

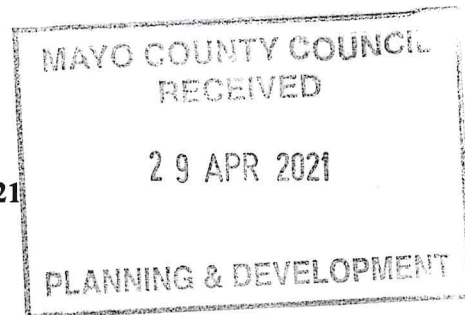


KEITH O'CONNELL
CHARTERED ENGINEER B.Eng C.Eng, M.I.E.I

Forward Planning Department,
Mayo County Council,
Aras an Chontae,
Castlebar, Co. Mayo

29th April 2021

Re: Westport Town and Environs Local Area Plan 2021



Dear Sir/Madam,

This office has been appointed to make a Submission on behalf of Gibbons Building and Civil Engineering Ltd. in relation to forthcoming Westport Town and Environs Local Area Plan 2021 – 2027. Our client has a number of properties in the locality that have Residential capacity which can be realized and deal with the shortage of housing in Westport.

Our client has a proven track record in Westport having developed the Cedar Park Development, Cluain Abhainn and the recently completed Ceathru Ban. They are inundated with requests for housing from the private sector but are restricted with their current portfolio and have been actively seeking land on which to build. There are numerous issues with the cost of the land being the main driver. Restricted Zoning only drives up land prices resulting in increased cost of housing.

The 3 land banks which we wish you to review are:

1. Altamount Street.
2. Rosbeg
3. Carrowbawn.

1. **Altamount Street** – Folio MY36775F – this is a Town Centre site and would be an extension to an existing Estate Radharc Na Greine. This site is currently zoned ‘Open Space’ and adjacent to the Greenway. The site is a brown field site and its potential as an extension to the existing estate was not realised when the site was it re-zoned under the existing Westport LAP.



Fig.1 – Extract from Westport LAP – note this site is Town Centre.

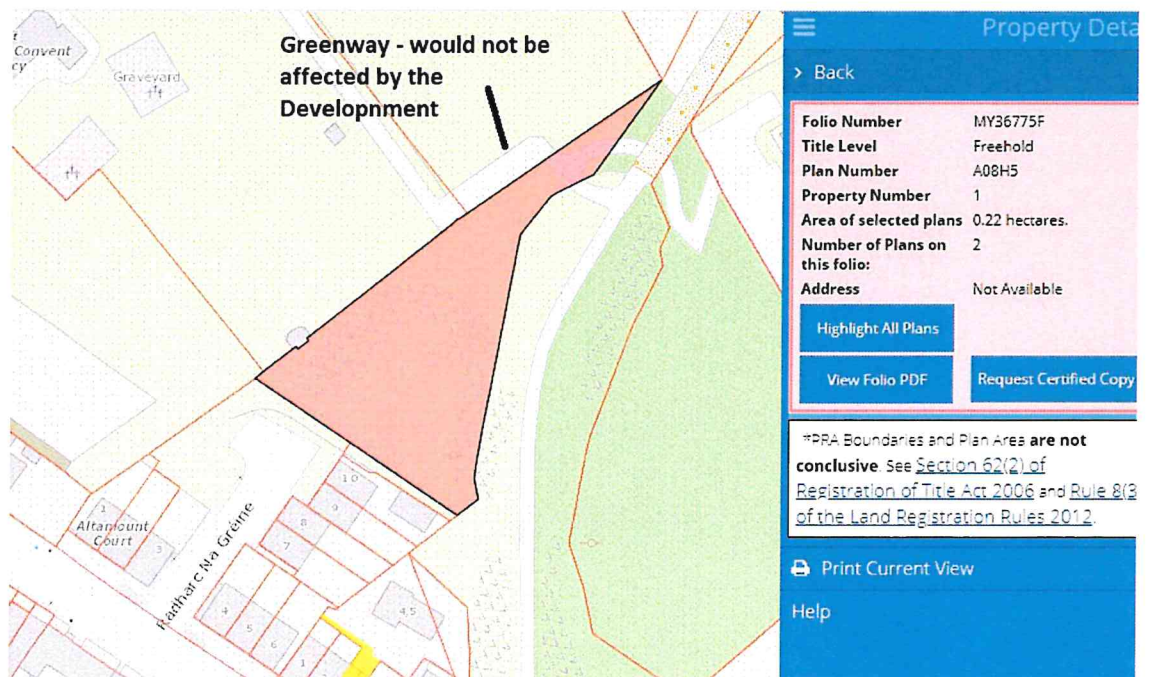


Fig.2 – Land Direct Extract – indicating existing built up areas in the vicinity.

- Rosbeg** – Folio MY32436F – There is Planning Permission on this plot of serviced land for 5 houses which is connected to the Town services. Historically, this site was inside the Town boundary but under revisions to the last LAP cumulating in a reduction in Zoned lands resulted in this 11 acre serviced plot being curtailed in terms of housing provision.

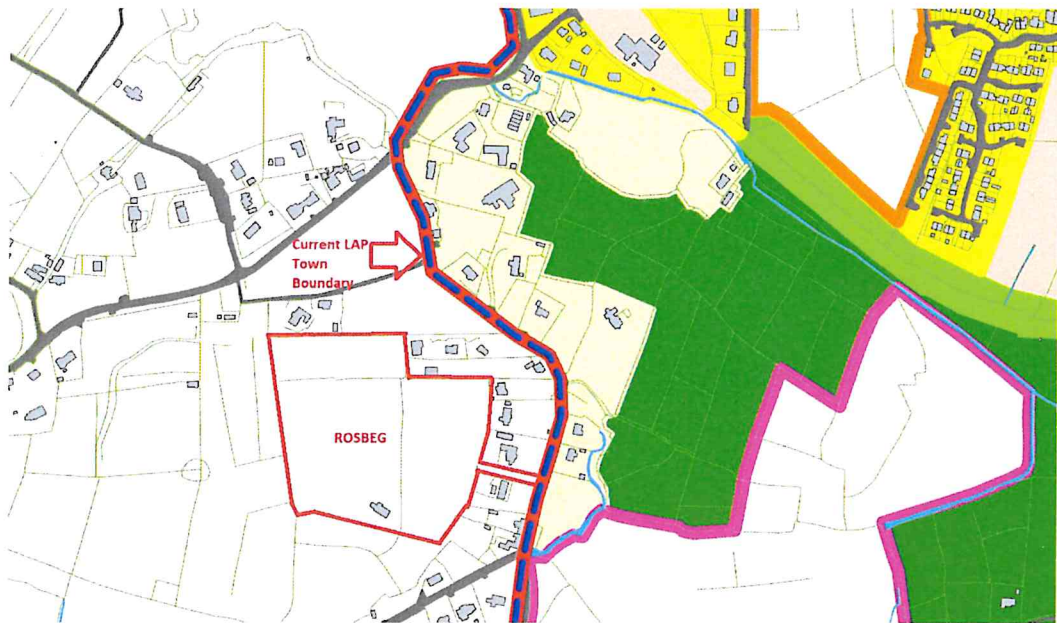


Fig.3 – Rosbeg Site – Previously Zoned 11 acre site connected to services.

Back	
Folio Number	MY32436F
Title Level	Freehold
Plan Number	FO1Q
Property Number	1
Area of selected plans	3.84 hectares.
Number of Plans on this folio:	1
Address	Rosbeg, Westport, Co. Mayo, F28 H670
View Folio PDF	
Request Certified Copy	
The following Applications are Pending on th Folio	
D2021LR012583N	Mapping
D2021LR015819D	Mapping
<small>*PRA Boundaries and Plan Area are not conclusive. See Section 62(2) of Registration of Title Act 2006 and Rule 8(of the Land Registration Rules 2012.</small>	

Fig.4 – Land Folio for the development land in Rosbeg.

3. **Carrowbawn** – Folio MY4562F – this is an area of Zoned Lands under ‘Residential Phase 3’ on the current LAP. This land mass is adjacent to housing estates, connected to services and inside the existing Town Boundary but because of its current Zoning any potential development has been deemed ‘premature’.

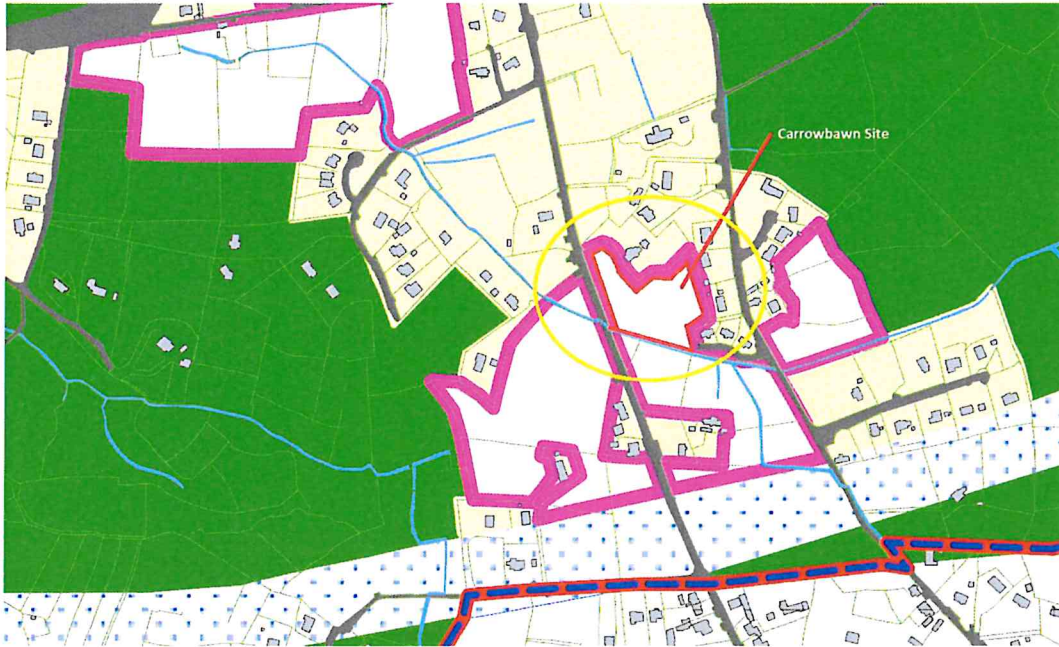


Fig.5 – Zoning map from current Development Plan.

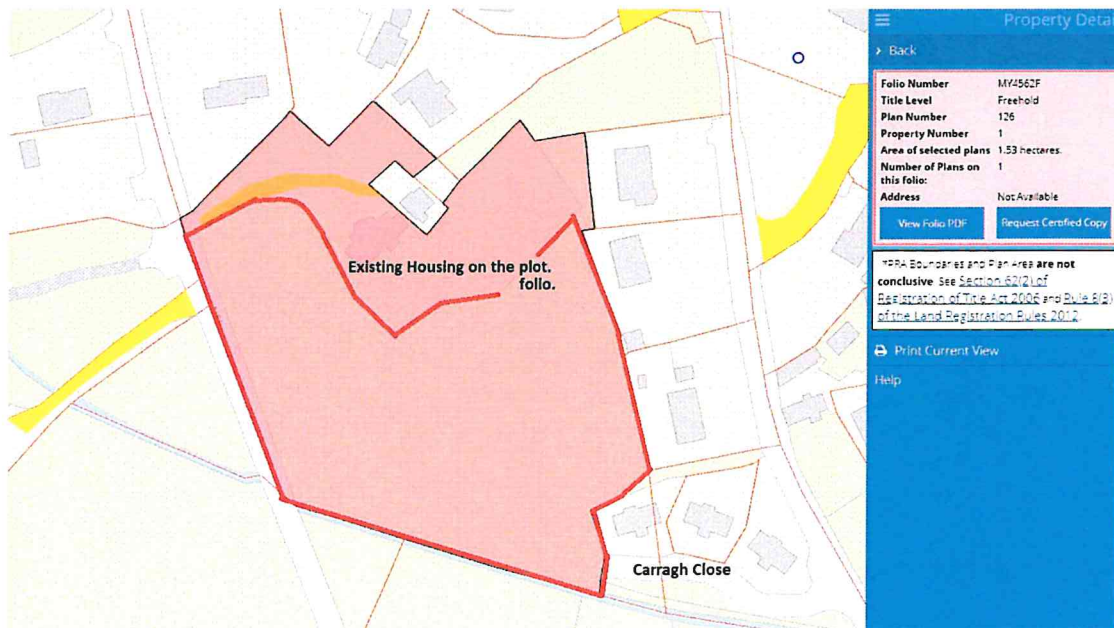


Fig.6 – This is prime development land but not Zoned for Planning – we were informed that an application under the current plan would be ‘premature’.

Summary:

Altamount Street – This site had live Planning Permission when it was re-zoned under the current Development Plan, a fact which was acknowledged by Mayo County Council. The Greenway was built on the Developers lands without the Permissive Access agreement. However, foregoing the historical events the Developer and the adjacent house owners would be in favour of a small development to finish out the estate. We kindly request that this land is zoned for housing.

Rosbeg – Previous Planning Permission given the scale of the scheme accounted for 10 units. Current Permission with 5 units increased the Unit cost substantially. This renders the Site as being under-developed considering the expenditure for infrastructure for Estate Roads in line with Site Development Work Guidelines. We kindly suggest that the Town Boundary extends to accommodate this site or alternatively that Serviced Land adjacent to the Town Boundary are acknowledged as Development Lands.

Carrowbaun – Our client is an active House builder in the Westport area, they are Westport natives, having finished out the un-completed Estate on the Ballinobe road now known as Cluain Abhainn and the more recent Ceathru Ban. They are actively seeking development land on which to provide family homes and wish to outline the lack of same.

Yours Sincerely,



Keith O'Connell 087-9042421 Chartered Engineer.