



Comhairle Contae Mhaigh Eo
Mayo County Council



Material Alterations: Draft Ballina LAP 2024-2030



Material Alterations Draft Ballina Local Area Plan 2024-2030

In Accordance with Section 20 (3)(h) of the Planning and
Development Act, 2000 (as amended)

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1. Introduction

This report sets out the proposed Material Alterations to the Draft Ballina Local Area Plan (LAP) 2024-2030, following consideration of submissions received during the public display period of the Draft LAP. The report forms part of the statutory procedure for preparing a new LAP as set out under Section 20 of the Planning and Development Act 2000 (as amended). It is a key element in the process of bringing the Draft Plan to adoption.

The Draft LAP was placed on public display for a period of 6 weeks from 19th December 2023 to 8th February 2024 inclusive. A total of 44 no. valid written submissions were received within the statutory timeframe for public display.

The 44 no. submissions were considered by the Chief Executive and responses and recommendations set out in a Chief Executive's report, dated the 21st March 2024. The Elected Members of the Ballina Municipal District at their meeting on the 17th April 2024, considered the draft LAP and the CE Report and passed a resolution to accept the Draft LAP and the Chief Executive's report in respect of the Draft LAP, subject to the alterations in the Chief Executive's report and the subsequent alterations proposed by the Elected Members.

1.1 Public Consultation

In accordance with the Planning and Development Act 2000 (as amended), written submissions with respect to the proposed Material Alterations of the Draft Local Area Plan can only be considered. **The closing date for the submissions on the Material Alterations is 5pm on 16th July 2024.** This display period will be followed by the preparation of a second Chief Executive's Report to the Members on any submissions received on the proposed Material Alterations. Members may then decide to make the LAP, with or without the proposed alterations or with modifications to the proposed alterations, subject to the provisions of the Planning and Development Act, 2000 (as amended). The formal making of the LAP is by resolution of the Elected Members of the Ballina Municipal District. During the LAP process, the Members of the Ballina Municipal District must consider the proper planning and sustainable development of the area, statutory obligations and any relevant plans and policies of the Government or any Minister of the Government.

1.2 Environmental Assessments

In accordance with Section 20(3)(f) of the Planning and Development Act 2000 (as amended), Mayo County Council has screened the Proposed Material Alterations and has determined that a Strategic Environmental Assessment (SEA) is required for some proposed material alterations and an Appropriate Assessment is not required for the proposed material alterations.

In this regard, the following documents are published for inspection and public consultation:

- Proposed Material Alterations to the Draft Ballina Local Area Plan 2024-2030 and to the Strategic Flood Risk Assessment
- Addendum to the SEA Environmental Report pursuant to the SEA Directive and Planning and Development (Strategic Environmental Assessment)
- Regulations 2004-2011 containing an assessment of the Proposed Material Alterations.

- Screening Report for the purposes of Appropriate Assessment (AA) pursuant to the EU Habitats Directive (92/43/EEC) and Planning and Development Act 2000 (as amended) containing an assessment of the Proposed Material Alterations.

1.3 How to read the proposed Material Alterations

The Proposed Material Alterations are referred to as **Material Alterations Nos. 1 – 38 (MAs)**. Where Proposed Material Alterations affect land use zonings, they have been identified on Map 1 Land Use Zoning below.

The text in black is the text in the Draft Plan, the text to be omitted is struck ~~through in red~~ and text to be inserted is in green.

1.4 Making a Submission or Observation

A copy of the Proposed Material Alterations is on display from Tuesday 18th June until Tuesday 16th July 2024 (inclusive) at the following locations:

- <https://consult.mayo.ie/>
- **Planning Office**, Áras an Chontae, The Mall, Castlebar, Co Mayo, F23 WF90 (Monday-Friday 9am-4pm)
- **Ballina Civic Offices**, Altamont Street, Ballina, Mayo, F28 W248 (Monday-Friday 9am-5pm)
- **Ballina Library**, Saint Mary's Crescent, Ballina, Mayo, F28 HE26 (Tuesday-Wednesday 10am-7pm, Thursday-Friday 10am-5pm, Saturday 10am-4pm (Closed Monday & Sunday)

Written submissions or observations with respect to the Proposed Material Alterations to the Draft Ballina Local Area Plan and associated documents, may be made within the above period.

Written submissions or observations should be clearly marked **'Proposed Material Alterations to the Draft Ballina Local Area Plan 2024-2030'** and must be submitted either:

- Online, through the submission form facility available on Mayo County Council's Consult portal: <https://consult.mayo.ie/>,

OR

- In writing to: **Planning Office**, Áras an Chontae, The Mall, Castlebar, Co Mayo, F23 WF90 (Monday-Friday 9am-4pm)

Please make your submission in **one medium only**, i.e. online or hard copy. Any submission or observation should state your name and where relevant, the body or organisation represented.

E-mail and fax submissions will not be accepted.

All submissions or observations with respect to the Proposed Material Alterations to the Draft Ballina Local Area Plan 2024-2030 and associated documents will form part of the statutory Chief Executive's Report to the Elected Members. Only submissions or observations made in respect of the Proposed Material Alterations and accompanying documents (including submissions relating to the likely significant effects on the environment of implementing the Proposed Material Alterations) will be taken into consideration before the making of any material alteration to the Draft Local Area Plan. Submissions or observations in relation to any other aspect of the Draft Local Area Plan cannot be considered at this stage in the process.

1.5 Next Steps

Following the above public consultation period, a Chief Executive’s report will be prepared on any submissions or observations received with respect to the Proposed Material Alterations to the Draft Plan and accompanying documents. The report will be submitted to the Elected Members of the Ballina Municipal District for their consideration. Members shall consider the Proposed Material Alterations and the Chief Executive’s Report and shall, no later than a period of six weeks after the Chief Executive’s Report has been furnished, make or amend the Local Area Plan as appropriate.

In making the Plan, the Elected Members must consider Proposed Material Alterations to the draft Local Area Plan, the environmental reports and the Chief Executive’s Report on any submissions received and decide whether to make the Local Area Plan with or without the Proposed Material Alterations.

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

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

2 Proposed Material Alterations

The following section sets out the proposed Material Alterations to chapters of the written statement of the Draft Ballina Local Area Plan 2024-2030 and alterations to maps.

Note: Where sections, policies, objectives, tables, figures or maps are proposed to be included or altered, the numbers of those in the Draft Plan may need to be revised prior to final adoption of the Plan.

Proposed Alteration Number	MA 1
Submission Number	MYO-C92-22 - Department of the Environment; Climate and Communications / Geological Survey Ireland
Section/Heading/Page No.	Section 1.2 Climate Action, Section 2.9 Integrating Climate Considerations into the Ballina LAP, P-2 & 15
Proposed Material Alteration	
<i>Amend and update the year of ‘The Climate Action Plan’ as shown below:</i>	
<i>Paragraph 2 P-2 as follows: ‘....The Climate Action Plan (CAP) 2023 2024 sets out the measures to be taken to reach our targets in each sector of the economy....’</i>	
<i>Paragraph 4 P-2 as follows:‘The compact growth agenda outlined in the NPF is reinforced through Ireland’s CAP 2023 2024, which promotes extensive retrofitting of existing premises and housing stock and the prioritisation of brownfield and compact development. The actions committed to in CAP 2023 2024 strongly align and support the regeneration and revitalisation of Ireland’s towns, including through reducing demand for travel by car, sustaining economic and</i>	

social activity at street level and increasing access to shops, employment, and amenities by sustainable transport modes.'

Amend Section 2.9, paragraph 1 P-15 as follows:'The Plan also places a priority and focus on enhancing and protecting the biodiversity, natural heritage and environment of the town and its environs. The LAP has been guided by the UN Sustainable Development Goals and climate action provisions of the NPF and RSES, and Ireland's CAP ~~2023~~ 2024'.

Proposed Alteration Number	MA 2
Submission Number	MYO-C92-43 – Office of the Planning Regulator
Section/Heading/Page No.	Section 2.8 Table 2.1 – Projected Population Increase and Housing requirements to 2028, P-13

Proposed Material Alteration

Amend Table 2.1 in Section 2.8 as below:

Town	Population 2016	Population 2021	Population Growth Rate %	Housing Targets	Housing Growth Rate %	Quantum of lands zoned for New Residential Development (Hectares)
Ballina	10,171	11,160	24.4%	551 511	15.7%	29.73

Table 2.1 Projected Population Increase and Housing requirements to 2028

Proposed Alteration Number	MA 3
Submission Number	MYO-C92-43 – Office of the Planning Regulator & MYO-C92-3 – Northern & Western Regional Assembly, MYO-C92-21 – The Heritage Council
Section/Heading/Page No.	Section 2.10, Development Strategy Policy & Objectives, P-17

Proposed Material Alteration

Insert new objective DSO 11 as below:

DSO 11: Ensure that all new residential developments are assessed having regard to the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) or any subsequent guidelines.

Proposed Alteration Number	MA 4
Submission Number	MYO-C92-43 – Office of the Planning Regulator
Section/Heading/Page No.	Section 7.5.4, Ballina LTP Strategy, P-79
Proposed Material Alteration	
Insert addition text at end of paragraph 2 of Section 7.5.4:	
<p><i>“The national Active Travel Grants Programme (NTA) funds projects supporting strategic pedestrian and cyclist routes, access to schools, permeability links, urban greenways and some minor public transport improvement projects. The Ballina LTP will enable the Council, through its active travel team, to seek funding for investment in the town under the annual Active Travel Grants Programme for projects identified through the LTP. The identification of transport infrastructure proposals in this Plan, including locations and any associated mapping, that is not already permitted or provided for by existing plans/programmes/etc. is non-binding and indicative. New transport infrastructure will be considered subject to environmental constraints, including those related to habitats and potential impacts (e.g. disturbance from lighting). This will include minimising river crossings, avoiding sensitive habitats, not increasing barriers to flood waters and sustainable design and construction techniques. The measures have been categorised based on the delivery time framework as follows:</i></p> <ul style="list-style-type: none"> • <i>Short-term: 2-3 years</i> • <i>Medium-term: 3-5 years</i> • <i>Long-term: 5+ years”</i> 	

Proposed Alteration Number	MA 5
Submission Number	MYO-C92-43 – Office of the Planning Regulator
Section/Heading/Page No.	7.10, Ballina Local Transport Plan Objective’s, P-87
Proposed Material Alteration	
Amend objective MTO 9 as below:	
<p><i>“Support and facilitate the implementation of the following proposed *(short-term unless otherwise stated) LTP measures (but not limited to):</i></p> <p>Walking</p> <p>New footpaths:</p> <ul style="list-style-type: none"> • <i>N26 – Southwest</i> • <i>Section between Moy Valley Business Park and N26</i> • <i>Morrison Terrace</i> <p>New Permeability Links</p> <ul style="list-style-type: none"> • <i>Between Hollister and Proposed Greenway</i> • <i>Between Abbey Street and The Spires</i> • <i>Between Ballina train station and Lord Edward Street (Safe routes to School Programme)</i> • <i>Between Church Road and St Michaels NS (Safe routes to School Programme)</i> • <i>Between Mercy Road to Roches Terrace (Safe routes to School Programme)</i> • <i>St Patricks Estate (Safe routes to School Programme)</i> 	

- *Creggs Road/Quay Lane (Safe routes to School Programme)*

Proposed Active Travel Bridge

- *Active Travel Bridge at Lower Bridge (Medium-Term)*

Proposed Park and Stride

- *Cathedral Road Car Park*
- *St Patricks Church Car Park*

Cycling:

Two Way Cyclist Facilities (fully segregated cycle tracks)

- *N26 South*
- *N26 Kevin Barry Street*
- *Water Lane*
- *L-1127*
- *R-310*

One Way Cyclist Facilities (fully segregated cycle tracks)

- *Morrison Terrace*
- *Barrett, James Connolly, Hill and Tone Streets*

Greenway / off road paths

- *River Moy (southwest extend behind Hollister)*

Provide Shared Street:

- *Ferran Terrace*
- *Mercy Road*

** Measures listed are exhaustive, full range of measures are listed in Ballina Local Transport Plan”*

Proposed Alteration Number	MA 7		
Submission Number	MYO-C92-3 – Northern & Western Regional Assembly		
Section/Heading/Page No.	Section 2.8 Core Strategy, P-13		
Proposed Material Alteration			
Amend Table 2.2 as follows:			
Ballina Allocation of Residential Units/Lands Requirements			
Land Zoning Category	Housing Targets (551)	Area	Overall housing target
<i>Town Centre/Opportunity Sites</i>	35	2.33ha	511
<i>Residential Infill Lands</i>	70	4.66ha	
<i>New Residential Lands</i>	446	29.73ha	
Table 2.2: Housing Units and land Requirements for Ballina to 2028.			

Proposed Alteration Number	MA 8
Submission Number	MYO-C92-35 – Uisce Eireann
Section/Heading/Page No.	Section 2.10, Development Strategy Policies and Objectives, P-15
Proposed Material Alteration	
<p>Amend DSP 6 as follows:</p> <p><i>“Ensure that all new development within the Ballina LAP area accord with the policies, objectives and development standards set out in the Mayo County Development 2022-2028, in respect of water and wastewater infrastructure wastewater systems.”</i></p>	

Proposed Alteration Number	MA 9
Submission Number	MYO-C92-21 – The Heritage Council
Section/Heading/Page No.	Section 2.10, Development Strategy Objectives, P-16
Proposed Material Alteration	
<p>Amend NEP 5 as follows:</p> <p><i>“There shall be a presumption against the unnecessary removal of mature hedgerows or the felling, topping, lopping or wilful destruction of mature trees as part of development proposals. Where a development proposal involves the felling, topping, lopping or threatens the destruction of a mature tree or trees, a tree survey will need to be included in the submission, carried out by a qualified Tree Specialist to justify the exceptional circumstances for their interference. The applicant must demonstrate the justification and rationale for removal of mature trees in terms of effect on ecology and landscape and demonstrate how replacement planting will compensate for loss of trees and woodland features. An assessment of potential tree roost features by a qualified and experienced ecologist may also be requested as part of such proposals’.</i></p>	

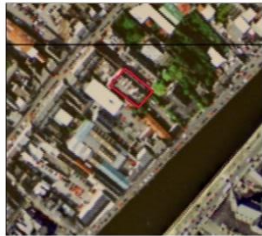
Proposed Alteration Number	MA 10
Submission Number	MYO-C92-22 - Department of the Environment; Climate and Communications / Geological Survey Ireland
Section/Heading/Page No.	Section 3.4.6 Waste – P23
Proposed Material Alteration	
<p>Amend Section 3.4.6 as follows:</p> <p><i>... “The government’s commitment to these principles is underlined by the publication of the Circular Economy Bill 2021 Circular Economy Act 2022, which will provide a national policy framework for Ireland’s transition to a circular economy. It will also seek to implement many of the actions contained in the recently published Waste Action Plan for a Circular Economy which sets out Ireland’s National Waste Policy for 2020-2025. “</i></p>	

Proposed Alteration Number	MA 11
Submission Number	Elected Member Motion
Section/Heading/Page No.	Section 4.7 Character Areas and Opportunity Sites – P-39

Proposed Material Alteration

Additional Opportunity Site Town Core Character Area as follows:

Opportunity Site 3:



Map 4.9 Site Location.
Map 4.10 Aerial image of site

Area: 0.1001 Hectares (approx.)

Description: Opportunity Site 3 comprises of a vacant and derelict Garda Barracks and is situated at the end of Walsh Street adjacent to the Presbyterian Church and residential and retail buildings.

Potential: The site has potential for both town centre and cultural uses. The area forms part of a fine-grained streetscape along Walsh Street which is part of the town ACA, which is comprised of a mix of residential, ecumenical, tourism and retail formats. The development of this site has potential to contribute to the revitalisation of underutilised lands within the town centre area. The redevelopment of the former vacant Garda Barracks on Walsh Street has the potential to facilitate and enhance the development of a cultural quarter, linking the Jackie Clarke Museum and the Mary Robinson Centre.

The site holds potential for the improvement of the street frontage, with additional scope available for the development of the backlands which runs parallel to established development to the rear of Emmet Street.

Potential Uses:

- Cultural
- Offices
- Mixed-Use

Proposed Alteration Number	MA 12
Submission Number	MYO-C92-6 – Transport Infrastructure Ireland
Section/Heading/Page No.	Section 5.5.2.1, Enterprise and Employment Lands of National or Regional Strategic Importance, P-58

Proposed Material Alteration

Amend text and title of Section 5.5.2.1 as follows:

*“5.5.2.1 **Strategic** Enterprise & Employment Lands of National or Regional Strategic Importance”*

“The IDA currently own 14 hectares of land at the junction of the N59 Sligo Road and local road

Creggs Road which is one of the key strategic employment sites within the County. Approximately 23ha of land is available for development within and adjacent to the IDA Park and these lands have the potential to accommodate both people and product intensive economic activity – knowledge orientated services and associated high tech manufacturing, subsequent to having been deemed by the TII to have satisfied the Exceptional Circumstances criteria, as required under 2.6 of the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012). Once developed, the IDA business park will be positioned and marketed as a suitable location for indigenous and foreign direct investment developments considered to be of national or regional strategic importance. Developments of national or regional strategic importance are those which contribute significantly to meeting any of the objectives of the National Planning Framework or contribute significantly to meeting any regional spatial and economic strategy for an area or have a significant effect on the area of more than one planning authority.”

Proposed Alteration Number	MA 13
Submission Number	MYO-C92-3 – Northern & Western Regional Assembly
Section/Heading/Page No.	Section 5.9, Economic Development Policies and Objectives, P-65
Proposed Material Alteration	
Amend EDO 8 as follows: <i>‘Support and facilitate the development of an integrated network of greenways and heritage trails, including The Monasteries of the Moy from Belleek to Killala, incorporating Eurovelo 1 Atlantic Coastal Route’.</i>	

Proposed Alteration Number	MA 14
Submission Number	Elected Member Motion
Section/Heading/Page No.	Section 6.10, Residential Density, Mix and Design Policy, P-75
Proposed Material Alteration	
Insert new objective HSCO 7 as follows: <i>“In accordance with the Ready to Build Scheme, to develop appropriate lands as serviced sites for new homes, for individual self-builders, for occupation as the principal private residence of the purchaser.”</i>	

Proposed Alteration Number	MA 15
Submission Number	Elected Member Motion
Section/Heading/Page No.	Section 6.10, Residential Density, Mix and Design Policy, P-75
Proposed Material Alteration	

Insert new objective HSCO 8 as follows:

“To support multi-generational housing developments, recognising current and future trends of 2 or 3 generations of a family sharing the same plot.”

Proposed Alteration Number	MA 16
Submission Number	Elected Member Motion
Section/Heading/Page No.	Section 6.10, Community, Arts and Educational Facilities Objectives, P-76
Proposed Material Alteration	
<p>Insert new objective HSCO 13 as follows:</p> <p><i>“Develop the former Sisters of Mercy Convent site on Convent Hill is developed as a home for community, cultural, social enterprise, education, amenity and residential uses, to serve the local community, town and wider region.”</i></p>	

Proposed Alteration Number	MA 17
Submission Number	Elected Member Motion
Section/Heading/Page No.	Section 6.10, Sports and Recreation Objectives, P-76
Proposed Material Alteration	
<p>Insert new objective HSCO 17 as follows:</p> <p><i>“To provide a pedestrian bridge over the Bunree River at the Town Park.”</i></p>	

Proposed Alteration Number	MA 18
Submission Number	MYO-C92-34 – National Transport Authority
Section/Heading/Page No.	Section 7.9, Parking, P-84
Proposed Material Alteration	
<p>Amend text of paragraph 1 of Section 7.9 as follows:</p> <p><i>“While it is necessary to have parking provision within the town, the devotion of large portions of the town centre to surface parking requires a new perspective, in line with the overarching objectives of this Plan, and the LTP in particular - regeneration within the town centre, compact development and transport planning. A number of town centre Opportunity Sites have been identified within the core area, which are located on or adjacent to existing surface car-park areas. The development of these sites will potentially reduce the extent of surface car-parking available into the future.”</i></p>	

Proposed Alteration Number	MA 19
Submission Number	MYO-C92-6 – Transport Infrastructure Ireland

Section/Heading/Page No.	Section 7.9, Parking, P-84
Proposed Material Alteration	
Amend Policy MTP 3 as follows: <i>“Ensure that new developments are designed to comply with Design Manual for Urban Roads and Streets (2019) including making provision for pedestrian and cycle infrastructure and enhancing connectivity and accessibility to the town. Where national roads are impacted, designs shall comply with complementary TII publications requirements.”</i>	

Proposed Alteration Number	MA 20
Submission Number	MYO-C92-6 – Transport Infrastructure Ireland
Section/Heading/Page No.	Section 7.10, Road Objectives, P-86
Proposed Material Alteration	
Insert new objective MTO 8 as follows: <i>“To progress the N26 Ballina Bypass Phase 1 and to safeguard the proposed route from development proposals that would impact the delivery of the proposed scheme.”</i>	

Proposed Alteration Number	MA 21	
Submission Number	MYO-C92-35 – Uisce Eireann	
Section/Heading/Page No.	Section 10.5.2, Wastewater Treatment, P-106	
Proposed Material Alteration		
Amend 10.2- Existing Capacity of Ballina WWTP as shown below:		
Capacity - today (PE)	Load - in 202 13 ⁴³ (PE)	Headroom (PE)
25,000	15,888 14,731	9,112 10,269
Table 10.2 - Existing Capacity of Ballina WWTP		

Proposed Alteration Number	MA 22
Submission Number	MYO-C92-35 – Uisce Eireann
Section/Heading/Page No.	Section 10.9, Surface Water Drainage Policies, P-107
Proposed Material Alteration	
Amend IESP 2 (c) as below: <i>a) Maintain, improve and enhance the environmental and ecological quality of surface waters and groundwater, including reducing the discharges of pollutants or contaminants to waters in</i>	

accordance with the River Basin Management Plan for Ireland 2022-2027 (DHPLG) and associated Programme of Measures.

- b) Require all planning applications to include surface water design calculations to establish the suitability of drainage between the site and the outfall point; where appropriate and feasible.
- c) **Encourage Require** the use of SuDS in public and private developments and within the public realm to minimise and limit the extent of hard surfacing and paving, in order to reduce the potential impact of existing and predicted flooding risks

Proposed Alteration Number	MA 23
Submission Number	MYO-C92-35 – Uisce Eireann
Section/Heading/Page No.	Section 10.9, Surface Water Drainage Policies, P-107
Proposed Material Alteration	
Amend IESO 1 as below:	
<p><i>“Encourage Require the use of SuDS within public and private developments and within the public realm to minimise and limit the extent of hard surfacing and paving, in order to reduce the potential impact of existing and predicted flooding risks.”</i></p>	

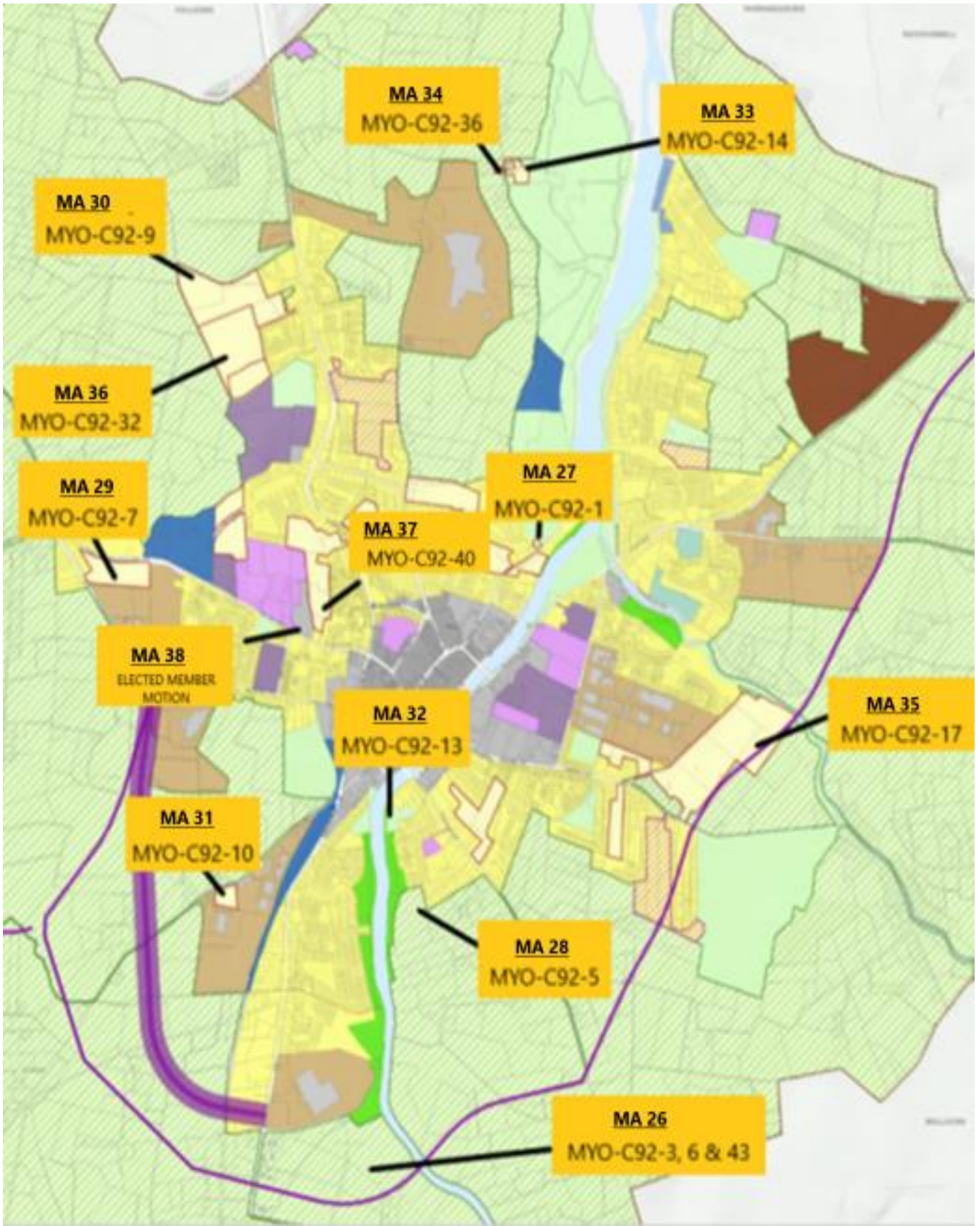
Proposed Alteration Number	MA 24
Submission Number	Office of Public Works
Section/Heading/Page No.	Section 10.9, Flood Risk Planning Objectives, P-109
Proposed Material Alteration	
Amend IESO 3 as below:	
IESO 3 -	
<ul style="list-style-type: none"> a) Manage flood risk in accordance with the requirements of “The Planning System and Flood Risk Management Guidelines for Planning Authorities”, DECLG and OPW (2009) and any revisions thereof and consider the potential impacts of climate change in the application of these guidelines. b) 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 Moy & Killala Bay Catchment Flood Risk and Management Plan. c) Minimise flood risk arising from pluvial (surface water) flooding in Ballina by promoting the use of natural flood risk management measures including sustainable drainage systems (SuDS), 	

minimising extent of hard surface/paving, and smart solutions such as innovative green infrastructure.

- d) Demonstrate that future development will not result in increased risk of flooding elsewhere, restrict flow paths, where compensatory storage / storm water retention measures shall be provided on site.
- e) Have regard to the most up to date Flood Mapping as presented on the Office of Public Works (OPW) maps.
- f) The LAP supports the on-going design, planning and implementation of the Ballina Flood Relief Scheme.
- 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.

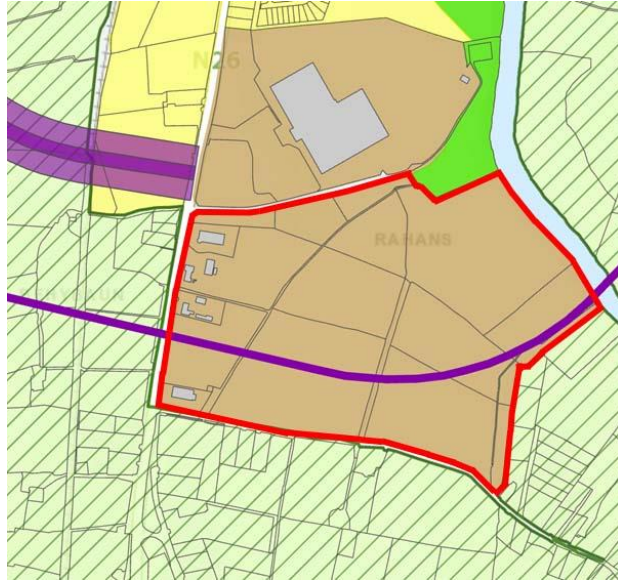
Proposed Alteration Number	MA 25														
Submission Number	MYO-C92-6 – Transport Infrastructure Ireland														
Section/Heading/Page No.	Section 11.5, Land Use Zoning Matrix, P-119-120														
Proposed Material Alteration															
Amend Table 12.1 Land Use Zoning Matrix as follows:															
Land Use Zoning Matrix Table 11.2	Town Centre Inner	Edge of Town Centre	New Residential	Existing Residential	Strategic Residential Reserve	Educational	Enterprise and Employment	Strategic Enterprise and Employment	Community Services	Recreation and Amenity	Agriculture	Open Space	Infrastructure and Utilities	Query Development/Marine Related Tourism	Tourism and Related
Nursing Home/Retirement Village/Residential Care	P	P	P	P	P	X	X	X	D	X	X	X	X	X	X
Office	P	P	X	X	X	X	O ¹	X	X	X	X	X	X	X	X
Open Space (Public)	P	P	P	P	P	P	P	X	P	P	P	P	X	P	P
Land Use Zoning Matrix Table 11.2	Town Centre Inner	Edge of Town Centre	New Residential	Existing Residential	Strategic Residential Reserve	Educational	Enterprise and Employment	Strategic Enterprise and Employment	Community Services	Recreation and Amenity	Agriculture	Open Space	Infrastructure and Utilities	Query Development/Marine Related Tourism	Tourism and Related
Professional Services	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X
Residential – Multiple (two or more units)	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X
Residential – Single	P	P	P	P	P	X	X	X	X	X	O ¹	X	X	X	X
Restaurant/ Café	P	P	X	X	X	X	O	X	D	X	X	X	X	P	P

2.1 Map with all alterations

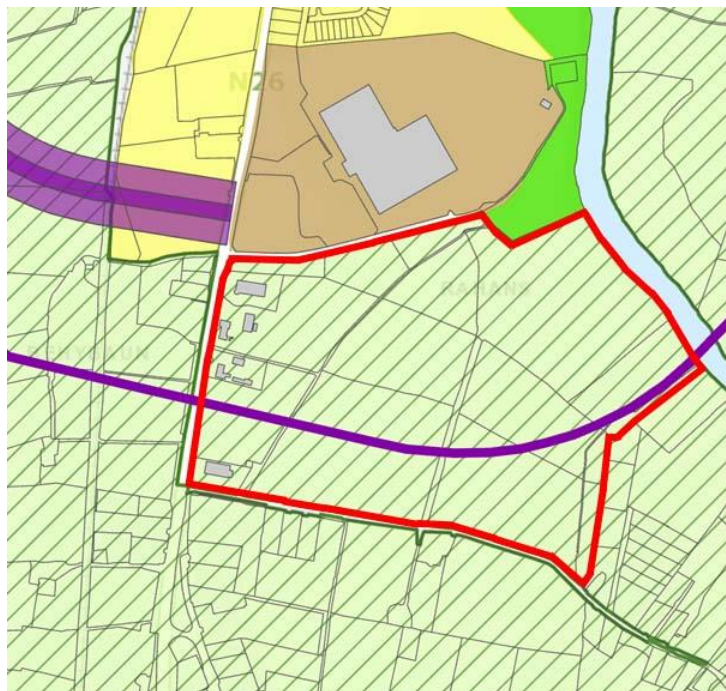


Proposed Alteration Number	MA 26
Submission Number	MYO-C92-43 – Office of the Planning Regulator & MYO-C92-3 – Northern & Western Regional Assembly, MYO-C92-6 – Transport Infrastructure Ireland
Proposal/Location	Rezone lands from Enterprise & Employment to Agriculture

Proposed Material Alteration



Draft Plan Zoning = Enterprise & Employment (site outlined in Red)



Proposed Material Alteration Zoning = Agriculture (outlined in red)

Proposed Alteration Number	MA 27
Submission Number	MYO-C92-1 - Ruairi O'Malley & Elected Member Motion
Proposal/Location	Rezone lands from Recreation and Amenity to New Residential (Belleek)

Proposed Material Alteration



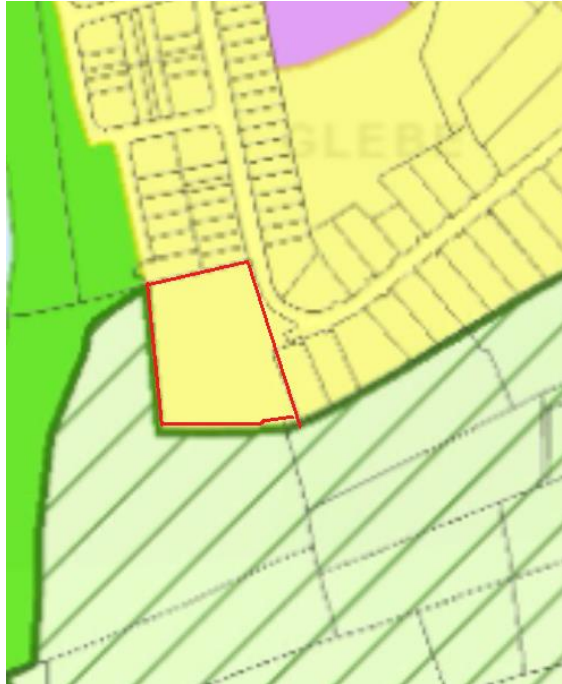
Draft Plan Zoning = New Residential (site outlined in black)



Proposed Material Alteration Zoning = New Residential (site outlined in red)

Proposed Alteration Number	MA 28
Submission Number	MYO-C92-5 – Robert Morrow & Elected Member Motion
Proposal/Location	Rezone lands from Existing Residential to Agriculture

Proposed Material Alteration



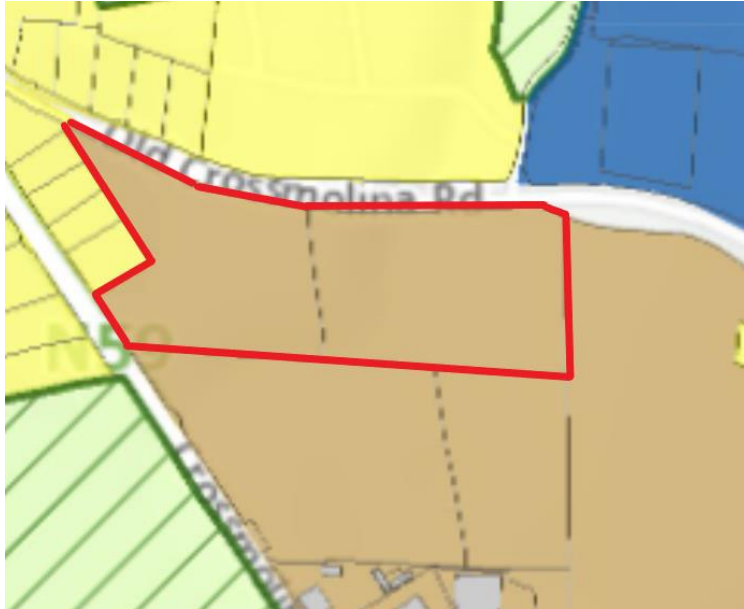
Draft Plan Zoning = Existing Residential (site outlined red)



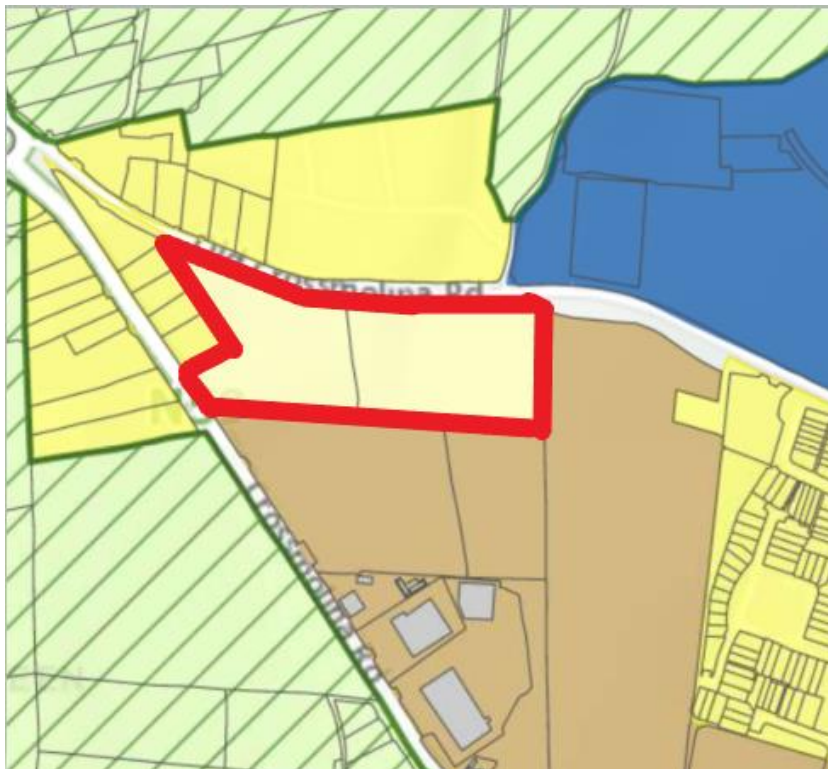
Proposed Material Alteration Zoning = Agriculture (outlined in red)

Proposed Alteration Number	MA 29
Submission Number	MYO-C92-7 – Eoin Durcan & Elected Member Motion
Proposal/Location	Rezone lands from Enterprise & Employment to New Residential

Proposed Material Alteration



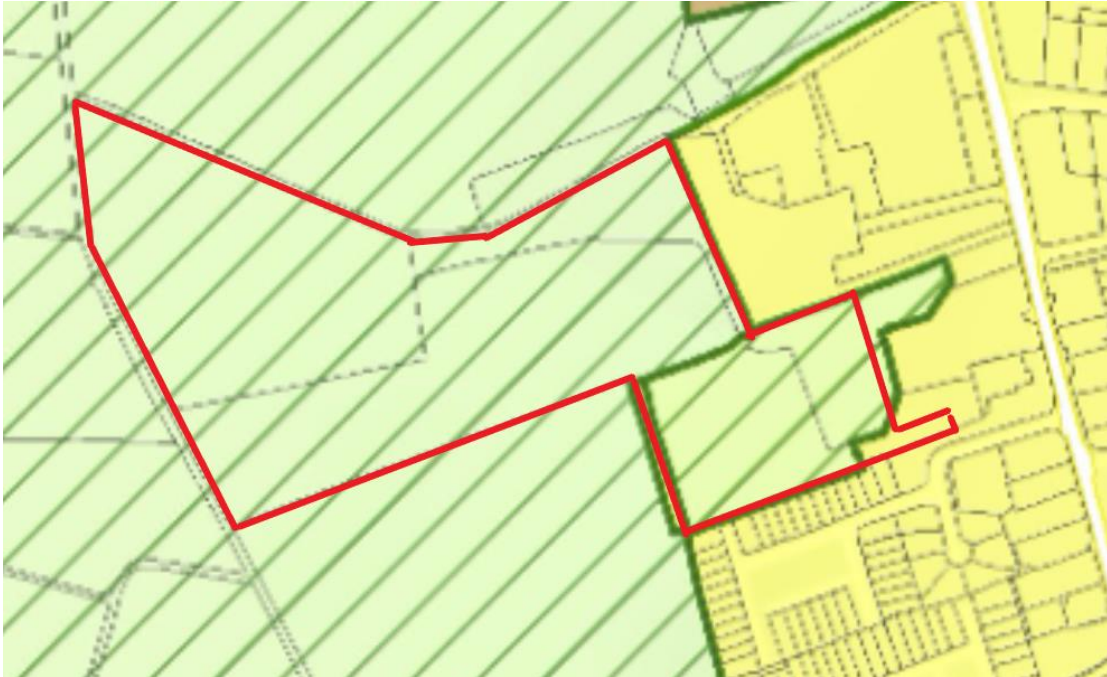
Draft Plan Zoning = Enterprise & Employment (Site outlined in red).



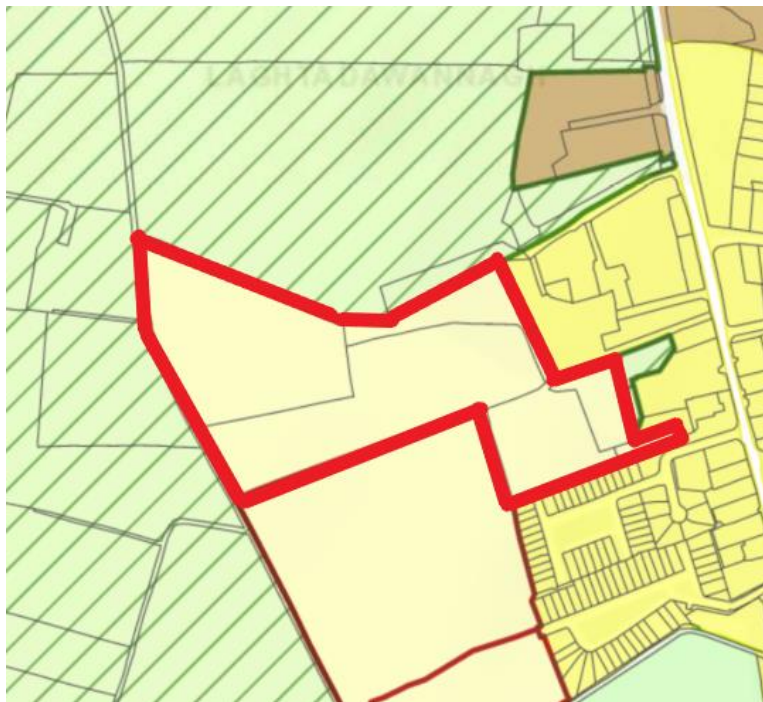
Proposed Material Alteration Zoning = New Residential (Site outlined in red).

Proposed Alteration Number	MA 30
Submission Number	MYO-C92-9 – Moytechnics Building Services on behalf of Ray & Margaret Collins & Elected Members Motion
Proposal/Location	Rezone lands

Proposed Material Alteration



Draft Plan Zoning = Agriculture/Existing Residential (site outlined in Red)



Proposed Material Alteration Zoning = New Residential (Site location outlined in red)

Proposed Alteration Number	MA 31
Submission Number	MYO-C92-10 – Donal Quinn and Elected Member Motion
Proposal/Location	Rezone lands from Enterprise and Employment to New Residential

Proposed Material Alteration



Draft Plan Zoning = Enterprise & Employment (site outlined in red)



Proposed Material Alteration Zoning = New Residential (Site location outlined in red)

Proposed Alteration Number	MA 32
Submission Number	MYO-C92-13 – Martin Creaven on behalf of the Glebe Residents Association & Elected Member Motion
Proposal/Location	Rezone lands from New Residential to Recreation & Amenity

Proposed Material Alteration



Draft Plan Zoning = New Residential (site outlined in red)



Proposed Material Alteration Zoning = Recreation & Amenity (Site location outlined in red)

Proposed Alteration Number	MA 33
Submission Number	MYO-C92-14 – John Brogan & Elected Member Motion
Proposal/Location	Rezone lands from Recreation & Amenity to New Residential

Proposed Material Alteration



Draft Plan Zoning = Recreation & Amenity (site outlined in red).



Proposed Material Alteration Zoning = New Residential (Site circled in black).

Proposed Alteration Number	MA 34
Submission Number	MYO-C92-36 – Paul & Amanda Cawley & Elected Members Motion
Proposal/Location	Rezoning lands from Agriculture to New Residential

Proposed Material Alteration



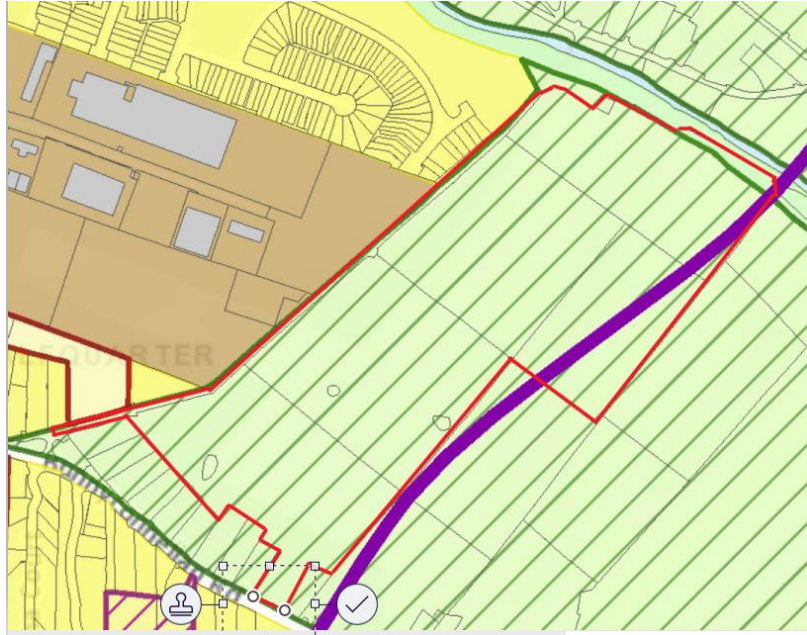
Draft Plan Zoning = Agriculture (outlined in red).



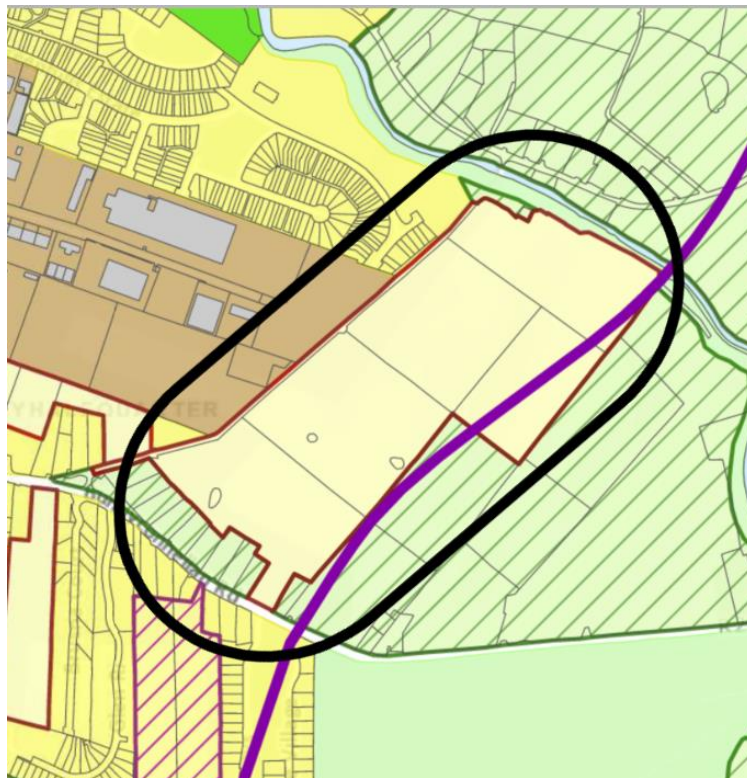
Proposed Material Alteration Zoning = New Residential (Site circled in Black)

Proposed Alteration Number	MA 35
Submission Number	MYO-C92-17 – Bourke Builders & Elected Member Motion
Proposal/Location	Rezone lands from Agriculture/Recreation & Amenity to New Residential

Proposed Material Alteration

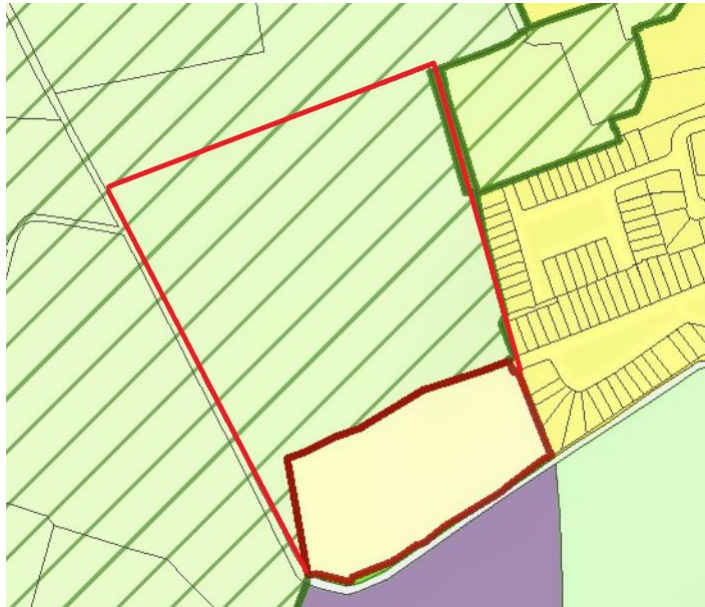


Draft Plan Zoning = Agriculture/Recreation & Amenity (site outlined in red).

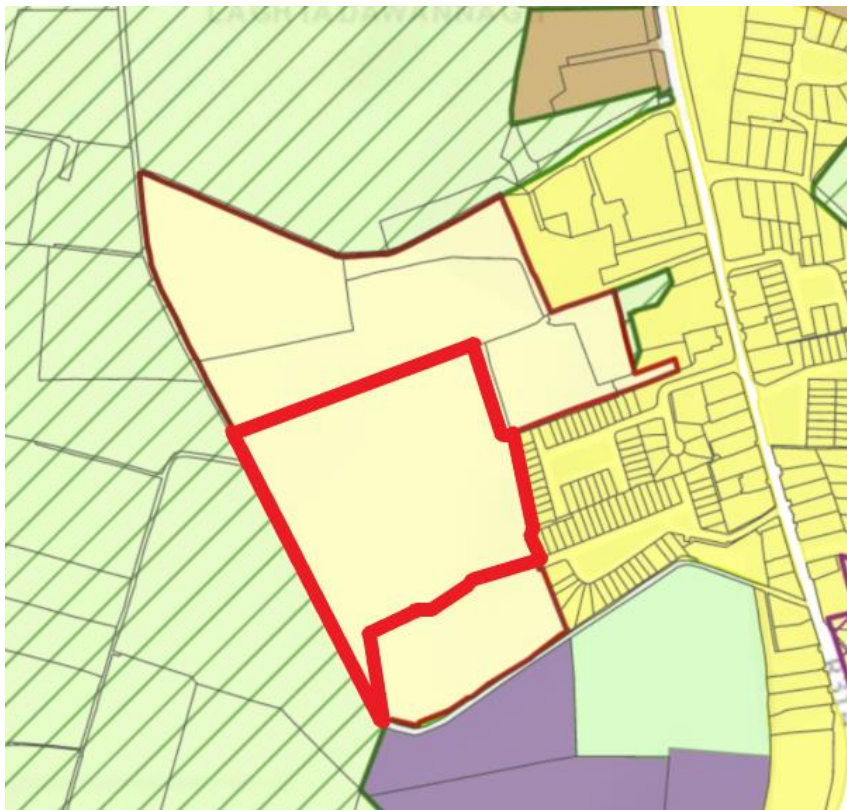


Proposed Material Alteration Zoning = New Residential (Site circled in black).

Proposed Alteration Number	MA 36
Submission Number	MYO-C92-32 – Vincent Ruane & Elected Members Motion
Proposal/Location	Rezone lands from Agriculture to New Residential
Proposed Material Alteration	

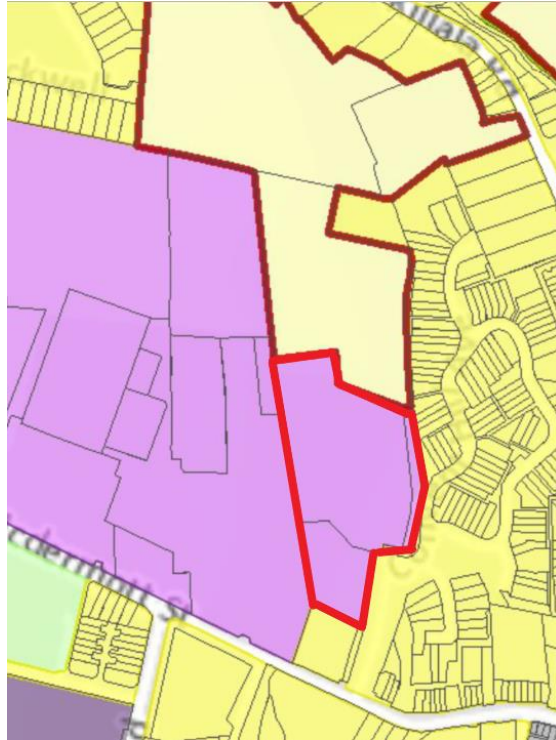


Draft Plan Zoning = Agriculture (outlined in red).

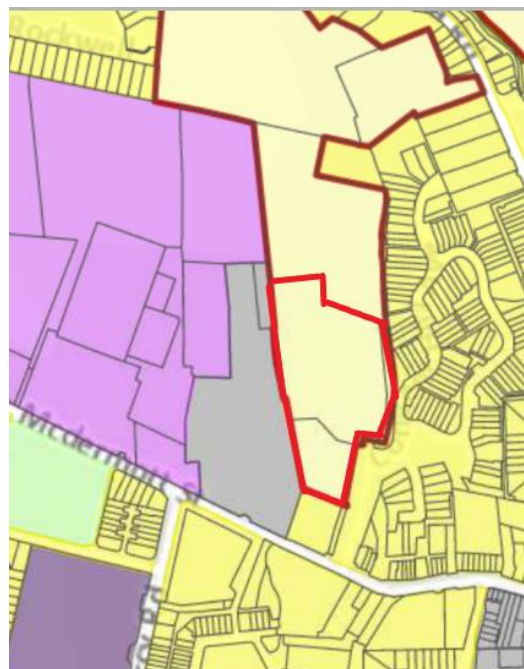


Proposed Material Alteration Zoning = New Residential (Site outlined in red.)

Proposed Alteration Number	MA 37
Submission Number	MYO-C92-32 – The Planning Partnership on behalf of The Congregation of the Sisters of Mercy
Proposal/Location	Rezone lands from Education to New Residential
Proposed Material Alteration	



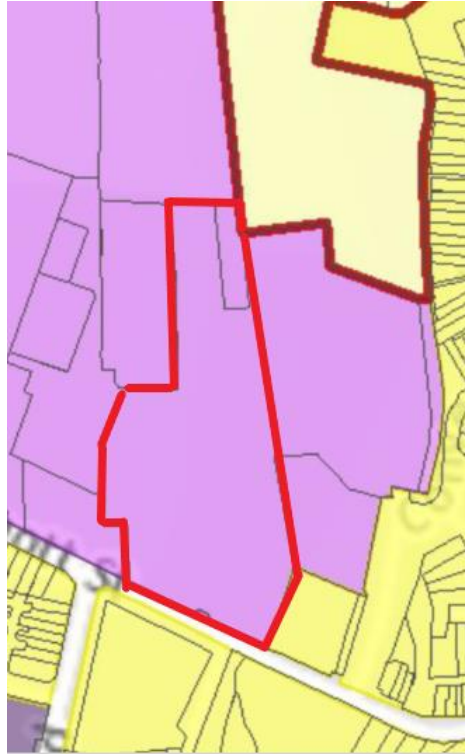
Draft Plan Zoning = Education (outlined in red).



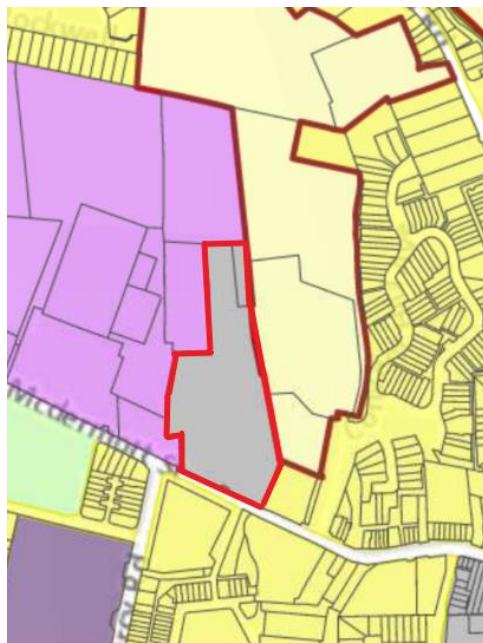
Proposed Material Alteration Zoning = New Residential (Site outlined in red.)

Proposed Alteration Number	MA 38
Submission Number	Elected Members Motion
Proposal/Location	Rezone lands from Education to Edge of Town Center

Proposed Material Alteration



Draft Plan Zoning = Education (outlined in red).



Proposed Material Alteration Zoning = Edge of Town Centre (Site outlined in red.)