

Mayo County Council Material Contravention Report 2024

Planning Application No: P24/60055

Name of Applicant: Rosshaven Developments Ltd

Nature and Extent of Development: 15 dwelling units consisting of:

- 2 four bedroomed detached units
- 8 three bedroomed semi detached units
- 2 four bedroomed semi detached units
- 3 three bedroomed terraced houses

Location of Proposed Development: Killosheheen, Ballinrobe

Zoning Status: Strategic Residential Reserve Tier 1 in Map BR1 Ballinrobe Land use zoning in Mayo County Development Plan 2022-2028.

Planning Application P24/60055 relates to the construction of 15 dwelling units at Killosheheen, Ballinrobe. The proposal is contrary to the zoning provision for Ballinrobe, town which is part of the Mayo County Development Plan 2022-2028, Strategic Residential Reserve Tier 1. It is however the opinion of Mayo County Council Planning Authority that the development should be granted in this instance for the following reasons:

- The proposed development was previously permitted for residential development under planning reference P03/2953, where 85 dwelling units was granted on the total site area. 68 houses have been constructed to date on site and this proposal is part of the scheme which was undeveloped. The area is currently fenced off and unsightly.
- The design proposal presented is for a small residential development that completes the existing housing development, respects the established building lines along the access roads, and with a dwelling design that reflects the design of the existing dwellings in the development. The proposed layout creates a completed element at the edge of the existing development, with 15 no. houses proposed around an area of shared open space, with all houses overlooking and benefitting from the open space whilst also providing passive surveillance of the public area. The total site area will provide 83 dwelling units on completion.
- Table 2.7.7 of Mayo County Development Plan 2022-2028 highlights a housing target of 122 units for Ballinrobe town for the plan period. Given the national housing crisis there is a housing need in Ballinrobe for additional new houses. Therefore, the proposed development of 15 housing units consisting of a housing mix of detached, semi-detached and terraced housing units is considered a much-needed private residential development in Ballinrobe town.

Settlement Tiers	Settlements	Population 2016	Population 2021	Population increases to 2028	Population Growth Rate %	Housing Targets*	Housing Target Allocation Rate %	Quantum of lands zoned Existing Residential	Quantum of lands zoned for New Residential*	Quantum of lands zoned for Strategic Residential Reserve Tier I	Quantum of lands zoned for Strategic Residential Reserve Tier II
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Tier II Self-Sustaining Growth Towns	Ballinrobe	2,786	3,010	3,323	19.3%	122	3.7%	66.68	13.87	19.4	30.53
	Ballyhaunis	2,366	2,556	2,822	19.3%	71	2.2%	58.68	6	22.12	5.99
	Béal an Mhuirthead	1,019	1,101	1,215	19.3%	108	3.3%	39.28	3	15.09	N/A
	Claremorris	3,687	3,984	4,397	19.3%	182	5.6%	126.71	8.18	30.75	49.16
	Swinford	1,394	1,506	1,663	19.3%	68	2.1%	53.76	4.48	8.79	15.31

- The land the subject of this application is located within the town of Ballinrobe, within 800 m of the town core. A public footpath is provided through the existing Killosheheen estate, and along the Kilmaine Road (N84) into the town core. The northern boundary has been designed to facilitate a potential future pedestrian access identified from the development onto the Station Road, connecting the development to the north, giving access to the GAA club – increasing connectivity through the entire development. Thus, the development can be characterised as a well-connected residential location.

Policy Consideration in support of the material contravention as per Mayo County Development Plan 2022-2028:

TVHO 9 To guide multiple residential development in a sequential manner outward from the core area of settlements, to maximise the utility of existing and future infrastructure provision, to promote sustainability, to make more efficient use of underutilised lands, and to avoid the extension of services and utilities to more remote areas.

SSO 6 To strengthen the core of settlements and encourage the compact growth of settlements by way of the development of infill sites, brownfield lands, under- utilised land / buildings, vacant sites, and derelict sites within the existing built-up footprint of the settlements and develop outwards from the centre in a sequential manner.

SSO 7 To promote measures to reduce vacancy and the underuse of existing building stock and support initiatives that promote the reuse, refurbishment and retrofitting of existing buildings and the regeneration of under-utilised lands within all settlements in the Settlement Hierarchy and the rural countryside.

CSP 1 To promote and facilitate the development of sustainable communities in the county, by managing the level of growth in each settlement to ensure future growth is in accordance with the Core Strategy and County Settlement Hierarchy, in order to deliver sustainable and vibrant rural and urban communities.

TVHO 1 To ensure that a suitable variety and mix of dwelling types and sizes is provided in developments to meet different needs, having regard to demographic and social changes, whilst all times acknowledging and reflecting the existing character of the area.

TVHP 2 To support the creation of attractive residential developments with a range of housing options and appropriate provision of functional public and private open space that is consistent with the standards and principles set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the associated Urban Design Manual

– A Best Practice Guide, DEHLG (2009) and any subsequent guidelines. (Sustainable Residential Development and Compact Settlements 2024)

BRP 1 To promote the development of Ballinrobe, as a driver of economic growth for the south region of County Mayo and fulfil its role as a designated Self-Sustaining Growth Town and support the potential for the creation of an Economic Growth Cluster in tandem with the towns of Ballyhaunis and Claremorris.

Final Recommendation: It is recommended that Mayo County Council as a Planning Authority initiate the material contravention procedure as set out in Article 36 of the Planning and Development Regulations 2001 as amended.



Joan Walsh Executive Planner 04/06/2024

Alan Di Lucia Senior Executive Planner S.E.P

RE:



John McMyler
To: Joan Walsh
Cc: Mary Gordon



05/06/2024

Approved.

John

From: Joan Walsh <jkeane@MayoCoCo.ie>
Sent: Wednesday, June 5, 2024 9:38 AM
To: John McMyler <jmcmyle@MayoCoCo.ie>
Cc: Mary Gordon <mgordon@MayoCoCo.ie>
Subject:

Hi Mary

Attached is a material contravention report for P24/60055 due date 11/06/2024.