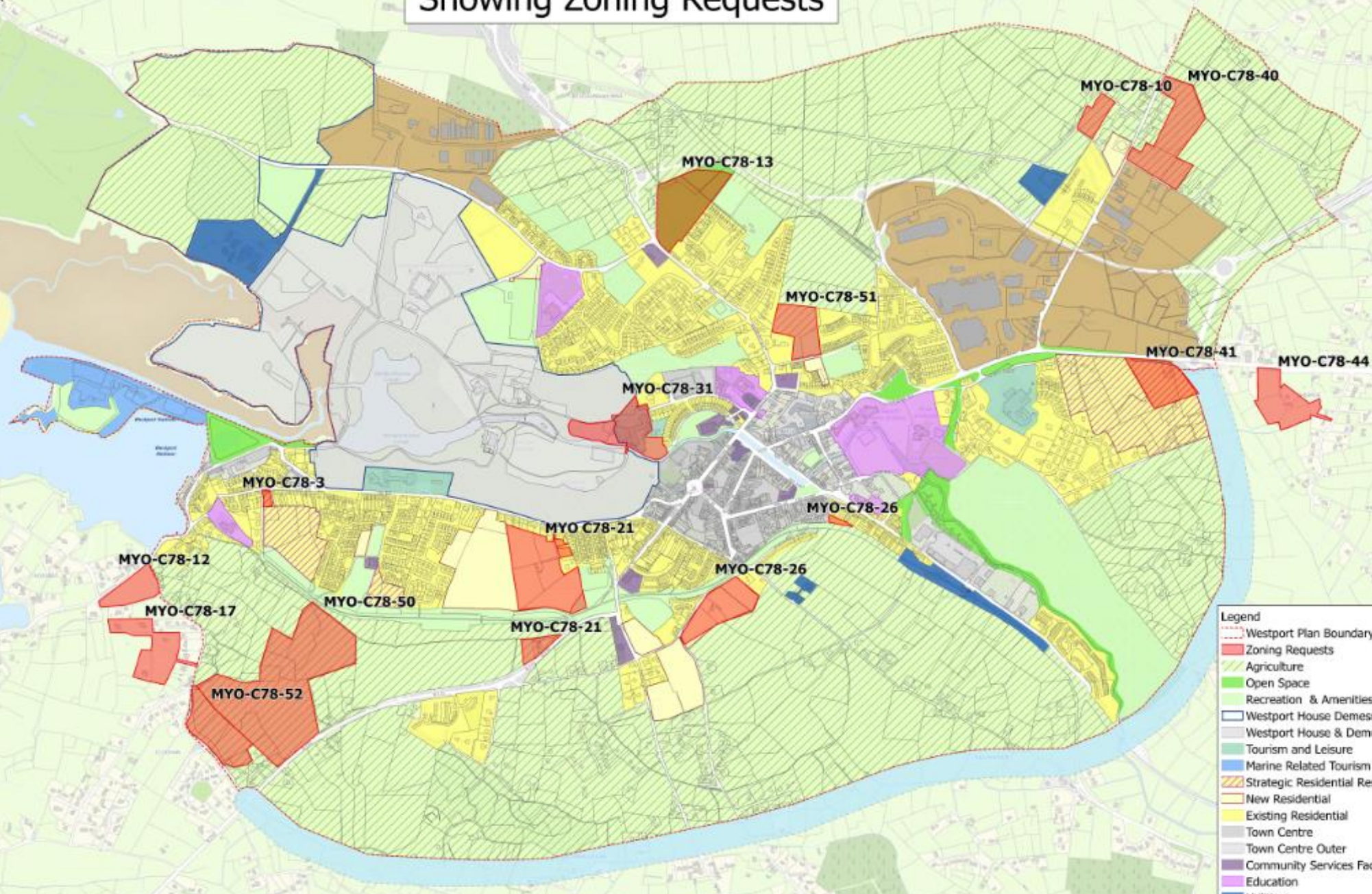
Changes to Zoning
Map accepted on
foot of written
submissions.

- Legend**
- Westport Plan Boundary
 - Agriculture
 - Open Space
 - Recreation & Amenities
 - Westport House Demesne
 - Westport House & Demesne Masterplan
 - Tourism and Leisure
 - Marine Related Tourism
 - Strategic Residential Reserve
 - New Residential
 - Existing Residential
 - Town Centre
 - Town Centre Outer
 - Community Services Facilities
 - Education
 - Utilities
 - Enterprise and Employment
 - ROAD CORRIDOR adopted 2012





Westport LAP 2023 Map 1 Showing Zoning Requests



- Legend**
- Westport Plan Boundary
 - Zoning Requests
 - Agriculture
 - Open Space
 - Recreation & Amenities
 - Westport House Demesne
 - Westport House & Demesne Masterplan
 - Tourism and Leisure
 - Marine Related Tourism
 - Strategic Residential Reserve
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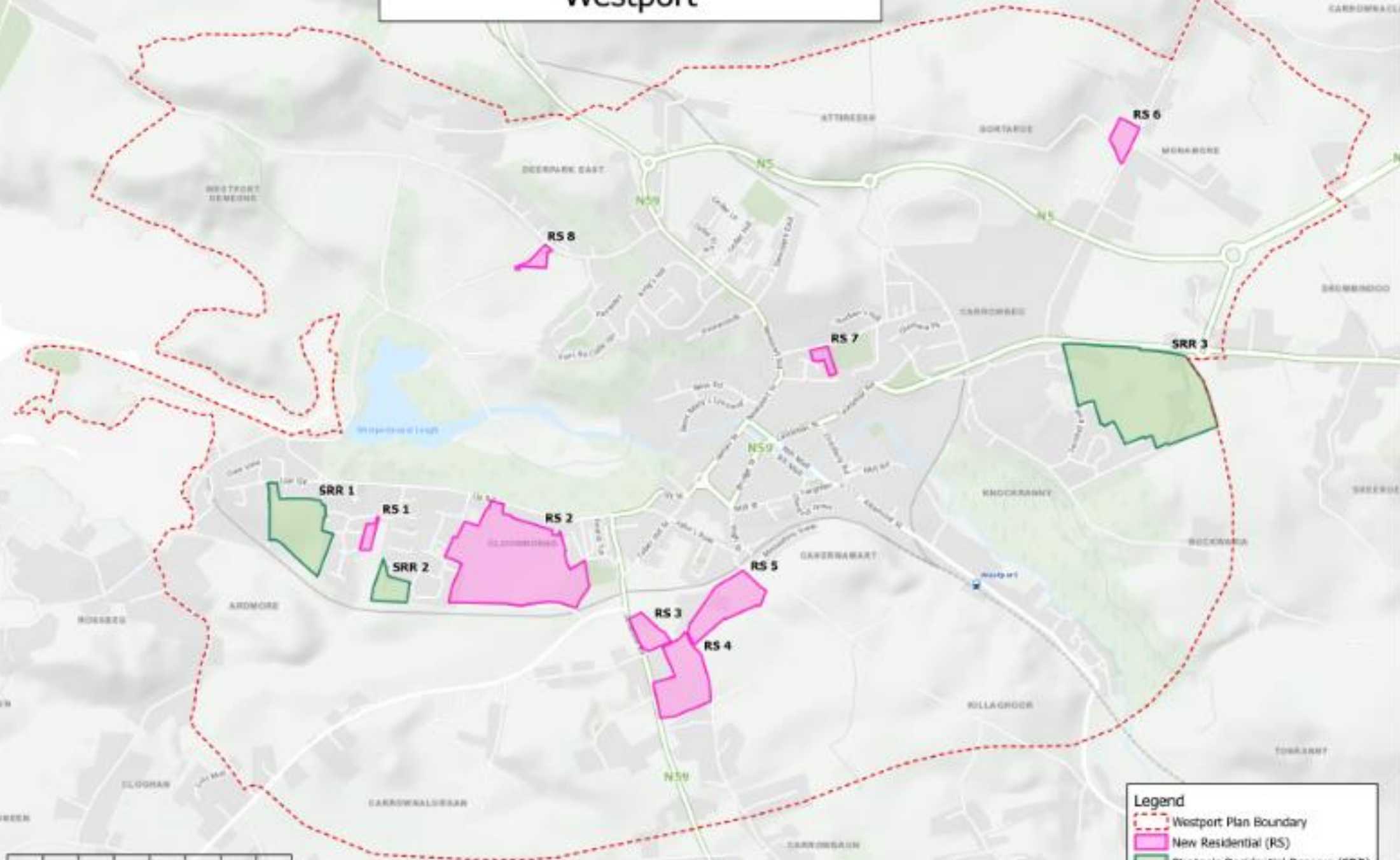
Appendix 2 – Settlement Capacity Assessment & Maps

Settlement Capacity Assessment – Residential Lands

New Residential (NR)					Services				
Site No.	Location	Area - Hectare	Zoning	Tier	Lighting	Footpath	Water	Foul/Storm Sewer	Road
RS 1	Springfield	0.36	NR	1	✓	✓	✓	✓	✓
RS 2	Cloonmonad	12.32	NR	1	✓	✓	✓	✓	✓
RS 3	Leenane Road	1.02 0.99	NR	1	✓	✓	✓	✓	✓
RS 4	Monastery View/Leenane Rd	3.74 62	NR	1	✓	✓	✓	✓	✓
RS 5	Monastery View	3.0	NR	1	✓	✓	✓	✓	✓
RS 6	Monamore	0.89 2.92	NR	1	✓	✓	✓	✓	✓
RS 7	Horkans Hill	0.41 5	NR	1	✓	✓	✓	✓	✓
RS 8	Golf Course Road	0.45	NR	1	✓	✓	✓	✓	✓

Strategic Residential Reserve					Services				
Site No.	Location	Area - Hectare	Zoning	Tier	Lighting	Footpath	Water	Foul/Storm Sewer	Road
SRR 1	Upper Quay Rd/Lane	4.27 1	Strategic Residential Reserve	2	✓	x	✓	✓	✓
SRR 2	Cloonmonad	1.14 08	Strategic Residential Reserve	2	✓	✓	✓	✓	x
SRR 3	Castlebar Road/ Knockranny	13.45 0	Strategic Residential Reserve	1	✓	✓	✓	✓	✓

Settlement Capacity Assessment Westport



Legend

- Westport Plan Boundary
- New Residential (RS)
- Strategic Residential Reserve (SRR)

Settlement Capacity Assessment – Enterprise and Employment Lands

<u>Undeveloped Enterprise & Employment</u>					<u>Services</u>				
<u>Site No.</u>	<u>Location</u>	<u>Area - Hectare</u>	<u>Zoning</u>	<u>Tier</u>	<u>Lighting</u>	<u>Footpath</u>	<u>Water</u>	<u>Foul/Storm Sewer</u>	<u>Road</u>
EEU 1	<u>Westport Industrial Park Extension</u>	<u>6.36</u>	<u>Enterprise & Employment</u>	<u>1</u>	<u>√</u>	<u>√</u>	<u>√</u>	<u>√</u>	<u>√</u>
EEU 2	<u>Lodge Road, North of N5</u>	<u>7.14</u>	<u>Enterprise & Employment</u>	<u>1</u>	<u>√</u>	<u>√</u>	<u>√</u>	<u>√</u>	<u>√</u>
EEU 3	<u>Lodge Road, South of N5</u>	<u>14.82</u>	<u>Enterprise & Employment</u>	<u>1</u>	<u>√</u>	<u>√</u>	<u>√</u>	<u>√</u>	<u>√</u>

<u>Established Enterprise & Employment</u>					<u>Services</u>				
<u>Site No.</u>	<u>Location</u>	<u>Area - Hectare</u>	<u>Zoning</u>	<u>Tier</u>	<u>Lighting</u>	<u>Footpath</u>	<u>Water</u>	<u>Foul/Storm Sewer</u>	<u>Road</u>
EED 1	<u>Westport Industrial Park</u>	<u>9.87</u>	<u>Enterprise & Employment</u>	<u>1</u>	<u>√</u>	<u>√</u>	<u>√</u>	<u>√</u>	<u>√</u>
EED 2	<u>IDA Technology Park</u>	<u>28.17</u>	<u>Enterprise & Employment</u>	<u>1</u>	<u>√</u>	<u>√</u>	<u>√</u>	<u>√</u>	<u>√</u>
EED 3	<u>Lodge Road</u>	<u>3.32</u>	<u>Enterprise & Employment</u>	<u>1</u>	<u>√</u>	<u>√</u>	<u>√</u>	<u>√</u>	<u>√</u>
EED 4	<u>Lodge Road</u>	<u>0.43</u>	<u>Enterprise & Employment</u>	<u>1</u>	<u>√</u>	<u>√</u>	<u>√</u>	<u>√</u>	<u>√</u>
EED 5	<u>Lodge Road</u>	<u>0.69</u>	<u>Enterprise & Employment</u>	<u>1</u>	<u>√</u>	<u>√</u>	<u>√</u>	<u>√</u>	<u>√</u>

