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VAT REGISTRATION NO. 9696375K



19th April 2021

Pre-Draft Public Consultation ,
Westport Town & Environs Local Area Plan 2021-2027
Forward Planning Department ,
Mayo County Council,
Aras An Chontae,
The Mall,
Castlebar,
Co. Mayo. F23 WF90.

Re: Submissions/Observations on Issues Paper
Westport Town & Environs Local Area Plan 2021-2027

Submission on behalf of Mr. Cathal Hughes, [REDACTED]

Dear Sir/Madam,

With reference to the Issues Paper for the Draft Westport Town and Environs Local Area Plan 2021 – 2027, I have been requested to make a submission on behalf of Mr. Cathal Hughes, with respect to his lands at Rosmalley, Westport. Mr. Hughes owns approximately 2.3 Ha of land plus his house, Bellevue, at Rosmalley, Westport.

These lands are serviced by a public road, public water main , public sewer and telecommunications. In my opinion these lands would be suitable for a low density residential zoning. The lands were previously zoned residential in the 2005 – 2011 Westport Local Area Plan, with Mayo County Council having just spent 55 million Euros on the extension of the sewerage system to service Rosmalley and other outlying areas.

It was an objective of the Plan at that time to consolidate the existing residential cluster in Rosmalley. There is now an opportunity in this Local Area Plan to achieve this objective and to make use of existing infrastructure which was installed at great public expense.

The core strategy in the Draft County Development Plan 2021-2027 identifies a need for a further 470 dwelling units in the Westport area. It would be reasonable to assume that not all of the 470 dwelling unit occupiers will want to live in the town centre or in dense urban developments and that a mix of dwelling types and site sizes would be required. The current Covid Pandemic has generated a demand for individual houses on large sites throughout rural Ireland. Westport has the unique advantage of having hundreds of acres of lands serviced by public roads, public sewers and public water mains.

The adjacent Rosmalley housing development consists of 8 houses built on 1.3 Ha (approx 6 houses per Ha) .This development, surrounded by mature trees, has been successfully assimilated into the landscape. The existing Low Density Residential zoning in the current Town & Environs Development Plan provides for 10 units per Ha. 4 houses per Ha may be an appropriate density for Mr. Hughes' land as the adjacent house site sizes vary from 0.63 Ha to 0.23 Ha.

Please find enclosed the following:

Property Registration Authority printout of Mr. Hughes' land at Rosmalley

Ordnance Survey map showing Mr. Hughes' lands

Extract from the 2005-2011 Local Area Plan

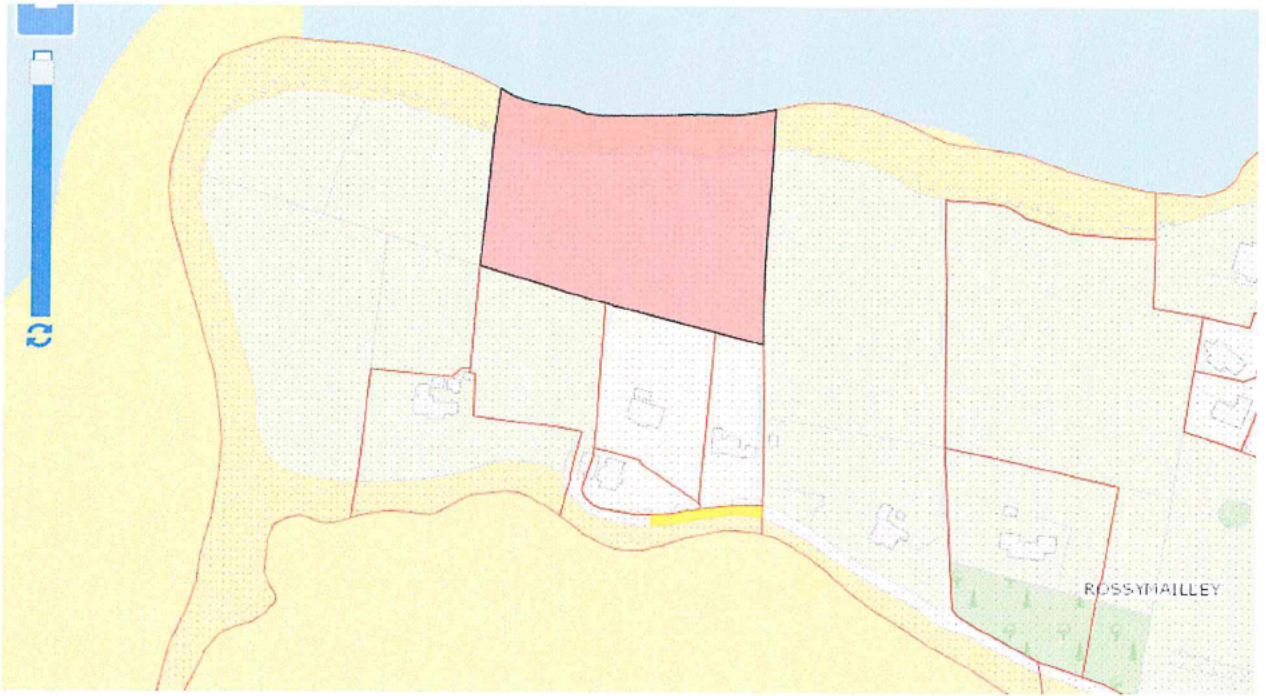
Zoning Map from the 2005-2011 Local Area Plan

Photograph of the existing Rosmalley housing development.

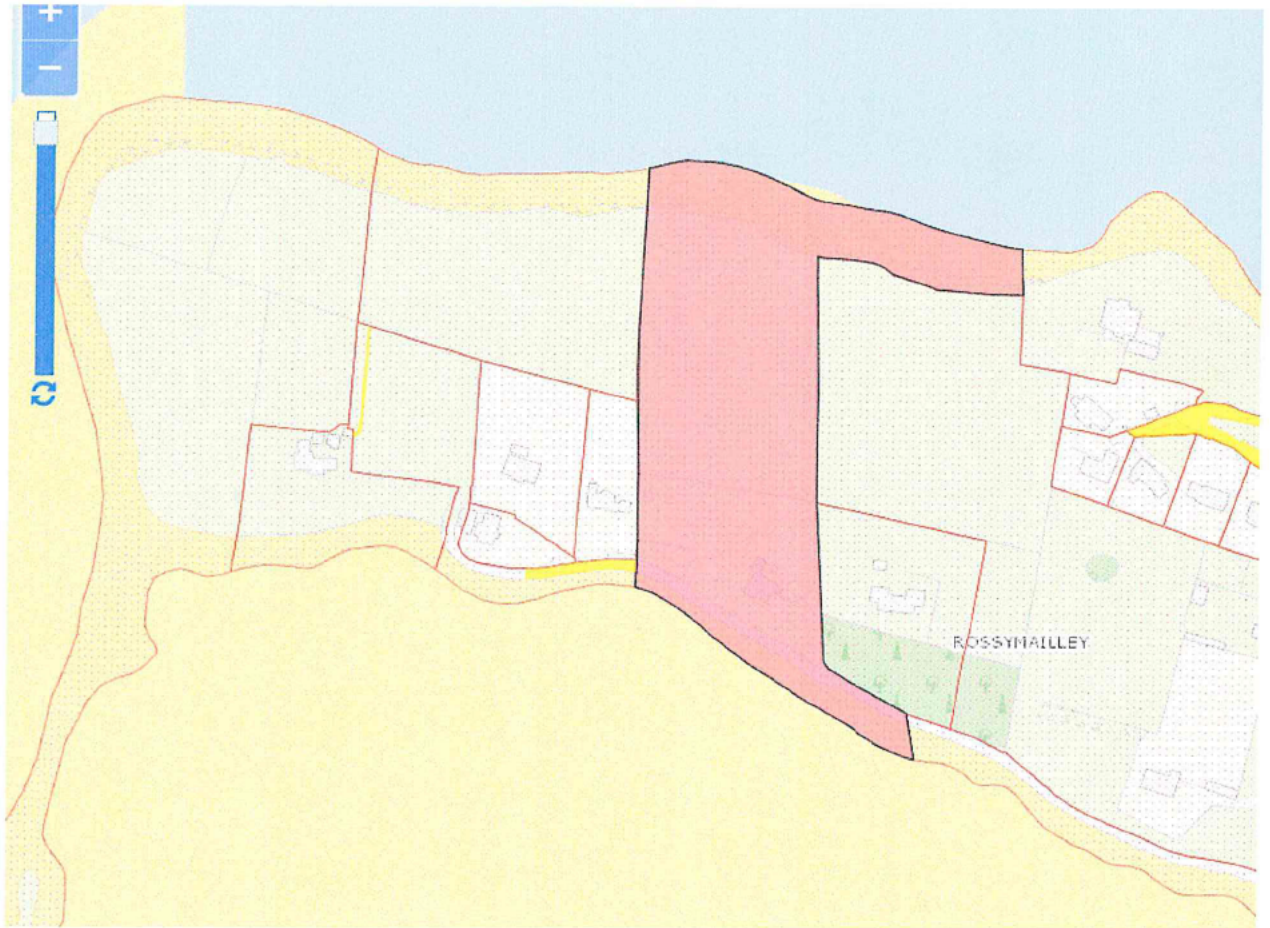
Yours sincerely,

A large black rectangular redaction box covers the signature of John Lambe.

John Lambe CEng MIEI



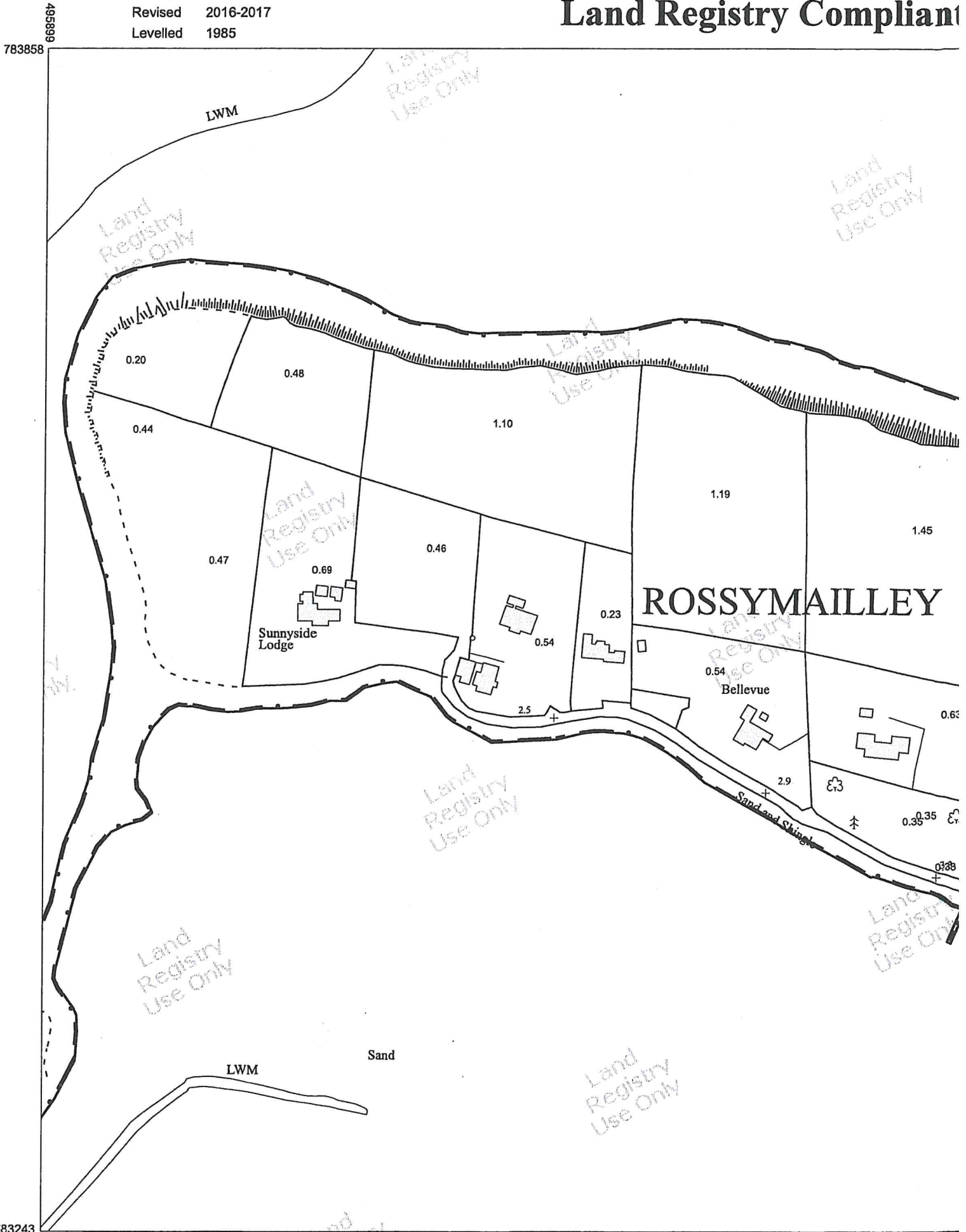
MY [redacted] - Cathal Hughes



MYS [redacted] - Cathal Hughes

Surveyed 1996-2000
Revised 2016-2017
Levelled 1985

Land Registry Compliant



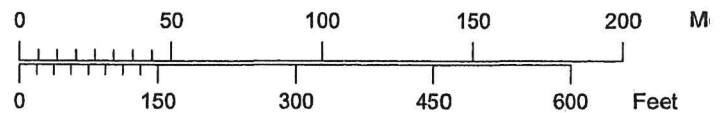
783858

495899

783243

495899

Scale:- 1:2,500
Scála:- 1:2,500



3.2.2 Westport Environs

- Consolidation of Residential Clusters in Rossmaley, Rossbeg, Cloghan, Streamstown and adjacent to Westport Quay
- Protection of sensitive landscapes, including the reservation “free from development” of sensitive landscapes on drumlins
- Control of ribbon development along main approach to Westport along Louisburgh Road
- Control of multiple housing development outside defined development areas
- Control of one-off housing development in accordance with Mayo County Council’s Rural Housing Policy as outlined in the County Development Plan.
- To provide opportunities for Employment / Enterprise uses at north west and north east of Westport environs area subject to the submission of a Masterplan for approval by the planning authority before development commences.

LEGEND

- Boundary
- Watercourse
- Road
- Railway

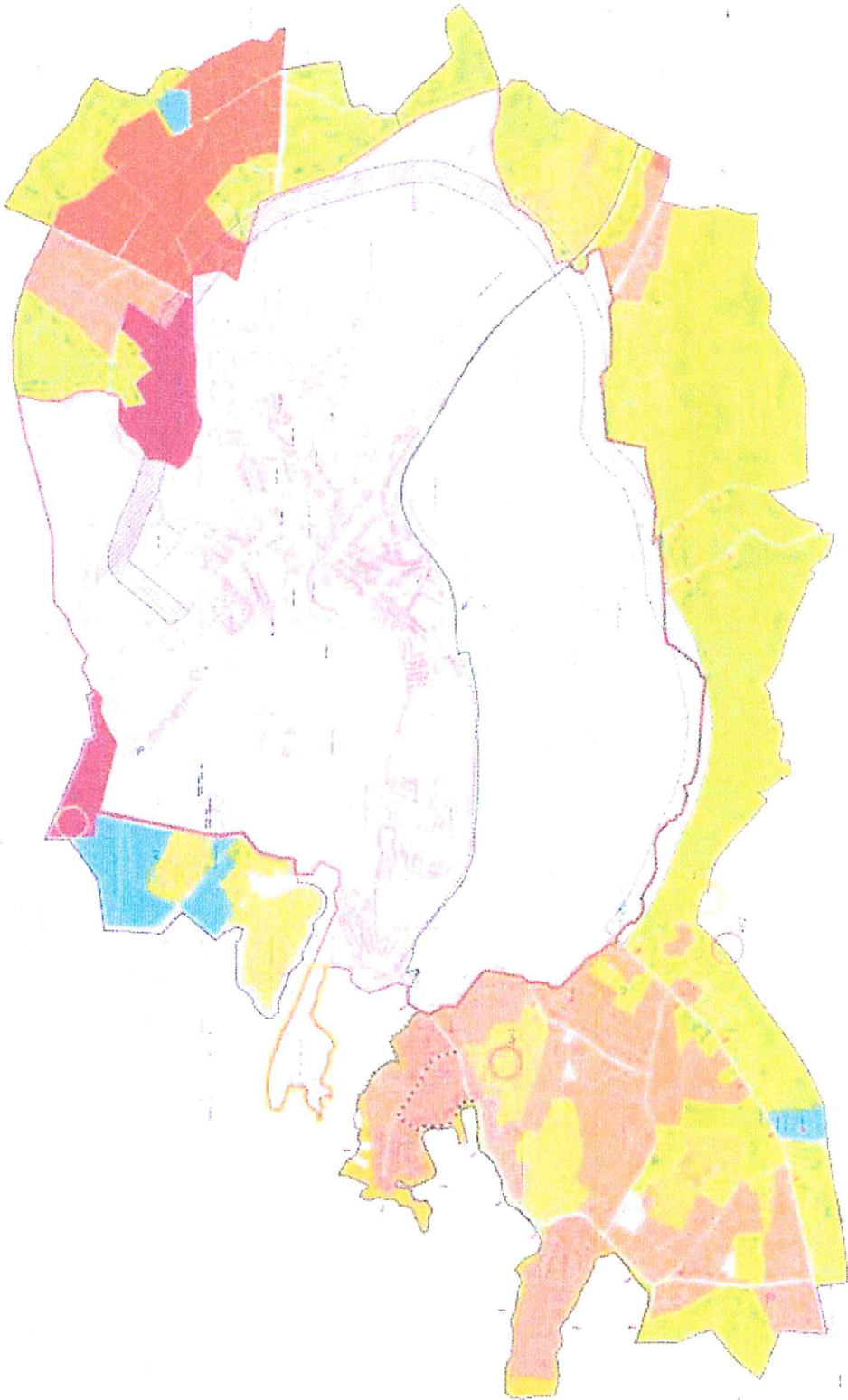
USE ADMIN COLOURS FOR LOCAL AREA PLAN AREAS

- A1 - Residential
- A2 - Residential
- A3 - Residential
- A4 - Residential
- B1 - Business
- C1 - Community
- C2 - Community

SPECIFIC OBJECTIVES

- SO1 - Objectives
- SO2 - Objectives
- SO3 - Objectives

- SO1
- SO2
- SO3



OBJECTIVE	DESCRIPTION
SO1	...
SO2	...
SO3	...



Housing Development Rosmalley – This photograph demonstrates that a housing development, in this case 8 houses, can be successfully assimilated into the landscape by strategic landscaping.