

# Material Amendments

## Draft Mayo County Development Plan

VOLUME 1 – WRITTEN  
STATEMENT

&

VOLUME 2 – DEVELOPMENT  
MANAGEMENT STANDARDS



**MAYO.IE**

## **Draft Mayo County Development Plan 2021-2027:**

### **Material Amendments**

#### **Report Format**

These amendments are presented in 4 no. separate documents:

#### **Volume 1: Written Statement & Volume 2: Development Management Standards**

Amendments to the Written Statement and Development Management Standards of the Draft Mayo County Development Plan 2021-2027

#### **Volumes 3: Book of Maps**

Amendments to the Land Use Zonings of the Draft Mayo County Development Plan 2021-2027.

#### **Volume 4: Supporting Documents**

Amendments to the Housing Strategy / Housing Needs Demand Assessment (HNDA)

#### **Volume 5: Environmental Assessments**

Amendments to Volume 4: Strategic Environmental Assessment, Natura Impact Report and Strategic Flood Risk Assessment.

## Contents

<b>1.0</b>	<b>Introduction and Format .....</b>	<b>1</b>
	<b>1.1 Proposed Amendments and Material Amendments to the Draft MayoDevelopment Plan 2021-2027.....</b>	<b>1</b>
	<b>1.2 Report Structure .....</b>	<b>2</b>
	<b>1.3 How amendments are indicated .....</b>	<b>2</b>
	<b>1.4 How to Make a Submission / Observation.....</b>	<b>3</b>
	<b>1.5 Next Steps .....</b>	<b>4</b>
<b>2.0</b>	<b>Material Amendments: Volume 1: Written Statement.....</b>	<b>6</b>
	<b>2.1 Glossary of Terms .....</b>	<b>6</b>
	<b>2.2 Chapter 1: Introduction .....</b>	<b>6</b>
	<b>2.3 Chapter 2: Core &amp; Settlement Strategy.....</b>	<b>10</b>
	<b>2.4 Chapter 3: Housing.....</b>	<b>24</b>
	<b>2.5 Chapter 4: Economic Development .....</b>	<b>33</b>
	<b>2.6 Chapter 5: Tourism &amp; Recreation .....</b>	<b>36</b>
	<b>2.7 Chapter 6: Movement &amp; Transport .....</b>	<b>41</b>
	<b>2.8 Chapter 7: Infrastructure.....</b>	<b>49</b>
	<b>2.9 Chapter 8: Sustainable Communities .....</b>	<b>51</b>
	<b>2.10 Chapter 9: Built Environment .....</b>	<b>55</b>
	<b>2.11 Chapter 10: Natural Environment.....</b>	<b>57</b>
	<b>2.12 Chapter 11: Climate Action &amp; Renewable Energy.....</b>	<b>62</b>
	<b>2.13 Chapter 12: Settlement Plans .....</b>	<b>65</b>
<b>3.0</b>	<b>Development Management Standards.....</b>	<b>79</b>

## **1.0 Introduction and Format**

### **1.1 Proposed Amendments and Material Amendments to the Draft Mayo Development Plan 2021-2027**

The Draft Mayo Development Plan 2021-2027 was placed on public display from Wednesday 23<sup>rd</sup> December 2020 until 4pm on Wednesday 16th March 2021. A total of 1267 no. submissions and observations were received during the prescribed period in response to this stage of public consultation. In accordance with the requirements of Section 12(4)(b) of the Planning and Development Act 2000 (as amended), a Chief Executive's Report was prepared, which summarised and detailed the submissions received on the Draft Development Plan and provided the response and recommendations of the Chief Executive to the issues raised.

The Elected Council Members, having considered the Draft Mayo Development Plan 2021-2027 and the Chief Executive's Report on submissions received, resolved, following a Council meeting dated 15<sup>th</sup> February 2022, to amend the Draft Mayo Development Plan 2021-2027. Where these amendments constitute a material amendment to the Draft Mayo Development Plan 2021-2027 they are required to be put on public display in accordance with section 12(7) of the Act.

In accordance with Section 12 of the Planning and Development Acts 2000 (as amended), Mayo County Council has screened the proposed material amendments and has determined that Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) are required with respect to certain proposed material amendments. The likely significant effects on the environment of implementing the proposed material amendments have been assessed.

Accordingly, the Council resolved to place the material amendments on public display for a period of not less than 4 weeks, in accordance with Section 12(7)(b) of the Planning and Development Act 2000 (as amended). Submissions or observations with respect to the proposed material amendments, the associated SEA Screening Determination and SEA Environmental Report (which includes information on the likely significant effects on the environment of implementing the proposed amendment) and the associated AA Screening Determination and AA Natura Impact Report may be made **from Tuesday 29<sup>th</sup> March 2022 until 4.00pm on Tuesday 26<sup>th</sup> April 2022** (both dates inclusive).

There are 161 proposed amendments to the Volume 1: Written Statement and 7 proposed amendments to Volume 2: Development Management Standards and they are all outlined in the below document.

## 1.2 Report Structure

The proposed material amendments to the Draft Mayo County Development Plan 2021-2027 are set out in individual separate documents reflective of the Draft Plan as follows:

- (i) Volume 1 & 2: Proposed Material Amendments to the **Written Statement & Development Management Standards** of the Draft County Development Plan;
- (ii) Volumes 3: Proposed Material Amendments to the **Book of Maps** of the Draft County Development Plan;
- (iii) Volume 4: Proposed Material Amendments to the **Supporting Document** of the Draft County Development Plan.
- (iv) Volume 5: Proposed Material Amendments to the **Environmental Reports** of the Draft County Development Plan.

*Note: All of the above reports should be read in conjunction with the Draft Mayo County Development Plan 2021-2027.*

## 1.3 How amendments are indicated

A table template is used to identify the amendments, which includes the reference number (based on the Draft Plan Chapter no. prefix), the relevant section, heading and page number of the Draft Development Plan, followed by the details of the amendment.

### Amendment:

*The description of the proposed amendment is in Italics.*

### Unchanged text:

Existing, unchanged text will remain in normal font.

### Additions:

**Additions** to the text in the Draft Mayo Development Plan are shown in **green** font. See example below:

Proposed Amendment CH 2.6		
Section	Heading	Page no.
2.6	Strategic County Development Objectives	30

Amend text in Part b of SO 9 as follows:

b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including **Ecological Impact Assessments (EclA)** and assessments of disturbance to species protected under the Wildlife Act and/or the Flora Protection Act **and of Habitat IV species protected under the Habitats Directive.**

Deletions:

**Deletions** to the text in the Mayo Development Plan are shown in **red** font with strikethrough below the table, for example:

Proposed Amendment CH 2.13		
Section	Heading	Page no.
2.6.10	Core Strategy Policies	37

Amend CSP 4 by deleting “compact” from the 1<sup>st</sup> line. Add “and open countryside” after villages. Full stop after county. Delete remainder of Policy

**CSP 4:** To support the **compact** growth of towns and villages **and open countryside** to ensure that development proceeds sustainably and at an appropriate scale., ~~density and sequence and in line with the Core Strategy Table.~~

#### 1.4 How to Make a Submission / Observation

Submissions or observations with respect to the proposed Material Amendments, the associated SEA Screening Determination and SEA Environmental Report (which includes information on the likely significant effects on the environment of implementing the proposed amendment) and the associated AA Screening Determination and AA Natura Impact Report may be made **from Tuesday 29<sup>th</sup> March 2022 until 4.00pm on Tuesday 26<sup>th</sup> April 2022** (both dates inclusive).

All observations or submissions received in relation to the proposed Material Amendments and associated documents during the above time period will be taken into consideration before the making of the Mayo County Development Plan 2021- 2027.

Submissions must include the full name and address of the person(s) making the submission and where relevant, the body or organisation represented. This should be on a separate page to the content of your submission in order to assist Mayo County Council in complying with the provisions of the Data Protection Act, as submissions are legally required to be published online.

Children, or groups or associations representing the interests of children, are entitled to make submissions or observations.

Submissions should quote the relevant material amendment reference number(s).

Submissions/observations should be in **ONE** medium only via the following methods:

<b>Online:</b>	<a href="https://consult.mayo.ie/en/consultation/draft-mayo-county-development-plan-2021-2027">https://consult.mayo.ie/en/consultation/draft-mayo-county-development-plan-2021-2027</a>
<b>Hard Copy:</b>	Draft Mayo County Development Plan, Forward Planning Department, Áras An Chontae, The Mall, Castlebar, Co Mayo, F23 WF90.

Observations or submissions will be made public on the Council's consultation portal and website and at the offices of Mayo County Council and will also form part of the statutory Chief Executive's Report to be presented to the full Council. For further information on how Mayo County Council process Personal Data please see the Council's Privacy Statement which is available on [www.mayo.ie](http://www.mayo.ie)

### 1.5 Next Steps

When the display period of the material amendments to the Draft Development Plan is complete, the Chief Executive will prepare a report on all submissions or observations received **on the proposed amendments** and accompanying assessments during this stage of the consultation and submit it to the Elected Members for their consideration. Having considered the Proposed Amendments to the Draft Plan and the Chief Executive's Report on submissions received, the Elected Members may, by resolution, make the Mayo Development Plan 2021-2027 with or without further amendment (of a non-material nature).

Where the members decide to accept a proposed amendment to the Draft Plan, they may do so subject to any modifications to the amendments as they consider appropriate. The Act stipulates that a further modification may be made where it is minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site.

A further modification shall not be made where it relates to –

- (I) an increase in the area of land zoned for any purpose, or
- (II) an addition to or deletion from the record of protected structures.

In making the Development Plan the Members are restricted to considering the proper planning and sustainable development of the area to which the Development Plan relates, 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.

The new Plan will have effect 6 weeks from the day that it is made.

An updated contents page with reference to sub chapter content shall be contained within the final adopted version of the Plan.

Report style numbering of all individual paragraphs, policies and objectives will be considered in the adopted version of the Plan.



## 2.0 Material Amendments: Volume 1: Written Statement

### 2.1 Glossary of Terms

Proposed Amendment MA 1	
Heading	Page no.
Glossary of Terms	5

Amend the definition of Brownfield Site in the glossary of terms in the Draft Plan to read as follows:

Brownfield Site: A site ~~that has previously been built on~~ which has been subjected to building, engineering or other operations, including but not limited to residential, commercial, industrial buildings/land no longer in use and has become abandoned/obsolete/vacant.

### 2.2 Chapter 1: Introduction

Proposed Amendment CH 1.1		
Section	Heading	Page no.
1.4	UN Sustainable Development Goals	14

Insert the following text in Section 1.4 of Chapter 1 of the draft plan:

The NPF states: “sustainability is at the heart of long-term planning and the NPF seeks to ensure that decisions we take today meet our own needs without compromising the ability of future generations to meet their needs”. RPO 5.5 of the RSES expands on the concept the sustainable use of natural assets by seeking to: Ensure efficient and sustainable use of all our natural resources, including inland waterways, peatlands, and forests in a manner which ensures a healthy society a clean environment and there is no net contribution to biodiversity loss arising from development supported in this strategy. Conserve and protect designated areas and natural heritage areas. Conserve and protect European sites and their integrity.

Proposed Amendment CH 1.2		
Section	Heading	Page no.
1.5	Climate Action	15

Amend Section 1.5 to include the following details on the European Green Deal:

Climate change impacts are currently experienced worldwide. Coastal areas in western parts of Europe, such as Ireland, can expect more heavy rain, higher risk of flooding from rivers and higher risk of storms in winter. County Mayo is particularly vulnerable to river, coastal/tidal flooding, drought, colder winters as well as surface water flooding arising from heavy rain. Tackling climate

change is a top priority for the EU and the European Commission has presented a package of measures designed to make Europe the world’s first climate-neutral continent by 2050. The European Green Deal includes key policies aimed at ambitiously cutting emissions, preserving Europe’s natural environment and investing in cutting-edge research and innovation. It sets out an achievable roadmap that will ensure the EU's economy becomes sustainable by turning climate and environmental challenges into opportunities across all policy areas that will result in economic growth and jobs. Furthermore, the National Climate Action Plan (2019) sets out a course of action to address the impacts of climate change on Ireland’s environment, society, economic and natural resources.

Proposed Amendment CH 1.3		
Section	Heading	Page no.
1.11	Implementation & Monitoring	23

*Add Implementation & Monitoring Table to Section 1.11 as below:*

Chapter	Objectives	Delivery Timeframe	Lead
Chapter 2	CSO 3	Short Term	Planning
	CSO 5, CSO 6 & CSO 9	Long Term	Planning
	SSO 9	Long Term	Municipal District
Chapter 3	HSO 2, HSO3, HSO 4, HSO 5, HSO 6 & HSO7	Long Term	Housing
	HSO 8	Long Term	Housing & Planning
Chapter 4	RHO 6 & TVHO 10	Long Term	Architects
	EDO 7 & EDO 24	Long Term	Enterprise and Investment Unit
Chapter 4	EDO 28	Short Term	Planning
	EDO 40	Long Term	Forward Planning
	EDO 41	Medium Term	Forward Planning
	EDO 50	Long Term	Enterprise and Investment Unit
	EDO 62	Long Term	Marine
	TRO 11	Long Term	Enterprise and Investment Unit
	TRO 3, TRO 4, TRO 6, TRO 7 TRO 8, TRO 13, TRO 22, TRO 23, TRO 24 & TRO 26	Long Term	Tourism, Recreation and Amenity
	TRO 25	Long Term	Marine
	TRO 27 & TRO 28	Long Term	Planning
	Chapter 6	MTO 1	Short Term
MTO 4, MTO 10, MTO 11 & MTO 12		Long Term	
MTO 21 & MTO 22		Long Term	Regional Design Office
MTO 27		Long Term	Road Design Section
MTO 30 & MTO 31		Long Term	Marine
Chapter 7	INO 1	Long Term	Rural Water

			Section	
	INO 4	Long Term	Various Sections	
	INO 5	Long Term	Murrisk – Rural Water Section Achill - Water Services on behalf of Irish Water	
	INO 6 & INO 9	Long Term	Rural Water Section & Water Services on behalf of Irish Water	
	INO 11 & INO 27	Long Term	Environment	
	INO 30 & INO 35	Long Term	Enterprise and Investment Unit	
	INO 33	Long Term	Road Design Section and Municipal District Offices	
	INO 39	Long Term	Municipal District Offices	
	<b>Chapter 8</b>	SCO 1	Long Term	Planning
		SCO 12 & SCO 13	Long Term	Tourism, Recreation and Amenity
SCO 17		Long Term	Community and Integrated Development	
SCO 18		Short Term	Library Services	
SCO 19		Short Term	Arts Office	
<b>Chapter 9</b>	BEO 3	Long Term	Heritage Office	
	BEO 7, BEO 11, BEO 12, BEO 14, BEO 25, BEO 26 BEO 29, BEO 30 & BEO 31	Long Term	Architects Section	
	BEO 23, BEO 35, BEO 36 & BEO 37	Long Term	Forward Planning	
<b>Chapter 10</b>	NEO 1, NEO 2, NEO 5, NEO 10, NEO 15, NEO 16 & NEO 18	Long Term	Heritage Office	
	NEO 17	Long Term	Tourism, Recreation and Amenity and Enterprise and Investment Unit	
	NEO 25	Long Term	Forward Planning and Heritage Office	
	NEO 29	Long Term	Marine	
	NEO 31, NEO 32, NEO 42, CAO 5, REO 4, REO 5, REO 21 & REO 20	Long Term	Environment	
<b>Chapter 11</b>	CAO 2, CAO 3 & CAO 4	Long Term	Climate Action	
	CAO 6	Long Term	Environment and Climate Action	

Chapter 12	CAO 7	Long Term	Ballina MD, Environment and Climate Change
	REO 1, REO 2 & REO 7	Long Term	Forward Planning
	GSO 1, GSO 4, GSO 6, GSO 7, GSO 14, BEO 3, BSO 2, BTO 4, BTO 7, CSO 3, CSO 12, SDO 2, SDO 3, SDO 12, BAO 5, CAO 1, CAO 5, CAO 6, CAO 7, FDO 1, FDO 4, FDO 5, FDO 6, CNO 1, CNO 10, CNO 11, BAO 5, KAO 8, KAO 9, KAO 11, KTO 6, KTO 7, KKO 1, KKO 3, KKO 4, KKO 5, KKO 6, LHO 7, LHO 8, NTO 8, RSVO 1, RSVO 2, RSVO 3, RSVO 4, RSVO 5, RSVO 6, RSVO 7, RVO 8, RSVO 13, RSVO 12, BEO 6, BEO 9, NTO 5, BSO 1 & BSO 12	Long Term	Planning
	GSO 9	Long Term	Sustainable Transport Section
	GSO 10, GSO 11, GSO 15, BSO 4, CSO 1, CSO 4, RSVO 10 & RSVO 11	Long Term	Municipal District Offices
	BEO 2, CAO 2, KAO 7 & RSVO 14	Long Term	Architects
	BEO 4	Long Term	Ballinrobe District Office
	CAO 4, FDO 3, LHO 5, RSVO 9 & NTO 6	Long Term	Environment
	BSO 3, CSO 2, KAO 1, KAO 3, KKO 2 & LHO 6	Long Term	Tourism, Recreation and Amenity
	BSO 8, CSO 5, CNO 2 & KAO 4	Long Term	Regional Design Office
BTO 1	Long Term	Enterprise and Investment Unit	
BTO 3 BTO 2	Long Term	Belmullet District Office	
SDO 7, SDO 8 & SDO 9, CNO 3, CNO 4, CNO 5, CNO 8 & CNO 9	Long Term	Swinford Municipal District Office	
BAO 2 & BAO 3	Long Term	Castlebar Municipal District Office	
CAO 3 & KAO 2	Long Term	Ballina Municipal District Office	
FDO 2, KTO 1, KTO 3, KTO 4 & KTO 5	Long Term	Claremorris/ Swinford Municipal District Office	
KTO 2	Long Term	Arts Office	
LHO 1	Long Term	Water Services	
LHO 2, LHO 3, LHO 4 & NTO 2	Long Term	Westport Municipal District Office	

## 2.3 Chapter 2: Core & Settlement Strategy

Proposed Amendment CH 2.1		
Section	Heading	Page no.
2.3	Strategic Aims	25

*Amend Housing bullet-point within Strategic Aim 2.3 by deleting “and” from first sentence and add the words “and countryside” after villages.*

**Housing** - To facilitate the sustainable growth of all rural areas, towns ~~and~~ villages **and countryside** throughout the county by seeking to accommodate, as far as possible, all persons in their choices to live in our rural areas, towns and villages; by supporting and strengthening the rural economy to sustain vibrant rural communities and by promoting consolidation and compact development of all urban and rural settlements in an attractive setting that provides a suitable mix of housing with supporting amenities; and by ensuring coordinated investment in infrastructure that will support economic competitiveness and create a high quality living and working environment.

Proposed Amendment CH 2.2		
Section	Heading	Page no.
2.3	Strategic Aims	26

*Amend Settlements bullet-point within Strategic Aim 2.3 by deleting “and” from first sentence and add the words “and countryside” after villages.*

**Settlements** - To develop Mayo's settlements as a network of attractive, livable towns ~~and~~ villages **and countryside** in the county with sustainable levels of population, employment activity and enhanced levels of amenity which encourage a high quality of life and well-being and support a sustainable synergy with the rural countryside.

Proposed Amendment CH 2.3		
Section	Heading	Page no.
2.3	Strategic Aims	26

*Insert map showing the strategic road network in the county as shown below:*



New map Strategic Road Network in Mayo

Proposed Amendment CH 2.4		
Section	Heading	Page no.
2.3	Strategic Aims	26

*Insert additional Strategic Aim in Section 2.3 directly beneath Movement and Transport to read as follows:*

**Strategic Road Network** - To maintain the strategic function, capacity and safety of the national roads network, including planning for future capacity enhancements, and to ensure that the existing extensive transport networks, are maintained to a high level to ensure quality levels of service, safety, accessibility and connectivity to transport users.

Proposed Amendment CH 2.5		
Section	Heading	Page no.
2.6	Strategic County Development Objectives	30

*Amend the title of SO 9 from:*

~~Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment~~

to

Ecological Impact Assessment, Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment.

Proposed Amendment CH 2.6		
Section	Heading	Page no.
2.6	Strategic County Development Objectives	30

Amend text in Part b of SO 9 as follows:

b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including Ecological Impact Assessments (EclA) and assessments of disturbance to species protected under the Wildlife Act and/or the Flora Protection Act and of Habitat IV species protected under the Habitats Directive.

Proposed Amendment CH 2.7		
Section	Heading	Page no.
2.5.7	Core Strategy Table	35

Amend Core Strategy and HNDA/Housing Strategy of the Draft Plan to accord with the requirements of the Section 28 Ministerial Guidelines, as per Appendix II (Core Strategy) and Appendix IV (HNDA/Housing Strategy) of the CE Report.

**Table 2.4 Revised Core Strategy Table**

Settlement Tiers	Settlements	Population 2016	Population 2021	Population increase to end of 2027	Population Growth Rate % Change (2016-2027)	No. of residential units required (Target*)	At least 20% of residential units into built-up footprint (Housing Growth Rate %)	Quantum of lands zoned Existing Residential	Quantum of lands zoned for New Residential units*	Quantum of lands zoned for Strategic Reserve Tier I	Quantum of lands zoned for Strategic Reserve Tier II
Tier I (a) Key Towns	Ballina	10,171	11,160	1,360 1,348 1,874	13.4 13.4 16.4%	222 446	222 14%	*	29.73	*	*
	Castlebar	12,068	13,242	1,446 1,664 13,874	12.4 13.8 15%	312 553	276 17%	*	36.87	*	*
Tier I (b) Strategic Growth Towns	Westport	6,198	6,745	733 762 6,850	11.8 12.3 10.5%	420 257	441 8%	*	17.13	*	*
Tier II Self-Sustaining Growth Towns	Ballinrobe	2,786	3,010	235 232 3,100	8.4 8.3 11.3%	203 106	68 3%	64 66.68	20.28 2.1 13.87	22.38 19.4	20.52 30.53
	Ballyvaughan	2,366	2,556	196 222 2,582	8.2 9.4 9.1%	168 90	60 3%	58.68	28.13 6	22.12	5.99
	Ballyvaughan	1,019	1,101	80 86 1,286	7.8 8.4 12.85%	20 39	11 1%	39.28	28.08 3	15.08	N/A

				1,150							
	Claremorris	3,687	3,984	4,340 4,302 4,100	17.2% 11.2%	354 140	7% 4%	118.48 126.71	49.81 8 8.18	25.81 30.75	9.57 49.16
	Swinford	1,394	1,506	1,640 1,668 1,550	17.2% 11.2%	85 53	3% 2%	54.88 53.76	17.81 4.48	14.81 8.79	7.7 15.31
Tier III Self-Sustaining Towns	Balla Charlestown Kiltimagh Kilmea Knock Louisburg Newport Fawford Crossmolina	7,824	8,357	8,600 8,808 8,400	9.0 18% 7.4%	204 251	6% 8%	N/A	50.2	N/A	N/A
Tier IV Rural Settlements	18 Settlements* (See Table 2.4 Settlement Hierarchy)	2,025 4,535	4,741	4,380 4,888 4,800	8.0 10% 5.8%	127 116	4% 6% 4%	N/A	23.2	N/A	N/A
Tier V Rural Villages	27 Villages† (See Table 2.5 Settlement Hierarchy)	N/A	N/A	220	N/A	22	2%	*	*		
<b>Total</b>		61,444 52,048	56,403	60,340 62,161 58,280	17.4% 18.3% 12%	2,322 2,095	8% 6%				

				(40%)						
Rural Villages* (Tier V) and the Open Countryside	78,459	81,101	85,460 84,072 87,420 (60%)	7.8 7.1% 11.42%	1,157	8% 9%				
County Total	130,507	137,504	145,700	11.4 12.6% 11.6%	3,252	100%				

\* Note: Statutory Local area plans (LAPs) to be prepared for Tier I (a & b) towns. Land zoned for Residential in Tier II towns will be expected to ensure the delivery of the proposed housing targets. Upon reaching the new residential land target per settlement, the remaining undeveloped residential lands will revert to strategic residential reserve lands. Tiers III, IV and V adopt a single category mixed land consolidation zoning approach.  
† Settlements: See Table 2.5 Settlement Hierarchy  
‡ Housing Targets cover plan period Q3-2033 to Q4-2037.  
§ Tier V Rural Villages population aggregate of 2,421 persons.

Proposed Amendment CH 2.8		
Section	Heading	Page no.
2.7.8	Retail Strategy	35

Amend Core Strategy Table, to quantify, in hectares, existing and proposed residential zoned lands, and lands zoned for a mix of residential and other uses for Tier II settlements and include a combined figure at tier level for Tier III, Tier IV and Tier V town/village centres.

**Table 2.4 Revised Core Strategy Table**



Settlement Tiers	Settlements	Population 2016	Population 2021	Population increase to end of 2027	Population Growth Rate % Change (2016-2027)	No. of residential units required (Planning Targets)*	At least 20% of residential units into built-up footprints (Planning Growth Rate %)	Quantum of lands zoned Existing Residential	Quantum of lands zoned for New Residential use*	Quantum of lands zoned for Strategic Residential Reserve Tier I	Quantum of lands zoned for Strategic Residential Reserve Tier II
Tier I (a) Key Towns	Ballinacorney	10,171	11,160	<del>13,560</del> <del>13,848</del> 11,874	<del>18.4</del> <del>34.4%</del> 16.4%	<del>328</del> <del>446</del>	<del>333</del> 14%	*	29.73	*	*
	Castlebar	12,068	13,242	<del>14,446</del> <del>14,664</del> 13,874	<del>18.4</del> <del>34.4%</del> 15%	<del>612</del> <del>553</del>	<del>376</del> 17%	*	36.87	*	*
Tier I (b) Strategic Growth Towns	Westport	6,198	6,745	<del>7,336</del> <del>7,648</del> 6,850	21.2% 10.5%	<del>430</del> 257	<del>444</del> 8%	*	17.13	*	*
Tier II Self-Sustaining Growth Towns	Ballinrobe	2,786	3,010	<del>3,376</del> <del>3,338</del> 3,100	17.7% 11.3%	<del>203</del> 106	<del>68</del> 3%	64 66.68	<del>20.28</del> <del>2.4</del> 13.87	<del>22.28</del> 19.4	<del>20.53</del> 30.53
	Ballyvaughan	2,366	2,556	<del>2,786</del> <del>2,823</del> 2,582	<del>17.7%</del> 9.1%	<del>163</del> 90	<del>60</del> 3%	58.68	<del>28.13</del> 6	22.12	5.99
	Ballyvaughan Mullinacree	1,019	1,101	<del>1,308</del> <del>1,345</del>	<del>17.7%</del> 12.85%	<del>70</del> 39	<del>35</del> 1%	39.28	<del>28.09</del> 3	15.09	N/A

Tier III Self-Sustaining Towns	Claremorris	3,687	3,984	<del>4,340</del> <del>4,382</del> 4,100	<del>17.2%</del> 11.2%	<del>164</del> 140	<del>76</del> 4%	<del>148.48</del> 126.71	<del>48.04</del> <del>8</del> 8.18	<del>26.04</del> 30.75	<del>8.57</del> 49.16
	Swinford	1,394	1,506	<del>1,640</del> <del>1,668</del> 1,550	<del>17.2%</del> 11.2%	<del>86</del> 53	<del>38</del> 2%	<del>64.88</del> 53.76	<del>17.04</del> 4.48	<del>14.04</del> 8.79	<del>7.7</del> 15.31
	Bella Charkestown Kilnagagh Kilnaha Knock Louisburg Newport Fayford Crossmalina	7,624	8,357	<del>8,600</del> <del>8,908</del> 8,400	8.9 10% 7.4%	<del>304</del> 251	<del>86</del> 8%	N/A	50.2	N/A	N/A
Tier IV Rural Settlements	18 Settlements* (see Table 2.4 Settlement Hierarchy)	<del>3825</del> 4535	4,741	<del>4,080</del> <del>4,088</del> 4,800	8.9 10% 5.8%	<del>127</del> 116	<del>44</del> 6% 4%	N/A	23.2	N/A	N/A
Tier V Rural Villages	27 Villages* (see Table 2.5 Settlement Hierarchy)	N/A	N/A	230	N/A	138	38	*	*		
<b>Total</b>		<del>64,444</del> 52,048	56,403	<del>60,340</del> <del>64,464</del> 58,280	17.4% 12%	<del>2,382</del> 2,095	<del>686</del> 67% 64%				

			(40%)						
Rural Villages* (Tier V) and the Open Countryside	<del>79,063</del> 78,459	81,101	<del>82,460</del> <del>84,073</del> 87,420 (60%)	<del>2.6</del> <del>2.16%</del> 11.42%	1,157	<del>2.6%</del> 3.6%			
County Total	130,507	137,504	145,700	<del>11.6</del> <del>13.6%</del> 11.6%	3,252	100%			

\* Note: Statutory Local area plans LAPs to will be prepared for Tier I (a & b) towns. Land used for Residential in Tier II towns will be monitored to ensure the delivery of the proposed housing targets. Upon reaching the new residential use target percentage, the remaining undeveloped residential lands will revert to strategic residential reserve lands. Tiers III, IV and V adopt a single category mixed land consolidation zoning approach.  
† Settlements: See Table 2.5 Settlement Hierarchy  
‡ Housing Targets cover plan period 01-01-2022 to 01-01-2032.  
§ Tier V Rural Villages population aggregate of 2,421 persons.

Proposed Amendment CH 2.9		
Section	Heading	Page no.
2.7.8	Retail Strategy	36

Amend Section 2.7.8 as shown below:

The Mayo County Development Plan recognises a **three four** tier retail hierarchy in the county (See Table 2.6 below). This **retail hierarchy** is consistent with the RSES (2020-2020), Section 28 Retail Planning Guidelines (2012) and **top three tiers of** the Settlement Strategy, and aims to concentrate higher order shopping functions in Castlebar, Ballina and Westport. The sequential approach to development will be applied to proposals for retail development in accordance with the Retail Planning Guidelines for Planning Authorities (DoEHLG 2012). The land use maps for Tiers I to III, inclusive, identifies inner (town centre) and outer (edge of town centre) town centre areas to assist in the applicable of the sequential approach, whilst ensuring edge of-centre sites are within easy walking distance of the identified primary retail area of each town.

Proposed Amendment CH 2.10		
Section	Heading	Page no.
2.7.8	Retail Strategy	36

Insert County Retail Hierarchy Table as shown below:

Tiers	Town	RPGs Retail Hierarchy Tiers
<b>Tier I(a) – Key Towns</b>	Ballina and Castlebar	<b>Regional (Tier 2)</b>
<b>Tier I(b) – Strategic Growth Centre</b>	Westport	<b>Sub-Regional/District Centre (Tier 3)</b>
<b>Tier II – Self-Sustaining Growth Centres</b>	Ballinrobe, Ballyhaunis, Belmullet, Claremorris and Swinford	<b>Small Towns and Rural Areas (Tier 4)</b>

<b>Tier III – Self-Sustaining Growth Centres</b>	Balla, Charlestown Crossmolina, Foxford, Knock, Killala, Kiltimagh, Louisburgh and Newport.	<b>Small Towns and Rural Areas (Tier 4)</b>
<b>Tier IV – Rural Settlements</b>	18 no. Rural Settlements	<b>Local Shopping (Tier 5)</b>
<b>Tier V – Rural Villages</b>	<b>37 no. Rural Villages</b>	<b>Local Shopping (Tier 5)</b>

Proposed Amendment CH 2.11		
Section	Heading	Page no.
2.7.9	Monitoring & Management	36

*Amend text within 2.7.9 Monitoring & Management as below:*

With the adoption of specific population targets for the county and each settlement/tier typology, the monitoring of the extent of residential development is required to ensure that development occurs in a coherent, reasoned and evidence-based manner. The delivery of all residential development will be carefully monitored during the lifetime of this Plan to ensure it does not cumulatively result in housing units or population being exceeded. ~~Any new statutory guidelines put in place under Section 28 of the Planning and Development Act to assist in this exercise shall be implemented upon publication.~~ within the context of the overall population limits within the county and in accordance with the Core Strategy and S28 Housing Target Guidelines. Furthermore, if the projected population/unit within a particular Key Town, Strategic Growth Town or Tier II settlement is reached during the lifetime of the Plan, it is considered that there should be scope to exceed this target within the settlement, while remaining within the confines of the overall population allocation for the county.

Proposed Amendment CH 2.12		
Section	Heading	Page no.
2.6.10	Core Strategy Policies	36

*Amend CSP 1 by replacing “sustainable” with “all” in first sentence, full stop after county. Delete remainder of Policy.*

**CSP 1** To promote and facilitate the development of ~~sustainable~~ all 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.~~

Proposed Amendment CH 2.13		
Section	Heading	Page no.
2.6.10	Core Strategy Policies	36

Delete CDP 2.

~~CSP 2 To support the implementation of the Core Strategy for Mayo in a manner that is consistent with policies at a national and regional level, in particular population targets and distribution.~~

Proposed Amendment CH 2.14		
Section	Heading	Page no.
2.6.10	Core Strategy Policies	37

Amend CSP 4 by deleting “compact” from the 1<sup>st</sup> line. Add “and open countryside” after villages. Full stop after county. Delete remainder of Policy

**CSP 4:** To support the compact growth of towns and villages and open countryside to ensure that development proceeds sustainably and at an appropriate scale. ~~, density and sequence and in line with the Core Strategy Table.~~

Proposed Amendment CH 2.15		
Section	Heading	Page no.
2.6.10	Core Strategy Objectives	37

Amend CSO 4 by adding the words “where available” after “sites” on the 2<sup>nd</sup> line. Delete the words “in preference” and replace with “as an alternative”.

**CSO 4** To move towards more compact towns by promoting the development of infill and brownfield/consolidation/regeneration sites where available and the redevelopment of underutilised land within and close to the existing built up footprint of existing settlements ~~in preference~~ as an alternative to edge of centre locations.

Proposed Amendment CH 2.16		
Section	Heading	Page no.
2.6.10	Core Strategy Objectives	37

Delete CSO 5 text and replace with “To encourage where possible the delivery of 30% of new homes in urban areas within the existing built up footprint of settlement.”

~~CSO 5 To deliver at least 30% of all new homes in urban areas within the existing built up footprint of settlements.~~

**CSO 5** To encourage where possible the delivery of 30% of new homes in urban areas within the existing built up footprint of settlement.

Proposed Amendment CH 2.17		
Section	Heading	Page no.
2.6.10	Core Strategy Objectives	37

*Amend Objective CSO 6 to read as follows:*

To deliver at least 20% of all new homes in the rural area on suitable brownfield sites, including rural towns, villages and the open countryside ~~within the existing built up footprint of settlements~~. For the purpose of clarity, rural towns/villages are settlements with population levels less than 1,500 persons.

Proposed Amendment CH 2.18		
Section	Heading	Page no.
2.6.10	Core Strategy Objectives	37

*Delete CSO 7.*

~~**CSO 7** To implement all land use planning policies and objectives in a manner which takes account of and is consistent with the Core Strategy, in order to accelerate a transition to a greener, low carbon and climate resilient county with a focus on reduced travel demand through the promotion of sustainable settlement patterns.~~

Proposed Amendment CH 2.19		
Section	Heading	Page no.
2.6.10	Core Strategy Policies	37

*Insert new policy after CSP 4 as shown below:*

**CSP:** To facilitate, if necessary, an increase in the housing unit allocation within a particular Key Town, Strategic Growth or Tier II settlement, should the allocated housing target for that settlement be reached within the lifetime of the Plan, while remaining within the confines of the overall population target for the county, as reflected in the Core Strategy.

Proposed Amendment CH 2.20		
Section	Heading	Page no.
2.6.10	Core Strategy Policies	37

*Insert new policy after CSP 4 as shown below:*

**CSP:** It is a Policy the Council to examine the feasibility and where practical, seek to facilitate serviced sites on council acquired land, at affordable prices within the footprint of existing settlements, predominantly aimed at Tier II and Tier III settlements. These serviced sites would be developed and master planned by Mayo County Council and made available for sale to persons who meet a defined range of criteria to be established in consultation with the Housing SPC and/or national guidelines.

Proposed Amendment CH 2.21		
Section	Heading	Page no.
2.6.10	Core Strategy Objectives	38

Delete CSO 8.

~~CSO 8 To monitor development for compliance with the objectives of the Core Strategy and adjust, where necessary, the approach taken to the consideration of development proposals, in order to ensure effective and reasonable alignment with national and regional policy and objectives.~~

Proposed Amendment CH 2.22		
Section	Heading	Page no.
2.8	Settlement Strategy	38

Amend Settlement Strategy as below:

The settlement strategy will continue to provide the framework for the sustainable development of the county by continuing to balance balancing the distribution of Mayo's population at current ratio levels – rural to urban to the ratio of 60:40 Rural to Urban by ensuring development is targeted in a manner that revitalises Mayo's rural population without compromising the growth of either. its urban areas. The aim is to provide a sustainable synergy between both through the settlement hierarchy.

**Table 2.4 Revised Core Strategy Table**

			(40%)						
Rural Villages* (Tier V) and the Open Countryside	79,062 78,459	81,101	81,460 84,072 87,420 (60%)	2.9 7.16% 11.42%	1,157	24% 36%			
County Total	130,507	137,504	145,700	11.6% 13.6%	3,252	100%			

\* Note: Statutory Local area plans LAPs to will be prepared for Tier I (a & b) towns. Land zoned for Residential in Tier II towns will be monitored to ensure the delivery of the proposed housing targets. Upon reaching the new residential unit target per settlement, the remaining undeveloped residential lands will revert to strategic residential reserve lands. Tiers III, IV and V adopt a single category mixed land consolidation zoning approach.

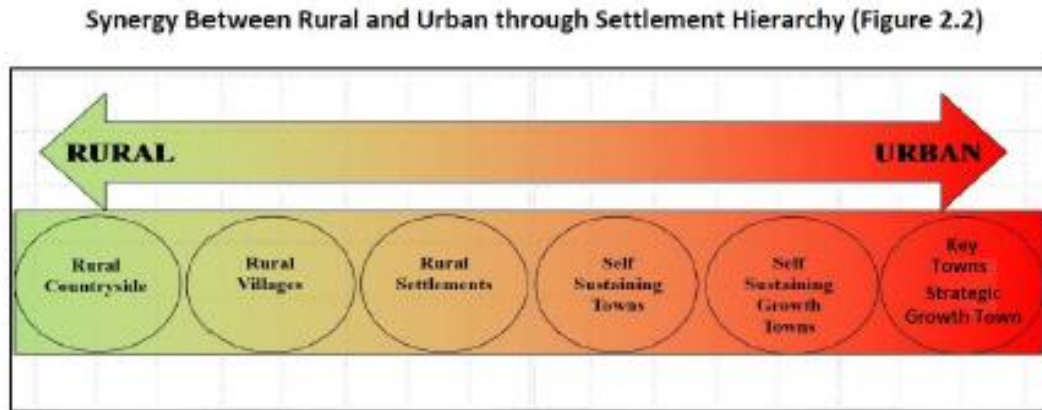
\* Settlements: See Table 2.5 Settlement Hierarchy

\* Housing Targets cover plan period Q1 2023 to Q4 2027.

\* Tier V Rural Villages population aggregate of 2,421 persons.

Proposed Amendment CH 2.23		
Section	Heading	Page no.
2.8	Settlement Strategy	38

Amend Figure 2.2 (Synergy Between Rural and Urban through Settlement Hierarchy (Figure 2.2) and add **Key Towns** above Strategic Growth Town as illustrated below.



Proposed Amendment CH 2.24		
Section	Heading	Page no.
2.8.1	Settlement Hierarchy Table	39

Amend Table 2.5 (Settlement Hierarchy) and add **Key Towns** above Strategic Growth Town as illustrated below:

Settlement Hierarchy for County Mayo (Table 2.5)

Rural						Urban
Rural Countryside	Tier 5	Tier 4	Tier 3	Tier 2	Tier 1	
	Rural Villages	Rural Settlements	Self-Sustaining Towns	Self-Sustaining Growth Towns	<b>Key Towns &amp; Strategic Growth Towns</b>	
	Aghagower, Aghamore, An Tiribhear (Inver), Altymass, Ballycrov, Ballyglies, Ballyheane, Belan, Breaffy, Briclers, Bun an Chumraugh (Bunmacum), Carnacon, Carracastle, Ceathrú Thaidéig (Carnaralegl), Coimbleach (Cerclough), Cross, Crossboyne, Doogort, Eadhilim (Aghleoin), Gaeth Sáile (Gweesala), Geata Mór (Binghamstown), Gleann na Nuaidte (Glenamoy), Glenkest, Glensland, Hollymount, Islandeady Eimovee, Knockmore, Mayo Abbey, Moygownagh, Moyra (Kemeena), Parke, Partry, Poll an tSomas (Pelletoimh), Roundfort, The Neale & Tur Mhic Eadailgh (Tourmakady).	Keel-Dooght, Strule, Kilbally, Gob an Chloire (Achill Sound), Benger Dria, Bellintra, Ballycastle, Bunnycannelan, Belleary, Eimeme, Cong, Turlough, Muckann, Belcane, Bohole, Lahardaise, Fisktown, Duma, Tuama (Doshoma).	Balla, Charlestown, Crossmolina, Foxford, Killa Kilmagh, Knock, Louisa, Newport.	Ballinrobe, Ballyhasnis, Bellea Anurthead (Belmullet), Glenmorris, Swinford.	Bellea, Castlebar, Westport.	

Proposed Amendment CH 2.25		
Section	Heading	Page no.
2.8.1.1	Rural Countryside	41

*Amend 2.8.1.1 by deleting the word “avoiding inappropriate development from urban areas” as below:*

The rural countryside is and will continue to be a living and lived-in landscape focusing on the requirements of rural economies and communities, while at the same time ~~avoiding inappropriate development from urban areas~~ and protecting environmental assets. The Council will ensure that development of the unserved rural areas takes place in a manner that is compatible with the protection of key economic, environmental, biodiversity and cultural/heritage assets such as the road network, water quality and important landscapes.

Proposed Amendment CH 2.26		
Section	Heading	Page no.
2.8.1.5	Self-Sustaining Growth Towns (Tier II)	43

*Amend Section 2.8.1.5 paragraph two below to read as follows:*

On an individual level, it is considered that Swinford also merits inclusion based on its strategic location on the N5, along the Atlantic Economic Corridor and in close proximity to Ireland West Airport Knock and the ~~Strategic Growth Centres~~ **Key Towns** of Ballina and Castlebar. Béal an Mhuirthead also merits inclusion being an important Gaeltacht Service Town along the Coastal Zone and Wild Atlantic Way. The town plays a key role in the delivering services and supporting employment for the northwest region of Mayo which is at a remove from other growth towns.

Proposed Amendment CH 2.27		
Section	Heading	Page no.
2.8.1.6	Self-Sustaining Growth Towns (Tier II)	43

*Amend paragraph one of Section 2.8.1.6 below to read as follows:*

**2.8.1.6 *Keys Towns and Strategic Growth Towns (Tier I)***

The towns included in Tier I of the settlement strategy are described as **Tier 1(a) Key Towns and a Tier I (b) Strategic Growth Towns**. These towns are the main urban centres of scale in the county. The RSES designates Castlebar and Ballina as Key Towns. Key Towns are defined as regionally, strategic employment centres of significant scale that can act as regional drivers that complement and support the higher-order urban areas within the settlement hierarchy. **Westport, a Strategic Growth Town in the settlement hierarchy, is identified in the RSES** as an urban centre with strategic development potential, **which** and seeks to build on the strong physical, economic and social intrinsic links with ~~between~~ Castlebar ~~and Westport~~. The future growth of Castlebar and Westport is best achieved by building on these intrinsic links to grow in



tandem as a driver of economic development for the county and region.

Proposed Amendment CH 2.28		
Section	Heading	Page no.
2.8.1.6	Settlement Strategy Objectives	45

Delete wording for SSO 1 and replace with new SSO 1 wording as below:

~~SSO 1 To facilitate the appropriate growth of the Rural Countryside by offering a sustainable choice for people to live in order to maintain vibrant Rural Communities.~~

SSO 1 To promote rural sustainability by facilitating people who wish to live in the rural countryside.

Proposed Amendment CH 2.29		
Section	Heading	Page no.
2.8.1.6	Settlement Strategy Objectives	46

Amend Objective SSO 9 to read as follows:

SSO 9: To ensure that all applications for retail developments are appropriate to the retail role, function and capacity of settlements within the settlement hierarchy and County Retail Hierarchy (Table 2.6) and have regard to the Retail Planning Guidelines for Planning Authorities (DoEHLG 2012, as amended or superseded).

Proposed Amendment CH 2.30		
Section	Heading	Page no.
2.8.1.6	Settlement Strategy Objectives	46

Insert new objectives after Objective SSO 12 in Chapter 2 of the Draft Plan to read as follows:

SSO: The land use zoning provisions of the existing town and environs development plans for Ballina, Castlebar and Westport shall continue to be implemented on an interim basis until such time as local area plans are adopted for these towns, whilst also having regard to any draft local area plan, and subject to compliance with the provisions of the Mayo County Development Plan, including the Core Strategy population/housing targets.

SSO: Development proposals in Ballina, Castlebar and Westport shall be assessed on an interim basis taking account of the principles of proper planning and sustainable development inter alia traffic safety, residential amenity, flood risk, cultural, natural and built heritage, and in accordance with the provisions of the Mayo County Development Plan, including the Core Strategy population/housing targets.

SSO: To support and facilitate the achievement of the key priorities identified for the Key Towns

of Ballina and Castlebar to maximise opportunities of regional scale, as set out in Section 3.8 of the RSES (2020-2032).

**SSO:** To identify and facilitate higher and increased building heights for appropriate uses at suitable locations in the Tier I (a) Key Towns of Ballina and Castlebar consistent with SPPRs 1-4 of the Urban Development and Building Heights Guidelines for Planning Authorities' (2018).

## 2.4 Chapter 3: Housing

Proposed Amendment CH 3.1		
Section	Heading	Page no.
3.1	Strategic Aim	48

*Delete and replace Strategic Aim with below wording:*

~~The strategic aim of this chapter is to facilitate the sustainable growth of all rural areas, towns and villages throughout the county by seeking to accommodate, as far as possible, all persons in their choices to live in our rural areas, towns and villages; by supporting and strengthening the rural economy to sustain vibrant rural communities, by promoting consolidation and compact development of all urban and rural settlements in an attractive setting that provides a suitable mix of housing with supporting amenities; and by ensuring coordinated investment in infrastructure that will support economic competitiveness and create a high quality living and working environment.~~

It is the strategic aim of this chapter to facilitate the progressive growth of all rural areas, towns, villages and open countryside throughout the country by seeking to accommodate all persons in their choices to live in rural areas.

Proposed Amendment CH 3.2		
Section	Heading	Page no.
3.2	Introduction	49

*Amend Section 3.2 by inserting the words “and open countryside” after the word villages in 3<sup>rd</sup> line as shown below:*

This chapter has been guided by the above strategic aim, sustainable development goals and national strategic objectives to ensure sustainable growth of housing provision and to ensure all housing needs are appropriately accommodated in the rural areas and towns and villages **and open countryside** of County Mayo. The chapter has also considered the key legislative and policy documents set out in Appendix III, including the NPF and RSES for the Northern and Western region.

Proposed Amendment CH 3.3		
Section	Heading	Page no.
3.4.7	Housing Strategy Policies and Objectives	54

*Insert new Policy after HSP 6, wording below:*

**HSP:** To consider the use of Modular Units for use as permanent residences, in both single and multi-unit developments, where it complies with the requirements of Section 3.4.7.1 below and normal planning and environmental criteria.

Proposed Amendment CH 3.4		
Section	Heading	Page no.
3.4.7	Housing Strategy Policies and Objectives	55

Amend Objective HSO 8 to read:

**HSO 8:** To support the ongoing monitoring and review of the HNDA, in accordance with the forthcoming guidance on HNDA methodology to be issued by the Department of Housing, Planning and Local Government, and Heritage. This will include monitoring and maintenance of a record of residential development permitted as single rural houses.

Proposed Amendment CH 3.5		
Section	Heading	Page no.
3.4.7.1	Modular Homes	55

Create a new Section 3.4.7.1 Modular Homes and insert following text Modular Homes as shown below:

The use of modular units as permanent residences, in both single and multi-unit developments, will be given consideration on a case-by-case basis. It must be demonstrated that the units will provide a high quality, sustainable construction with a lifetime similar to concrete construction (minimum 60 years). The external finishes of the units must be in keeping with the local vernacular finishes, and in this regard the units must therefore have an external plaster finish and normal (conventional) roof slates. The units must comply with all other standards pertaining to residential developments.

Proposed Amendment CH 3.6		
Section	Heading	Page no.
3.4.8	Rural Single Housing	55

Amend Section 3.4.8 by:

Deleting the word "unsustainable" in the fourth line.

Deleting the sentence beginning with "These urban" on 7<sup>th</sup> line and finishing with the word "directory" on 3<sup>rd</sup> last line in paragraph.

Delete the words "and existing rural settlement patterns" on 3<sup>rd</sup> last line and replace with "where greater than 30 inhabited units per square kilometre".

Add the following to the end of 3.4.8" Note: Rural Villages located in areas under urban pressure are to be excluded from the above restrictions for a radial distance of 500 metres from village centres." As shown below:

It is recognised that there is a continuing need for housing provision for people to live and work in

rural Mayo to sustain vibrant rural communities. The NPF states that it will continue to be necessary to demonstrate a functional economic or social requirement for housing need in areas under ~~unsustainable~~ urban influence. Elsewhere, the NPF states that single houses in the countryside will be facilitated based primarily on siting and design criteria. The Plan makes a distinction between ‘Rural Areas under Strong Urban Influence’ and ‘Remaining Rural Areas. Map 3.1 delineates the ‘Rural Areas under Strong Urban Influence’ for Tier I and Tier II towns of the Settlement Hierarchy. ~~These urban pressure areas were informed by examining a range of factors, including commuter zones, travel times, existing pressure areas, density per square km and existing rural settlement patterns (Geodirectory).~~ The factors of density per square km ~~and existing rural settlement patterns~~ where greater than 30 inhabited units per square kilometre were considered the most appropriate indicators to establish ‘Rural Areas under Strong Urban Influence’ and ‘Remaining Rural Areas’.

Note: Rural Villages located in areas under urban pressure are to be excluded from the above restrictions for a radial distance of 500 metres from village centres.

Proposed Amendment CH 3.7		
Section	Heading	Page no.
3.4.8	Rural Single Housing	55

*Amend Section 3.4.8 by inserting the words “It is recognised that new dwellings in these areas make a contribution to the vitality and viability of the local rural and urban communities” after the viability. Delete final sentence starting with the word “planning” as shown below:*

**Category 1 - Rural Areas under Strong Urban Influence:** These areas include the open rural countryside around the Tier I (Key Towns and Strategic Growth Towns) and Tier II (Self-Sustaining Growth Towns) towns. They have been designated to support the sustainable growth of the urban areas, to provide for the immediate, local rural community who have a genuine housing requirement, while directing urban generated housing into designated settlements, maintaining their vitality and viability. ~~It is recognised that new dwellings in these areas make a contribution to the vitality and viability of the local rural and urban communities. Planning applications for single dwellings in these areas must have a demonstrable economic or social need to live in these areas and should be accompanied by supporting documentation.~~

Proposed Amendment CH 3.8		
Section	Heading	Page no.
3.4.8	Rural Single Housing	55

*Amend Section 3.4.8 by:  
Replace word “facilitate” with “encourage” on 4<sup>th</sup> last line of paragraph.  
Replace word “retaining” with “increasing” in second last line in paragraph, as shown below:*

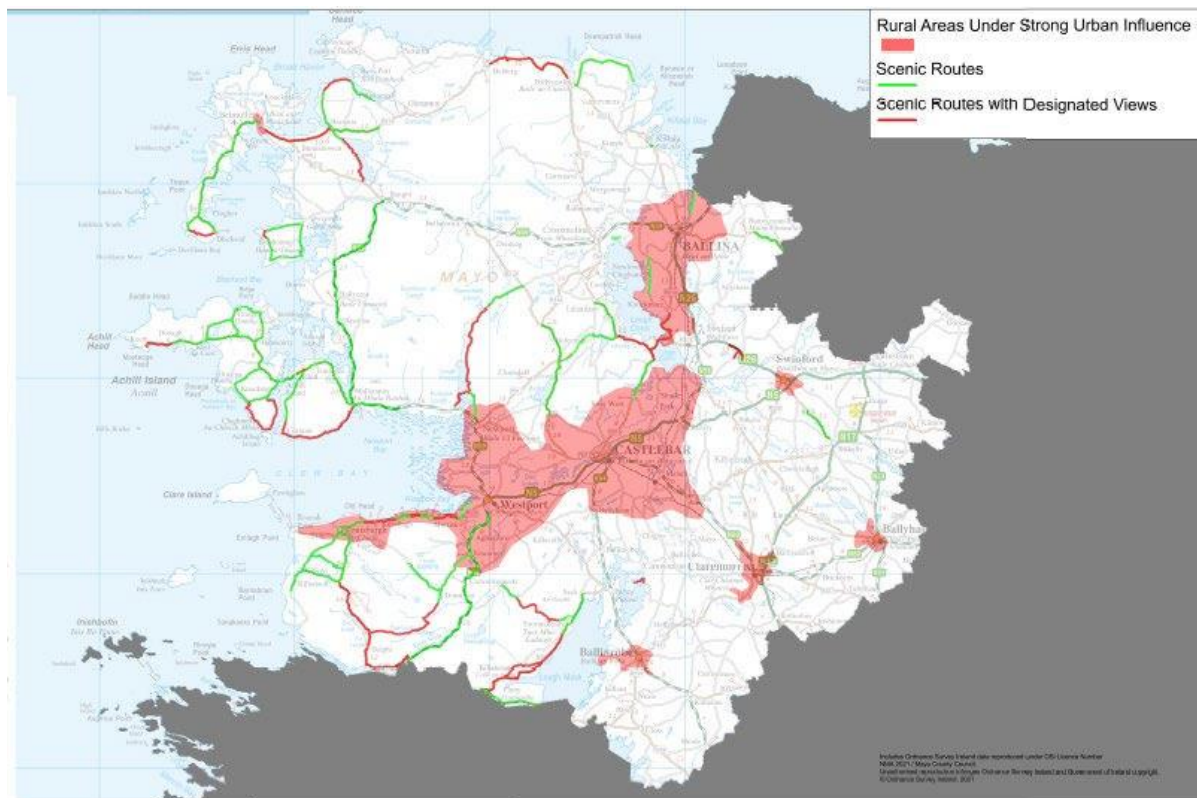
**Category 2 - Remaining Rural Areas:** These areas comprise of all other rural areas outside of the identified pressure areas under strong urban influence. It is recognised that sustaining smaller community areas is important and as such, it is considered appropriate to ~~facilitate~~ encourage rural housing in accordance with the principles of proper planning and sustainable development. In these areas, the Council recognises the importance of ~~retaining~~ increasing population and supporting the rural economy, while seeking to consolidate the existing rural town and village network.

The sensitive reuse, refurbishment and replacement of existing rural dwellings is also recognised as a vital element in maintaining the vibrancy of the countryside.

Proposed Amendment CH 3.8		
Section	Heading	Page no.
3.4.8	Rural Single Housing	55

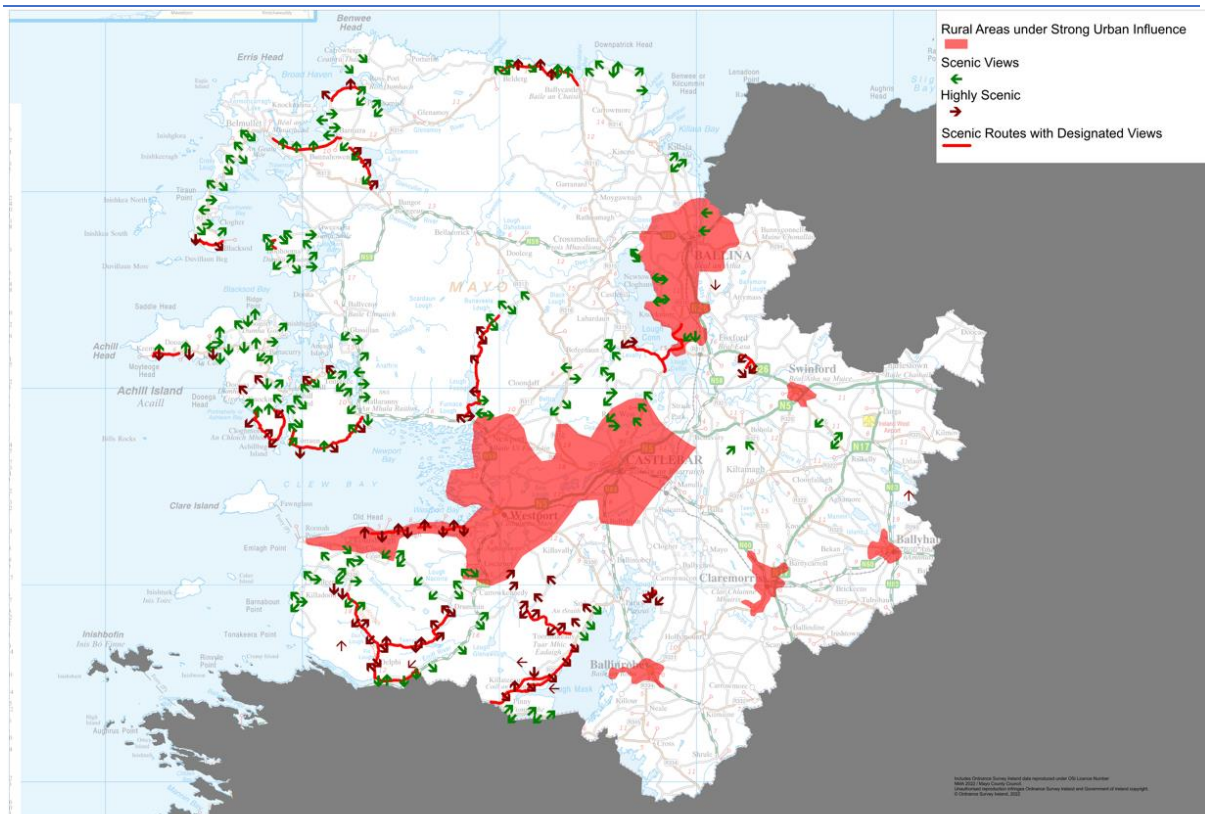
*Amend Map 3.1 – Rural Areas under Strong Urban Influence & Scenic Route & Views by:*

1. *Delete all Scenic Roads listed in green on Map 3.1 of CE Report and replace with Scenic Locations*
2. *Exclude all areas north and east of Bellavary and all areas south and east of Belcarra from Rural Area Under Strong Urban Influence.*



Map 3.1 - Rural Areas Under Strong Urban Influence & Scenic Routes and Views

**Map 3.1 as per the CE Report above**



Map 3.1 - Rural Areas Under Strong Urban Influence & Scenic Routes and Views

Map 3.1 as per the Proposed Material Amendments above

Proposed Amendment CH 3.9		
Section	Heading	Page no.
3.4.8	Rural Housing Policies	57

Delete RHP 2 and replace with:

~~**RHP 2** To support a balanced approach to the development of rural areas to retain vibrancy, to accommodate within the rural area people who are functionally or socially part of the rural community, and to direct urban-generated housing demand into established rural settlements.~~

**RHP 2** To support the development of all rural areas to regain sustainability and vibrancy and to reverse the significant rural population decline since 1951.

Proposed Amendment CH 3.10		
Section	Heading	Page no.
3.4.8	Rural Housing Policies	57

Delete the word "and" and replace with comma in the 2<sup>nd</sup> last line and add the words "and open countryside" after the word "villages".

Full stop after considerations, delete remainder of paragraph as shown below.

**RHP 3** To endeavour to accommodate the housing needs of the population, as projected in the Core Strategy, while at all times seeking to facilitate, as far as possible, all persons in their choices to live in our rural areas, towns ~~and~~ , villages ~~and open countryside~~ , subject to normal planning considerations. ~~and carrying capacity of natural resources.~~

Proposed Amendment CH 3.11		
Section	Heading	Page no.
3.4.8	Rural Housing Policies	58

Amend RHP by adding a full stop after considerations in second line, delete remainder of paragraph as shown below:

**RHP 7** To consider replacement dwellings or development of other structures to habitable homes in all rural areas, subject to normal planning considerations. ~~such as availability of services, adequacy of ground conditions for disposal of effluent from the development, traffic safety, residential amenity, visual amenity etc. Where it is proposed to replace a dwelling, the replacement dwelling may require to be located on the footprint of the existing structure and the scale and character of the existing building may require replication or be of similar scale and design, depending on the location of the development (e.g. sensitive or vulnerable locations such as coastal, the shorelines of large lakes or upland areas).~~

Proposed Amendment CH 3.12		
Section	Heading	Page no.
3.4.8	Rural Housing Objectives	58

Amend RHO 1 as shown below:

~~**RHO 1** To facilitate single houses in the open countryside, however in Rural Areas under Urban Influence, applicants will be required to demonstrate a social or economic link to the rural area in which they want to build.~~

~~An economic need would include applicants who are functionally dependent on the local rural area for employment, where they seek to build their first home i.e. employment is rural based.~~

~~A social need would include applicants who have long standing local intrinsic links to the rural area, where they seek to build their first home i.e. growing up in the area, educated in the area and continue to have strong social links to the rural area.~~

~~Note: An occupancy clause will be attached to any grant of planning permission.~~

**RHO 1** To facilitate single houses in the countryside. However in Rural Areas under Urban Influence applicants will be required to demonstrate a social or economic link to the area in which they wish to build. An economic need would include applicants having a genuine



housing need and whose future or current employment is in close proximity to the primary residence they propose to build. Local rural area includes, but is not limited to Parish, District Electoral Division and Townlands. A genuine housing need includes, but is not limited to:

1. Farmers, their sons and daughters, close relations or any persons taking over the running of a farm in the area in which they propose to live.
2. Sons, daughters or other relations of none farming persons who have spent a period of their lives living in the general rural area in which they propose to build a home.
3. Returning immigrants who spent a period of their lives living in the rural area in which propose to build and now wish to return to reside close or convenient to family members or guardians to care for or support them or work locally or to retire.
4. Persons involved in farming activity including equine enterprise, health related occupations, persons employed locally in education or security positions, persons employed or intending to take up employment in any other local Service or Enterprise.
5. Persons whose health circumstances require them to live in a particular environment or close to family support. Applicants qualifying under this category of housing need are required to demonstrate by way of medical decentration why this is preferable.
6. Where permission has been granted for a rural housing proposal in an area deemed to be under urban pressure an occupancy condition may be imposed by agreement with the applicant under section 47 of the Planning and Development act 2000.

An occupancy clause shall not be applied to any successful application outside of areas deemed to be under urban pressure.

The Residency Condition shall not affect the sale of the house or site by a mortgagee in possession or by any person deriving title from such a sale where force majeure applies, for example, death, illness, relationship break up, emigration, unemployment, relocation due to work issues which would necessitate a new primary place of residence.

Proposed Amendment CH 3.13		
Section	Heading	Page no.
3.4.12	Town and Village Housing Policies	61-62

*Amend TVHP 3 as below:*

**TVHP 3** To encourage and foster the creation of attractive, mixed use, sustainable communities that include a suitable mix of housing types **including larger detached units**, and tenure with supporting facilities, amenities and services that meet the needs of the community and are in accordance with the principles of universal design, life-long adaptability, energy efficiency and urban greening, in as far as practicable.

Proposed Amendment CH 3.14		
Section	Heading	Page no.
3.4.8	Rural Housing Objectives	PAGE 60 TVHO 11 PAGE 63

*Insert new objective after RHO 11:*

**RHO:** Mayo County Council supports and encourages multi-generational housing, and the adaption of existing housing to facilitate multi-generational living, whereby a family member of an older or younger generation (or both) can be facilitated with the provision of additional accommodation onto an existing dwelling, the adaption of the existing accommodation, or at construction, the facilitation of the need for multigenerational living.

Proposed Amendment CH 3.15		
Section	Heading	Page no.
3.4.12	Town and Village Housing Objectives	63

*Include new objective after Objective TVHO 11 to read as follows:*

**TVHO:** To review the car parking standards (Table 7 of Section 7.12.1 Vol. II) over the lifetime of the plan to include maximum parking standards. In the interim period, a reduction of parking standard requirements will be considered for urban infill and brownfield locations, subject to the individual merits of each development proposals, with respect to performance-based criteria, in accordance with the provisions of NPO 13.

Proposed Amendment CH 3.16		
Section	Heading	Page no.
3.4.12	Town and Village Housing Objectives	63

*Include new objective after Objective TVHO 11 to read as follows:*

**TVHO:** Mayo County Council supports and encourages multi-generational housing, and the adaption of existing housing to facilitate multi-generational living, whereby a family member of an older or younger generation (or both) can be facilitated with the provision of additional accommodation onto an existing dwelling, the adaption of the existing accommodation, or at construction, the facilitation of the need for multigenerational living.

## 2.5 Chapter 4: Economic Development

Proposed Amendment CH 4.1		
Section	Heading	Page no.
4.3	National and Regional Position	66

*Amend the first paragraph in Section 4.3 (National and Regional Position) of Chapter 4 (Economic Development) to read as follows:*

The NPF and the RSES also recognise the important economic role of urban settlements at a county and regional level, and rural settlements at a local level, whilst identifying the need to strengthen rural economies and communities by broadening the employment base of rural areas, improving connectivity and addressing infrastructural deficits. **In terms of job creation in urban areas, the overarching guidance provided in the NPF is that job creation should follow population increase at a ratio of 0.66:1 (NPO 1c).**

Proposed Amendment CH 4.2		
Section	Heading	Page no.
4.4.5	Economic Development Objectives	70

*Amend objective EDO 21 as follows:*

**EDO 21** To encourage and facilitate ~~small~~ indigenous industries, at appropriate locations with good communication infrastructure, in recognition of their increasing importance in providing local employment and helping to stimulate economic activity within small communities.

Proposed Amendment CH 4.3		
Section	Heading	Page no.
4.4.5	Economic Development Objectives	70

*Amend objective EDO 22 as follows:*

**EDO 22** To support the use of town centre ~~core~~ and other suitable locations for new service focused enterprises.

Proposed Amendment CH 4.4		
Section	Heading	Page no.
4.4.5	Growth Clusters	74

*Amend objective EDO 38 as follows:*

~~To prepare an economic growth strategy for Ballina and its supporting catchment~~

To seek to support the implementation of the recommendations of the Ballina/North Mayo Growth Cluster Study to advance the economic development of North Mayo.

Proposed Amendment CH 4.5		
Section	Heading	Page no.
4.4.6	Retail Objectives	74

Amend Objective EDO 41 to read as follows:

**EDO 41:** To implement/review the Mayo County Retail Strategy in accordance with the Retail Planning Guidelines 2021, as amended or superseded, within 3 no. years of the final adoption of the Mayo County Development Plan.

Proposed Amendment CH 4.6		
Section	Heading	Page no.
4.4.6	Retail Objectives	74

Include the following additional objectives to Section 4.4.6 (Retail) of Chapter 4 (Economic Development) after objective EDO 47 to read as follows:

**EDO:** To support retail in town and village centres through the sequential approach, as provided within the Retail Guidelines, and to encourage appropriate development formats within the town and village centres.

**EDO:** To encourage new (and expanding) retail developments to locate close to public transport corridors, to enable sustainable travel to and from our Town and Village Centres, where applicable.

**EDO:** To adopt a presumption in favour of the reuse, and restoration of town centre buildings for use as retail space, subject to satisfying other planning criteria and standards.

Proposed Amendment CH 4.7		
Section	Heading	Page no.
4.4.8	Rural Economy	77

Amend Section 4.4.8, Chapter 4 to include the following:

In addition to the natural resources and food sector as traditional pillars of the rural economy, improved connectivity facilitating home working and digital hubs, broadband and rural economic development opportunities offer the potential to ensure our rural area remains and strengthens as a living and working community. Local Development Companies are important collaborators with Mayo County Council on rural economic development through their work with the LEADER Rural Development Programme and other rural based programmes.

Proposed Amendment CH 4.8		
Section	Heading	Page no.
4.4.10	Extractive Industries	80

*Amend the text in Section 4.4.10 of the draft plan as follows:*

The Planning Authority will have regard to the Department of the Environment's Guidelines for Planning Authorities for Quarries and Ancillary Activities 2004 (and any updated editions) and to the GSI's Geological Heritage Guidelines for Extractive Industries, when assessing applications relating to the extraction industry in the county.

Proposed Amendment CH 4.9		
Section	Heading	Page no.
4.4.10	Extractive Industries	81

*Amend EDO 60 as follows:*

Have regard to the Quarry and Ancillary Activities Planning Guidelines for Planning Authorities DoEHLG (April 2004) and to the GSI's Geological Heritage Guidelines for Extractive Industries, or any new or subsequent quarry guidance.

## 2.6 Chapter 5: Tourism & Recreation

Proposed Amendment CH 5.1		
Section	Heading	Page no.
5.4.2	Fáilte Ireland's Settlement Approach	89

Delete existing text in Section 5.4.2 and replace with new text as outlined below:

### **5.4.2 Fáilte Ireland's Settlement Approach**

~~Fáilte Ireland has identified a strategic approach to building tourism considerations into the settlement hierarchy. This involves the identification, prioritisation and strengthening of the 3-tier concept of 'Always On' (Hub), 'Seasonal' (Service Centre) and 'Attraction', with maximum development and minimal seasonality at the Hub. Westport and Ballina are identified as 'Hubs' as both have the greatest potential offering to tourism. In terms of 'Service Centres', these include settlements such as Newport and Beal-an-Mhuirthead (Belmullet).~~

### **5.4.2 Regional Tourism Plans (RTPs)**

Fáilte Ireland are in the process of preparing Regional Tourism Plans for each of the four Regional Experience Brands (Dublin, Wild Atlantic Way, Ireland's Ancient East and Ireland's Hidden Heartlands). The purpose of the Regional Tourism Plans is to identify the sustainable tourism development priorities that will help to unlock the commercial potential of the region bringing benefits to all stakeholders and industry. Each plan will be prepared based on the VICE model which is a methodology for working towards sustainable tourism that seeks to strike an appropriate balance between the needs of the Visitor, the Industry and Community and the Environment. The plans will be for the period to 2025 and will be grounded in the Fáilte Ireland's new Corporate Strategy. There will be a strong spatial element to the plans which will seek to identify where development should take place in order to unlock the tourism potential of the region.

Proposed Amendment CH 5.2		
Section	Heading	Page no.
5.4.2	General Tourism Policies	90

Amend wording of TRP 3 as follows:

To support the work of Fáilte Ireland and the strategic growth of tourism development in the County through:

~~(a)The implementation of Fáilte Irelands designations 'Always On' Hubs, 'Seasonal' Service Centres and 'Attractions' within the county.~~

(a)To support the implementation of the Wild Atlantic Way Regional Tourism Plan.

(b)The implementation of Fáilte Irelands Visitor Experience Development Plans (VEDP's) for Clew Bay and North Mayo/Erris.

<b>Proposed Amendment CH 5.3</b>		
<b>Section</b>	<b>Heading</b>	<b>Page no.</b>
5.4.2	General Tourism Policies	91

*Amend wording of TRP 6 to include the following:*

**TRP 6**

To promote and support the continued strategic development of Westport, Ballina and Castlebar as tourist destinations through:

(a) Supporting the enhancement of Westport as a major tourism centre in the West of Ireland, building on its reputation as one of Ireland’s premier visitor destinations along the Wild Atlantic Way, as a heritage town and gateway to areas of outstanding natural and built heritage.

(b) Supporting the development of Westport’s key assets e.g. Westport House Demesne, Quay area, extension of the Great Western Greenway and additional greenway linkages e.g. Westport-Cong Trail and National Coastal Path.

(c) Exploration of the development potential of Westport and Ballina harbour areas in terms of marine related tourism and extensive marine resources.

(d) Promote the significant tourism potential of Ballina and its location as a prominent stop on the Wild Atlantic Way, a gateway to Northwest Mayo, the Céide Fields, and internationally renowned salmon fishing, through investment in tourism related infrastructure, including Monasteries of the Moy Greenway from Belleek to Killala, incorporating EuroVelo1 Atlantic Coastal Route, Mountain Biking Trail via Ballina connecting the Wild Nephin Ballycroy National Park to the National Mountain Bike Trail at Coolaney and ongoing development of the Wild Atlantic Way, including Discovery Points at Crockets Town.

(e) Promote the development of Castlebar as a nationally important Sports Tourism and Adventure Hub, including leveraging existing sports assets and existing natural and built facilities at Lough Lannagh Holiday Village.

(f) Promote the development of Castlebar as a nationally important events, conference and business tourism hub, including through leveraging existing local assets such as Galway Mayo Institute of Technology, Castlebar Campus, Castlebar Regional Training Centre, Breaffy House Resort, the Royal Theatre, and expanding the scale and capacity of hotel and other accommodation within the town.

<b>Proposed Amendment CH 5.4</b>		
<b>Section</b>	<b>Heading</b>	<b>Page no.</b>
5.4.2	General Tourism Policies	91

*Amend TRP 6 - General Tourism Policies to include the following:*

**TRP 6:**

To promote and support the continued strategic development of Westport, Ballina and Castlebar as tourist destinations through:



(a) Supporting the enhancement of Westport as a major tourism centre in the West of Ireland, building on its reputation as one of Ireland’s premier visitor destinations along the Wild Atlantic Way, as a heritage town and gateway to areas of outstanding natural and built heritage.

(b) Supporting the development of Westport’s key assets e.g. Westport House Demesne, Quay area, extension of the Great Western Greenway and additional greenway linkages e.g. Westport-Cong Trail and National Coastal Path.

(c) Exploration of the development potential of Westport and Ballina harbour areas in terms of marine related tourism and extensive marine resources.

(d) Promote the significant tourism potential of Ballina and its location as a prominent stop on the Wild Atlantic Way, a gateway to Northwest Mayo, the Céide Fields, and internationally renowned salmon fishing, through investment in tourism related infrastructure, including Monasteries of the Moy Greenway from Belleek to Killala, incorporating EuroVelo1 Atlantic Coastal Route, Mountain Biking Trail via Ballina connecting the Wild Nephin Ballycroy National Park to the National Mountain Bike Trail at Coolaney and ongoing development of the Wild Atlantic Way, including Discovery Points at Crockets Town.

(e) Promote the development of Castlebar as a nationally important Sports Tourism and Adventure Hub, including leveraging existing sports assets and existing natural and built facilities at Lough Lannagh Holiday Village.

‘(f) To support the implementation of the feasibility study entitled Moy Estuary, A Development Strategy, A Shared Vision, where appropriate.

Proposed Amendment CH 5.5		
Section	Heading	Page no.
5.4.2	General Tourism Policies	91

*Insert new Policy after TRP 7, wording below:*

**TRP:** To work with relevant authorities to promote the concept of creating Ireland’s first “National Marine Park” in Killala Bay from Easkey Head to Kilcummin Head. This would enhance the Economic, Environmental and Social Values of Killala Bay and promote the understanding and enjoyment of these special qualities by the public.

Proposed Amendment CH 5.6		
Section	Heading	Page no.
5.4.3.1	Activity, Adventure and Sports Tourism	94

*Add Scuba Diving to 1<sup>st</sup> line of 1<sup>st</sup> Paragraph on page 94:*

Water sports activities are also very popular across coastal, lakes and river locations, including swimming, surfing, canoeing, kayaking, scuba diving and sailing.

Proposed Amendment CH 5.7		
Section	Heading	Page no.
5.4.3.1	Cultural and Amenity Tourism Objectives	98

*Amend TRO 9 as follows:*

Encourage sensitively designed and located development which provides for the appreciation, interpretation, upgrade and provision of access to natural habitats, scenic vistas and heritage and **geoheritage** features for the benefit of rural tourism, subject to normal planning and nature conservation consideration.

Proposed Amendment CH 5.8		
Section	Heading	Page no.
5.4.3.2	Infrastructure and Visitor Objectives	100-101

*Insert new objective after TRO 13 to read as follows:*

**TRO:** To work with key stakeholders, including transport providers, to promote, support and facilitate the provision of sustainable rural transport modes to key tourist locations within the county.

Proposed Amendment CH 5.9		
Section	Heading	Page no.
5.4.3.3	Key Tourism Pillar 3 – Flagship Infrastructural Projects	103

*Amend section 5.4.3.3 Key Tourism Pillar 3: Flagship Infrastructure Projects, Wild Atlantic Way – Discovery Points as shown below:*

**Section 5.4.3.3**

The Wild Atlantic Way has been very successful tourism initiative by Fáilte Ireland, particularly for the West of Ireland. It showcases the natural assets and outstanding scenery of the West and has been an important economic driver for County Mayo to date. Mayo County Council recognises that the Wild Atlantic Way is essential to the future of tourism and economic growth in the county. The Wild Atlantic Way is one of the longest defined coastal routes in the world, stretching approximately 2,500km. The section of the Wild Atlantic Way which runs through Mayo is a 543km coastal drive, from Killary Harbour in the south, to Ballina in the north of the county and beyond into County Sligo. The route contains 35 Discovery Points, three of which are Signature Points (Downpatrick Head, Keem Bay & Killary Harbour). Pivotal to the success of the initiative is investment in necessary infrastructure along the way, including signage and parking facilities. Signature Discovery points are worthy of significant investment and works have been completed at Downpatrick Head. Planning and design of a ~~unique and architecturally striking interpretation~~ **signature discovery point** is ongoing for Keem Bay, **including improved walk access and improved toilet facilities**. It is intended that this Signature Point will magnetise visitors to the Wild Atlantic Way and Achill, in particular”.

Proposed Amendment CH 5.10		
Section	Heading	Page no.
5.4.3.3	Key Tourism Pillar 3 – Flagship Infrastructural Projects	104

*Amend Policy TRP 27 to include the following:*

**TRP 27**

To support the promotion of the Wild Atlantic Way in its role to grow the economic contribution of tourism along its route, through the upgrade and improvement of the touring network, facilities and visitor attractions through:

- (a) Exploration of the development of signature discovery points to assist and secure Mayo's position as 'The Heartbeat of the Wild Atlantic Way'.
- (b) Working with all relevant stakeholders and Fáilte Ireland to facilitate the erection of standardised signage for tourism facilities and tourist attractions along the Wild Atlantic Way.
- (c) Working with relevant landholders and recreational/tourism agencies to increase access to the countryside and our coastal areas, and to ensure maintenance and access to the existing network of trails, paths, and tourist sites along the Wild Atlantic Way.
- (d) Supporting the exploration of the development of new tourist services, parking and facilities or upgrading/extension of existing tourist services, parking and facilities at tourist sites along the Wild Atlantic Way.
- (e) Build the concept of sustainability firmly into ongoing planning processes for tourism and outdoor recreation. In conducting tourism and recreation planning processes during the lifetime of the Mayo CDP, work towards adopting an ecosystem-based approach that assesses capacity of landscapes, communities, and natural resources to provide a basis for decision making that is firmly based on the principles of sustainability
- (f) Apply environmental measures as presented in the Wild Atlantic Way Operational Programme, the SEA and NIR of the Destination Mayo Strategy and support monitoring of environmental effects associated with tourism growth to ensure cumulative and in combination effects are avoided.
- (g) To support the preparation of a masterplan and/or visitor traffic management plan at Downpatrick Head-Discovery Point.

## 2.7 Chapter 6: Movement & Transport

Proposed Amendment CH 6.1		
Section	Heading	Page no.
6.4.1.1	Integrated Land Use and Transportation Policies	111-112

*Insert the following the below Policy after MTP 3:*

**MTP:** To work with the NTA and Bus Eireann to make all existing public transport services throughout the county more accessible for wheelchair users and those with disabilities and require that proposals for new transport infrastructure are subject to an Accessibility Audit.

Proposed Amendment CH 6.2		
Section	Heading	Page no.
6.4.1.1	Integrated Land Use and Transportation Policies	111-112

*Insert the following the below Policy after MTP 3:*

**MTP:** To ensure new development areas and employment land-uses are permeable for walking and cycling and are laid out in such a way as to facilitate the operation of and access to public transport by residents and employees.

Proposed Amendment CH 6.3		
Section	Heading	Page no.
6.4.1.1	Integrated Land Use and Transportation Policies	111-112

*Insert the following the below Policy after MTP 3:*

**MTP:** To ensure that the layout and design of new developments provide for bus stops, passenger waiting facilities, and bus turning and service regulatory layover facilities, as required.

Proposed Amendment CH 6.4		
Section	Heading	Page no.
6.4.1.2	Sustainable Mobility	114

*Amend Table 6.2 and 6.3 to include CSO 2016 modal share figures for County Mayo, as per Appendix II of the CE Report.*

Table 6.2

Mode of Travel	Castlebar	Ballina	Westport	Tier 1 (a & b) Combined Average	Mayo CSO 2016*	National CSO 2016
Car Driver	59.35%	53.80%	50.56%	54.57%	43%	61.40%
Car Passenger	17.91%	18.43%	19.26%	18.53%	22.43%	4.10%
Bus	3.77%	4.10%	7.85%	5.24%	8.42%	5.90%
Train	0.08%	0%	0.65%	0.24%	0.27%	3.40%
Walk	11.58%	13.18%	13.86%	12.87%	9.63%	9.30%
Bicycle	0.73%	1.03%	1.21%	0.99%	0.81%	3.00%
Motorbike/Scooter	0.14%	0.14%	0.16%	0.15%	0.11%	0.40%
Other (incl. lorry/van)	4.56%	6.61%	5.82%	5.66%	0.52%	7.30%
Not Stated	2.42%	3.20%	2.19%	2.42%	3.92%	5.00%

\* Modal share data for Mayo are based on the CSO 2016 figures for Population aged 5 years and over by means of travel to work, school or college.

Table 6.3

Mode of Travel	Ballinrobe	Ballyhaunis	Béal an Mhuirthead (Belmullet)	Claremorris	Swinford	Tier 2 Combined Average	Mayo CSO 2016*	National CSO 2016
Car Driver	35.88%	40.88%	79.14%	47.29%	49.94%	50.63%	43%	61.40%
Car Passenger	26.38%	23.04%	23.52%	22.13%	23.79%	23.77%	22.43%	4.10%
Bus	11.57%	9.33%	0.59%	9.33%	8.47%	7.86%	8.42%	5.90%
Train	0.34%	0.42%	0.00%	0.16%	0.06%	0.18%	0.27%	3.40%
Walk	12.79%	15.71%	10.95%	12.07%	8.53%	12.01%	9.63%	9.30%
Bicycle	0.81%	0.64%	0.44%	0.93%	0.35%	0.63%	0.81%	3.00%
Motorbike/ Scooter	0.15%	0.17%	0.00%	0.16%	0.06%	0.11%	0.11%	0.40%
Other (incl. lorry/van)	2.96%	1.57%	1.77%	1.53%	1.64%	1.89%	0.52%	7.30%

Proposed Amendment CH 6.5		
Section	Heading	Page no.
6.4.1.2	Sustainable Mobility Policies	115

Insert new policy after MTP 5 to read as follows:

**MTP:** Work with the NTA to undertake analysis in relation to modal shift between settlements and derive a realistic modal change target for increased usage of sustainable modes of transport for the county.

Proposed Amendment CH 6.6		
Section	Heading	Page no.
6.4.1.2	Sustainable Mobility Policies	115

*Insert new policy after MTP 5 to read as follows:*

**MTP:** To support and develop public transport routes throughout the County through collaboration with the National Transport Authority.

Proposed Amendment CH 6.7		
Section	Heading	Page no.
6.4.1.2	Sustainable Mobility Objectives	115

*Insert new objective after MTO 4 to read as follows:*

**MTO:** To retrospectively provide public transport, walking and cycling infrastructure and facilities in existing development areas to achieve growth in sustainable mobility

Proposed Amendment CH 6.8		
Section	Heading	Page no.
6.4.1.2	Sustainable Mobility Objectives	115

*Insert new objective after MTO 4 to read as follows:*

**MTO:** To provide suitable infrastructure on public transport corridors to improve safety and efficiency for public transport users.

Proposed Amendment CH 6.9		
Section	Heading	Page no.
6.4.1.2	Sustainable Mobility Objectives	115

*Insert new objective after MTO 4 to read as follows:*

**MTO:** To establish modal shift targets and a monitoring regime to increase the usage of sustainable modes of transport in the towns of Ballina, Castlebar and Westport, as informed by local transport plans.

Proposed Amendment CH 6.10		
Section	Heading	Page no.
6.4.1.2	Pedestrian & Cyclist Objectives	117

*Amend MTO 6 with the following additions:*

**MTO 6:** To support the establishment of a network of interlinked cycle ways and walk ways in the county and the adjoining counties and specifically to support the development of a link between the Great Northern Greenway and the Great Western Greenway, having regard to best practice standards including the Design Manual for Urban Roads and, Streets and the NTA Cycle Manual and the TII Standard DN-GEO-03084 'The Treatment of Transition Zones to Towns and Villages on National Roads or any amending/superseding national guidance or manuals. To specifically conduct a feasibility study for the development of a Greenway linking the Great Northern Greenway at Collooney to the Great Western Greenway via the high amenity areas of the Ox mountains, with a link point to the Ballina - Castlebar - Westport interurban Greenway at Foxford, Co. Mayo.

That the Western Rail Corridor (WRC) is protected and preserved for the delivery of Rail Infrastructure to develop the region and is excluded from any feasibility study for the WRC.

Proposed Amendment CH 6.11		
Section	Heading	Page no.
6.4.1.2	Pedestrian & Cyclist Objectives	117

*Amend Objective MTO 8 as follows:*

**MTO 8:** To encourage, where appropriate, the incorporation of safe and efficient cycleways, accessible footpaths and pedestrian routes into the design schemes for town/neighborhood centres, residential, educational, employment, recreational developments and other uses, with the design informed by published design manuals, including the Design Manual for Urban Roads and, Streets and the NTA Cycle Manual and TII Standard DN-GEO-03084 'The Treatment of Transition Zones to Towns and Villages on National Roads, or any amending/superseding national guidance or manuals

Proposed Amendment CH 6.12		
Section	Heading	Page no.
6.4.1.3	Bus	119

*Insert the following policy in after MTP 8:*

**MTP:** To support improvements to public transport accessibility to and from Ireland West Airport Knock (IWAK).

Proposed Amendment CH 6.13		
Section	Heading	Page no.
6.4.1.3	Bus	119

*Insert the following policy in after MTP 8:*

**MTP:** To support improvements to public transport accessibility to and from key tourism hubs and visitor attractions.

Proposed Amendment CH 6.14		
Section	Heading	Page no.
6.4.1.3	Bus	119

Insert the following policy in after MTP 8:

**MTP:** To support the implementation of the Connecting Ireland Plan where appropriate.

Proposed Amendment CH 6.15		
Section	Heading	Page no.
6.4.1.4	Rail	120

Insert amendment to MTO 15

**MTO 15** To liaise with and encourage Iarnród Éireann to:

- (a) Continue investment in rail freight facilities at Ballina & ~~Claremorris~~-Westport (existing) and ~~Claremorris & Castlebar~~ (as potential freight hubs).
- (b) Increase frequency of commuter services on the mainline rail network between Westport, Castlebar and Ballina.

Proposed Amendment CH 6.16		
Section	Heading	Page no.
6.4.2.1	National Road Policies	122

Amend MTP 16 as follows:

**MTP 16** To avoid the creation of ~~any~~ additional ~~direct~~ access points from new development ~~adjoining national roads~~ or the generation of ~~increased~~ additional traffic from existing ~~direct~~ accesses to national roads to which speed limits greater than ~~6~~80 km/h apply ~~except for economic or social reasons~~.

Proposed Amendment CH 6.17		
Section	Heading	Page no.
6.4.2.1	National Road Objectives	122

Replace MTO 19 with new wording as below:

~~**MTO 19** To apply a less restrictive approach to non-residential development of strategic or national importance or extensions to such developments accessing onto the National Road Network in accordance with the provisions of Section 2.6 of the 'Spatial Planning and National Roads Guidelines for planning authorities' (2012).~~

**MTO 19** A less restrictive approach to non residential access to National Roads may apply to development considered to be of National or Strategic Importance. Exceptions are required to be identified for incorporation into the Development Plan and the Council will undertake a survey to identify such sites and agree cases in consultation with the TII where 'exceptional circumstances' will apply in accordance with the provisions of Section 2.6 of the DoECLG Guidelines. Such exceptions may also include extensions to existing permitted developments along National Roads. In such cases the existing access may require mitigation measures and upgrading where it is found to be substandard.



The Planning Authority will commence the engagement with the TII to agree the case for access off the National Road. One such site has been identified in Ballina:

- IDA Site at Quignashee, Ballina (off the N59) and
- Additional sites where required and agreed with the TII

Proposed Amendment CH 6.18		
Section	Heading	Page no.
6.4.2.1	National Road Objectives	122-123

*Insert new objective after MTO 22 as below:*

**MTO:** To protect the study area, route corridor options and thereafter the preferred route corridor selected for the national road schemes being progressed in the Development Plan in accordance with National Development Plan Objectives and to prohibit development that could prejudice their future delivery.

Proposed Amendment CH 6.19		
Section	Heading	Page no.
6.4.2.1	National Road Objectives	122-123

*Insert new objective after MTO 22 as below:*

**MTO:** To protect the capacity and efficiency of the national road network drainage regimes in the County for national road drainage purposes.

Proposed Amendment CH 6.20		
Section	Heading	Page no.
6.4.2.2	Non-National Road Policies	123

*Amend MTP 2 by deleting 60km/h and on second line and replace with 80km/h*

**MTP 20** It is an objective of Mayo County Council, in relation to lands adjoining Strategically Important Regional Roads to which to which speed limits greater than 60 km/h apply, to avoid the creation of any additional access points from new development or the generation of increased traffic from existing accesses to Strategically Important Regional Roads, unless it can be demonstrated that the development is required for economic or social reasons and cannot be accessed from a non-Strategically Important Regional Road.

Proposed Amendment CH 6.21		
Table	Heading	Page no.
6.5	Road Projects in Mayo	126

*Amend Table 6.5 as follows:*

Road Projects in Co. Mayo		
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National Roads		Regional & Local Roads	
Road Number	Project Title	Road Number	Section
N5/N26/N58	N5/N26/N58 Mount Falcon to Swinford, Castlebar East to Bohola Project incorporating the following:  N5 upgrade between Castlebar East & Bohola N26 upgrade between Mount Falcon & Swinford N58 upgrade between Foxoford and Ballyvary N26/N58 Bypass of Foxford town	R310 – R311	R310 Pontoon Road to the R311 Newport Road
N5	N5 Turlough to Westport		Killala Inner Relief Road (Phase 2) (See Map KA 3)
N17	N17 Knock to Collooney	R322	R322 Kilmaine to Foxhall
N59	N59 Upgrades  N59 Westport to Mulranny road project N59/N26 Eastern bypass of Ballina N5/N59 Southern bypass of Westport	R312	Glenisland
N60	N60 upgrades:  N60 Bypass of Breaffy Village N60 Manulla Cross N60 Lagnamuck N60 Heathlawn N60 Claremorris Inner Relief Road (See Map CS 4)	R320	N17/R320 Junction at Lisduff
N59/N26	N59/N26 Western bypass of Ballina (N26 Ballina bypass phase 1)		Killala Strategic Link
N83	N83 Upgrade:  N83 Bypass of Ballyhaunis (See Map BS 4)		Kiltimagh Strategic Link (See Map KH 3)

N84	N84 upgrade: N84 Bypass of Ballinrobe (See Map BE 4)		Cong Relief Road
	Charlestown Strategic Link		

Table 6.5 Road Projects in Mayo

Proposed Amendment CH 6.22		
Table	Heading	Page no.
6.6	National & Strategically Important Regional Roads in Mayo	126

Amend Table 6.6 National & Strategically Important Regional Roads in Mayo, add text *Belclare junction* before Westport

Road Classifications in Co. Mayo			
National Roads		Strategically Important Regional Roads	
Road Number	Road Classification	Road Number	Section
N5	National Primary Road	R294	Ballina – <del>Bunoyconnellan</del>
N17	National Primary Road	R294	<del>Bunoyconnellan</del> – Sligo County Boundary
N26	National Primary Road	R310	Castlebar – Pontoon – Ballina
N58	National Secondary Road	R311	Castlebar - Newport
N59	National Secondary Road	R312	Castlebar – <del>Bellacorrick</del>
N60	National Secondary Road	R313	Bangor <del>Erris</del> – Belmullet
N83	National Secondary Road	R314	Ballina – Killala
N84	National Secondary Road	R319	Mulranny – Achill Sound
		R321	<del>Ballylahan-Kiltmogh</del>
		R323	Kiltmogh – Knock – Ballyhaunis
		R327 R330	Claremorris – Roscommon County Boundary at <del>Cloonfad</del>
		R330	Westport - <del>Paxton</del>
		R331	Ballinrobe – Claremorris
		R332	<del>Kilmaine</del> -Galway-County Boundary
		R334	Ballinrobe – Galway County Boundary
		R335	<i>Belclare junction</i> Westport – <del>Louisburgh</del>
		R345	The Neale-Cong-Galway County Boundary.
		R346	Cross to Cong

## 2.8 Chapter 7: Infrastructure

Proposed Amendment CH 7.1		
Section	Heading	Page no.
7.1	Strategic Aim	131

Amend Strategic Aim 7.1 as follows:

The strategic aim of this chapter is to protect, improve and provide water, wastewater, surface water and flood alleviation services throughout the county, and to facilitate the provision of high-quality information communication technology, broadband, telecommunication information and electricity network required to support and enhance the key aims of best place to live, work, visit and invest ~~and facilitate the transition to a low carbon and climate resilient society.~~

Proposed Amendment CH 7.2		
Section	Heading	Page no.
7.4.3.2	Surface Water Policies	140

Amend INP 10 as follows:

To support, in conjunction with Irish Water, the improvement of storm water infrastructure to ~~improve~~ increase the use of sustainable drainage and reduce the risk of flooding in urban environments.

Proposed Amendment CH 7.3		
Section	Heading	Page no.
7.4.3.2	Surface Water Policies	140

Insert new Policy after INP 10 as follows:

**INP:** To support Irish Water in the development and implementation of the National Water Resources Plan for Ireland's public water supplies which seeks to address issues around the availability of water.

Proposed Amendment CH 7.4		
Section	Heading	Page no.
7.4.3.2	Surface Water Policies	140

Insert new Policy after INP 10 as follows:

**INP:** To promote water conservation and demand management measures among all water users, and to support Irish Water in implementing water conservation measures such as leakage reduction and network improvements, including innovative solutions in specific situations.

Proposed Amendment CH 7.5		
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Section	Heading	Page no.
7.4.3.2	Surface Water Policies	140

*Insert new Policy after INP 10 as follows:*

**INP:** To support Irish Water in the promotion of effective management of trade discharges to sewers in order to maximise the capacity of existing sewer networks and minimise detrimental impacts on sewage treatment works.

Proposed Amendment CH 7.6		
Section	Heading	Page no.
7.4.3.2	Flood Risk Management Objectives	141

*Insert New Objective after INO 27 as follows:*

**INO:** Developments on all Opportunity Sites in all towns and villages in the Settlement Hierarchy will be subject to Flood Risk Assessments if required, in accordance with the Planning System and Flood Risk Management (DoEHLG/OPW 2009) and Circular PL2/2014. This assessment shall be appropriate to the scale and nature of risk to the potential development. and this will determine the scale and nature of the development.

Proposed Amendment CH 7.7		
Section	Heading	Page no.
7.4.4.6	Broadband Objectives	144

*Amend INO 28 as below:*

**INO 28** To require all new developments, including all new housing and commercial developments, and any local authority or community led town and village centre redevelopment/regeneration projects, to provide specific ducting to enable broadband infrastructure, where appropriate.

## Chapter 8: Sustainable Communities

Proposed Amendment CH 8.1		
Section	Heading	Page no.
8.4.1	Mayo Local Community Development Committee	151-152

*Amend Chapter 8, Section 8.4.1 - Local Community Development Committee to include the following:*

Mayo Local Community Development Committee (LCDC), established in 2014, consists of public private partnerships of socio-economic interests. Mayo LCDC has a number of functions, one of which is to prepare and agree the local community elements of the Local Economic and Community Plan (LECP). The purpose of the LECP is to identify objectives and implement actions to strengthen and develop both the economic and community dimensions of the county. Central to the Mayo LECP and Action Plan 2016-2021, is the understanding that economic, local and community development is mutually supportive in building sustainable communities with strong local economies. The LECP seeks to progress the following goals: community development; social inclusion; health and wellbeing; education training and skills and culture, heritage and the Arts. The LCDC also ~~coordinates, manages and oversees the implementation of local and community development programmes of the LECP, including~~ has oversight of the Rural Development Programme and Social Inclusion Community Activation Programme, which are run by a number of Local Development Companies in the County.

Proposed Amendment CH 8.2		
Section	Heading	Page no.
8.4.2	Community Development in Mayo	152

*Amend Chapter 8, Section 8.4.2 - Community Development in Mayo (last paragraph) to include the following:*

Other agencies that assist community development in Mayo include Family Resource Centres which provide practical assistance to community groups, such as training, information, advice and use of shared facilities, in addition to educational and training opportunities. Sectoral communities are also assisted in the county by agencies, such as ~~Mayo Intercultural Action~~, South West Mayo Development Company, Mayo North East Leader Partnership, Mayo Traveller Support Group, Mayo Traveller Inter Agency Forum, The Regional Drug Task Force, The Mayo Joint Policing Committee, The Disability Federation of Ireland and Outwest.

Proposed Amendment CH 8.3		
Section	Heading	Page no.
8.4.3	Community Facilities and Social Infrastructure	154

*Insert the following policy to Chapter 8 Sustainable Communities, Section 8.4.3 Community Facilities and Social Infrastructure under SCP 10:*

**SCP:** To support the enhancement of postal facilities in the County.

Proposed Amendment CH 8.4		
Section	Heading	Page no.
8.4.4	Social Inclusion in Mayo	155

*Insert policy in Section 8.4.4, Social Inclusion:*

**SCP 16:** To support initiatives which provide access to social supports in terms of language, education and employment for refugees, asylum seekers and migrants.

Proposed Amendment CH 8.5		
Section	Heading	Page no.
8.4.4	Social Inclusion in Mayo	156

*Amend Chapter 8, Section 8.4.4 - Social Inclusion in Mayo Policy SPC 12 as follows:*

**SCP 12** To support the implementation of the Mayo Local Economic and Community Plan in collaboration with the Local ~~and Economic~~ Community Development Committee to reduce the number of people in or at risk of social exclusion.

Proposed Amendment CH 8.6		
Section	Heading	Page no.
8.4.4	Social Inclusion in Mayo	157

*Insert the following objective after SCO 10:*

**SCO:** To seek to provide Changing Spaces in the provision of any new public toilets, where feasible.

Proposed Amendment CH 8.7		
Section	Heading	Page no.
8.4.7	Education, Training & Skills	159

*Amend Chapter 8, Section 8.4.7 Education, Training and Skills (part of last paragraph) as follows:*

In addition, the Mayo Local Enterprise Office offers business information and advice, business kills training and mentoring support, as well as other skills and training options to support businesses in the county. **Informal, unaccredited lifelong learning also has a huge role to play in building social capital, keeping people connected and engaged, encouraging and supporting people on a pathway to formal education and lifting people out of poverty.**

#### Proposed Amendment CH 8.8

Section	Heading	Page no.
8.4.7	Education, Training & Skills Policies	159

*Amend Chapter 8, Section 8.4.7 Education, Training and Skills, Policy SCP 23 as follows:*

**SCP 23:** To support **informal and formal** initiatives which provide opportunities for people in Mayo to access appropriate education and training provision necessary to allow them to realise their full potential.

Proposed Amendment CH 8.9		
Section	Heading	Page no.
8.4.7	Education, Training & Skills Objectives	160

*Amend Objective SCO 16 as follows:*

**SCO 16:** To support the provision of childcare facilities and new and refurbished schools on well located sites, within or close to existing built-up areas, that meet the diverse needs of local populations **and to support the intensification of development on existing school sites, where appropriate, and in accordance with Department of Education’s guidelines and Development Management Guidelines (Volume II).**

Proposed Amendment CH 8.10		
Section	Heading	Page no.
8.4.8.2	Mayo Islands and Gaeltacht Mhaigh ÉO Policies	162

*Amend Policy SCP 28 as follows:*

**SCP 28** - To support initiatives at promoting Gaeilge, the Irish language. ~~and the need for access to social supports in terms of language, education and employment for refugees, asylum seekers and migrants.~~

Proposed Amendment CH 8.11		
Section	Heading	Page no.
8.4.8.2	Mayo Islands and Gaeltacht Mhaigh ÉO Policies	162

*Insert new policy in Section 8.4.8.2 (Islands and the Gaeltacht Mhaigh Éo) after Policy SCP 30:*

**SCP:** To actively promote and encourage the provision of mixed social and affordable housing schemes to facilitate the retention and return of islanders and immigration to the island to ensure viable and sustainable populations on offshore islands.



Proposed Amendment CH 8.12		
Section	Heading	Page no.
8.4.8.2	Mayo Islands and Gaeltacht Mhaigh ÉO Policies	162

*Insert new objective after SCO 22 to read as follows:*

**SCO:** To support and assist the formulation and implementation of Irish Language Plans (Plean Teanga) for the Gaeltacht Service Towns of Béal an Mhuirthead, Ballinrobe and Castlebar, and to promote the development of the Gaeltacht in Mayo in a manner that protects and enhances the distinctive linguistic and cultural heritage, whilst meeting the needs and aspirations of both residents and visitors alike.

## 2.10 Chapter 9: Built Environment

Proposed Amendment CH 9.1		
Section	Heading	Page no.
9.4.1.1	Archaeological Heritage Objectives	167

*Insert new objective after BEO 6 as follows:*

**BEO:** To promote awareness and the appropriate adaptation of Ireland's built and archaeological heritage to deal with the effects of climate change with reference to the Built and Archaeological Heritage Climate Change and Adaptation Plan.

Proposed Amendment CH 9.2		
Section	Heading	Page no.
9.4.1.2	Architectural Heritage Objectives	162

*Insert new objective after BEO 11 to read as follows:*

**BEO:** To protect the built heritage of Ballina, Castlebar and Westport, including the protected structures listed in the existing town and environs development plans, and seek to review the Record of Protected Structures for County Mayo to incorporate protected structures from the plan areas of these towns.

Proposed Amendment CH 9.3		
Section	Heading	Page no.
9.4.4	Regeneration Objectives	175

*Amend objective BEO 35 to read as follows:*

**BEO 35:** To use specific powers, such as the Vacant Sites register to address issues of vacancy and underutilisation of strategic lands in town centres locations and within the built-up footprints of Tier I to V towns and villages, including the implementation of the Vacant Sites Levy in accordance with the Urban Regeneration and Housing Act 2015. Each year of the plan period, the planning authority will assess the county's settlements for the purposes of identifying vacant sites for addition to the Vacant Site's Register and accordingly implement the statutory provisions for same.

Proposed Amendment CH 9.4		
Section	Heading	Page no.
9.4.4	Regeneration Objectives	175

*Amend objective BEO 36 to read as follows:*

**BEO 36:** To establish a database of strategic brownfield and infill sites within two years of the adoption of the Mayo County Development Plan, to ensure brownfield land re-use can be managed and co-ordinated across multiple stakeholders, as part of an active land

management process, and to monitor the brownfield housing targets urban and rural areas, as set out in Objectives CS0 5 and CS0 6.

Proposed Amendment CH 9.5		
Section	Heading	Page no.
9.4.4	Regeneration Objectives	176

*Insert new objective after BEO 37 to read as follows:*

**BEO:** To facilitate appropriate densities and compact growth within urban settlements, the Planning Authority will consider a relaxation of relevant the development management guidelines to assist the delivery of appropriate uses on urban brownfield and infill sites, based on the individual merits of each development proposal, with due cognisance to NPO 13.

## 2.12 Chapter 10: Natural Environment

Proposed Amendment CH 10.1		
Section	Heading	Page no.
10.3	National & Regional Position	179

*Amend Section 10.3 to read as follows:*

The NPF and RSES recognises that communities in Ireland benefit from the goods and services that the natural environment provides, including food, renewable energy, water purification, flood mitigation and places for recreation, education, creative thinking, health and wellbeing. They also recognise the importance of biodiversity and how the planning system should be responsive to our national environmental challenges and ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation. The NPF and RSES acknowledges the wealth of the natural and cultural assets within our landscape, which supports our quality of life, provides for a healthy and resilient economy and helps us adapt to and mitigate climate change. The NPF and RSES both aim to protect and value our important and vulnerable habitats, landscapes, natural heritage and green spaces, including their interrelationships. The NPF also requires the integration of planning for green infrastructure and ecosystem services into all statutory land use plans. Additionally, the RSES seeks to unify the region around an environmental, growth management, economic and infrastructural strategy that is efficient, sustainable and inclusive, which builds on protecting and enhancing our natural capital. **The environment and our health and wellbeing are inextricably linked, and we need to look beyond simply protecting people from threats in their environment to considering how the environment can deliver a much wider range of social, economic and environmental benefits whilst ensuring no net contribution to biodiversity loss.**

Proposed Amendment CH 10.2		
Section	Heading	Page no.
10.4.2	Designated Sites, Protected Species and Habitats	180

*Amend paragraph 2 under Section 10.4.2 to read as follows:*

Natural Heritage Areas (NHAs) **are** designated due to their national conservation value and/or geological/geomorphological heritage. They seek to protect habitats, landforms or geomorphological features, wildlife plant and animal species or a diversity of these natural attributes. NHAs are designated under the Wildlife (Amendment) Act 2000. ~~and proposed~~ **Proposed Natural Heritage Areas (pNHAs) are sites that are designated or proposed for designation under the Wildlife (Amendment) Act 2000. were published on a non-statutory basis in 1995, because of their important for wildlife and habitats, but have not been statutorily proposed or designated.** These are sites that are of national importance and support a range of habitats, plant and animal species and in some cases, geological features. There are 15 NHAs in County Mayo. The Plan provides protection for these sites.

Proposed Amendment CH 10.3		
Section	Heading	Page no.
10.4.3	Non-Designated Sites	181

*Amend paragraph 2 of Section 10.4.3 to read as follows:*

All bat species and their breeding and resting places (roosts) are legally protected in Ireland under the Wildlife Acts 1976-2000. **Bats are also protected as 'strictly protected species under Annex IV (Habitats Directive) species of flora and fauna, which also protects their key habitats (i.e. breeding sites and resting places), wherever they occur.** It is particularly critical that wildlife corridors, tree lines and hedgerows within the area of Lesser Horseshoe Bat roosts are retained to allow for the free movement of these bats and other species within and through the surrounding area.

Proposed Amendment CH 10.4		
Section	Heading	Page no.
10.4.3	Biodiversity, Designated Non-Designated Sites Policies	181

*Amend Policy NEP 1 as follows:*

**NEP 1:** To support the protection, conservation and enhancement of the natural heritage **and biodiversity** of County Mayo, including the protection of the integrity of European sites, that form part of the Natura 2000 network, the protection of Natural Heritage Areas, proposed Natural Heritage Areas Ramsar Sites, Nature Reserves and Wild Fowl Sanctuaries (and other designated sites including any future designations).

Proposed Amendment CH 10.5		
Section	Heading	Page no.
10.4.3	Biodiversity, Designated Non-Designated Sites Policies	181 - 182

*Amend Policy NEP 2 as follows:*

**NEP 2:** To protect and enhance the county's natural heritage and biodiversity ~~To support by supporting~~ the implementation of the National Biodiversity Action Plan 2017-2021, the National Pollination Plan 2015-2020 and County Mayo Biodiversity Plan 2015- 2020 and any future editions, in partnership with relevant stakeholders, subject to available resources.

Proposed Amendment CH 10.6		
Section	Heading	Page no.
10.4.3	Biodiversity, Designated Non-Designated Sites Policies	182

*Amend Policy NEP 3 as follows:*

**NEP 3:** To protect and enhance the county’s natural heritage and biodiversity ~~To support~~ through supporting the implementation, in partnership with the County Mayo Heritage Forum, relevant stakeholders and the community, of the objectives and associated actions in the County Mayo Heritage Plan and future editions thereof, which relate to the remit and functions of Mayo County Council.

Proposed Amendment CH 10.7		
Section	Heading	Page no.
10.4.3	Biodiversity, Designated Non-Designated Sites Objectives	183

*Amend Objective NEO 7 as follows:*

**NEO 7:** To seek the protection of the riparian zones of watercourses throughout the county, recognising the benefits they provide in relation to flood risk management, their protection of the ecological integrity of watercourse systems and the role they play in the enhancement of the county’s natural heritage and biodiversity.

Proposed Amendment CH 10.8		
Section	Heading	Page no.
10.4.3	Biodiversity, Designated Non-Designated Sites Objectives	183

*Amend Objective NEO 8 as follows:*

**NEO 8:** To maintain, protect and where possible enhance the natural heritage and biodiversity of bogs, fens and turloughs, where appropriate, in County Mayo.

Proposed Amendment CH 10.9		
Section	Heading	Page no.
10.4.3	Biodiversity, Designated Non-Designated Sites Objectives	183

*Amend Objective NEO 9 as follows:*

**NEO 9:** Recognise the importance, in terms of their natural heritage and biodiversity, of woodlands, tree lines, hedgerows, stone walls, watercourses and associated riparian vegetation and the role they play in supporting ~~to support~~ bat populations and where possible developments will be encouraged to retain such features.

Proposed Amendment CH 10.10		
Section	Heading	Page no.
10.4.3	Biodiversity, Designated Non-Designated Sites Objectives	183

*Amend Objective NEO 11 as follows:*

To ensure that the impact of development within or adjacent to national designated sites, Natural Heritage Areas, Ramsar Sites and Nature Reserves likely to result in significant adverse effects on the designated site is assessed by requiring the submission of an Ecological Impact Assessment

report (EclA), Environmental Report (ER), an Environmental Impact Assessment Report (EIAR) if deemed necessary and/or a Natura Impact Assessment (NIS) if deemed necessary, prepared by a suitably qualified professional, which should accompany planning applications.

Proposed Amendment CH 10.11		
Section	Heading	Page no.
10.4.3	Biodiversity, Designated Non-Designated Sites Objectives	183

*Include new objective after NEO 13 to read as follows:*

**NEO:** To protect and enhance the ecological network throughout the county to improve the ecological coherence of the Natura 2000 network in accordance with Article 10 of the Habitats Directive

Proposed Amendment CH 10.12		
Section	Heading	Page no.
10.4.3	Biodiversity, Designated Non-Designated Sites Objectives	183

*Include new objective after NEO 13 to read as follows:*

**NEO:** To create a database of the Local Biodiversity Areas and ecological networks (including green infrastructure) and develop a corresponding GSI dataset as an important tool for future biodiversity and natural heritage conservation planning in Mayo.

Proposed Amendment CH 10.13		
Section	Heading	Page no.
10.4.6	Peatland Policies	184

*Amend Policy NEP 9 as follows:*

**NEP 9:** To enhance the county's natural heritage and biodiversity through supporting ~~To support~~ the protection and restoration of peatlands in County Mayo, where appropriate, in order to transition towards a low-carbon and circular economy.

Proposed Amendment CH 10.14		
Section	Heading	Page no.
10.4.8	Landscape Objectives	191

*Amend Objective NEO 25 as follows:*

**NEO 25:** To review the Landscape Appraisal for Mayo and update this plan as appropriate, following publication of the statutory guidelines for Planning Authorities on Local Landscape Character Assessments, as detailed in the National Landscape Strategy 2015-2025, ~~and ensure consistency with the provisions of RPO 4.16 and RPO 5.2(b) of the RSES, 2020-2032.~~

Proposed Amendment CH 10.15		
Section	Heading	Page no.
10.4.10	Water Quality Policies	195

*Insert a new policy after NEP 22:*

**NEP:** To promote the construction of Anaerobic Digesters at appropriate location in Mayo with a view to improving water quality while at the same time making a significant contribution to National Renewable Energy targets.

Proposed Amendment CH 10.16		
Section	Heading	Page no.
10.4.11	Air Quality, Noise and Light Emissions Objectives	197

*Amend NEO 43 as follows:*

**NEO 43:** To protect the Mayo Dark Sky Park at Wild Nephin Ballycroy National Park and any adjoining sites that form part of the designated network, from adverse levels of artificial light pollution and encourage the use of Dark Sky Friendly lighting for all new lighting and lighting upgrades.



## 2.14 Chapter 11: Climate Action & Renewable Energy

Proposed Amendment CH 11.1		
Section	Heading	Page no.
11.6.5.6	Climate Action Objectives	210

*Insert a new climate action objective after CAO 7 to read as follows:*

**CAO:** To support and facilitate Westport to become Ireland's first '15 Minute Town' - a sustainable town where a modal shift towards sustainable transport is actively promoted and facilitated

Proposed Amendment CH 11.2		
Section	Heading	Page no.
11.7.5	Mayo Renewable Energy Strategy	212

The Mayo Renewable Energy Strategy (RES) 2011-2020 outlines the potential for County Mayo and how it can capitalise on a range of renewable resources, including onshore and offshore wind, wave and tidal energy, solar and other renewable energy forms. The RES acknowledges the significant contribution renewables can make to County Mayo, by providing more secure energy, reducing reliance on traditional fossil fuels, enabling future energy export and meeting energy targets. The strategy also identifies areas most suitable for renewable energy developments in a tier system. Mayo County Council will **commence the review and update the Mayo Renewable Energy Strategy over the lifetime of the development plan. within one year of adopting this plan.**

Proposed Amendment CH 11.3		
Section	Heading	Page no.
11.7.6	Wind Energy	213

*Amend 3<sup>rd</sup> paragraph on page 213 as follows:*

Mayo County Council recognises that community ownership of wind energy projects enables local communities to benefit directly from local wind energy resources being developed in their local areas, ensuring long-term income for rural communities. The Killala **Community w**Wind **f**Farm project in North Mayo involves a direct community investment in partnership with a private development company. The Killala Community Wind Farm, comprising of five turbines, generates 17MW of renewable power. The Council encourages community ownership of wind energy projects in Mayo.

Proposed Amendment CH 11.4		
Section	Heading	Page no.
11.7.12	Renewable Energy Policies	215

*Amend REP 5 as follows:*

**REP 5:** To promote the use of efficient energy storage systems and infrastructure that supports energy efficiency and reusable renewable energy system optimization, subject to the proper planning and sustainable development of the area and consideration of environmental and ecological sensitivities.

Proposed Amendment CH 11.5		
Section	Heading	Page no.
11.7.12	Renewable Energy Objectives	216

*Amend REO 7 as follows:*

**REO 7** To commence the review/amend of the Mayo County Renewable Energy Strategy 2011-2022 within one year of adopting this plan and update as required in accordance with future legislative guidelines and consistency with the provisions of RPO 4.16 and RPO 5.2(b) of the RSES, 2020-2032.

Proposed Amendment CH 11.6		
Section	Heading	Page no.
11.7.12	Renewable Energy Objectives	216

*Amend REO 8 as follows:*

**REO 8:** To encourage the development of wind energy, in accordance with Government policy, and having regard to the *Landscape Appraisal of County Mayo* and the Wind Energy Development Guidelines (2006) and Mayo Renewable Energy Strategy, or any revisions thereof or future guidelines, and ensure consistency with the provisions of RPO 4.16 and RPO 5.2(b) of the RSES (2020-2032).

Proposed Amendment CH 11.7		
Section	Heading	Page no.
11.7.12	Renewable Energy Objectives	216

*Amend REO 12 as follows:*

**REO 12:** To support offshore and tidal renewable energy developments subject to environmental considerations and the protection of commercial fishing and of the amenities of the surrounding areas in accordance with the OPEDP, subject to proper planning and environmental considerations.

Proposed Amendment CH 11.8		
Section	Heading	Page no.
11.7.12	Renewable Energy Objectives	217

*Amend REO 22 as follows:*

To promote the use of efficient energy storage systems and infrastructure that supports energy efficiency and reusable renewable energy system optimisation, in accordance with proper planning and sustainable development.

Proposed Amendment CH 11.9		
Section	Heading	Page no.
11.7.12	Renewable Energy Objectives	217

*Include new objective after REO 22 to read as follows:*

**REO:** To support and facilitate the achievement of the minimum renewable energy target of 600MW for County Mayo over the plan, and to review/revise this target to ensure consistency with any future renewable energy strategies for the Northern and Western Region.

## 2.15 Chapter 12: Settlement Plans

Proposed Amendment CH 12.1		
Table	Heading	Page no.
12.2	Settlement Strategy	220

Amend Table 12.1 as follows:

Settlement Type	Settlements	Role
<p style="text-align: center;"><b><u>Tier I(a)</u></b> <b>Strategic- Growth Towns</b>  <b>Key Towns</b></p>	Ballina & Castlebar & <del>Westport</del>	Large urban centres with a high level of jobs and services, with the capacity to act as significant economic growth drivers within the Mayo Catchment and wider region, including complementing the Galway Metropolitan Area and Sligo Regional Growth Centre.
<p style="text-align: center;"><b><u>Tier I(b)</u></b> <b>Strategic Growth Town</b></p>	Westport	Large urban centre with a high level of jobs and services, with the capacity to act as significant economic growth driver, in combination with its intrinsic links with Castle- bar, within the Mayo Catchment and wider region.
<p style="text-align: center;"><b><u>Tier II</u></b> <b>Self- Sustaining Growth Towns</b></p>	Ballinrobe, Ballyhaunis, Béal an Mhuirthead (Belmullet), Claremorris & Swinford.	Self-Sustaining Growth Towns with a moderate level of jobs and services and their own labour catchment areas. These towns have good transport links and have the capacity for continued sustainable growth. These towns play an important role in supporting the social, economic and cultural life within rural communities.
<p style="text-align: center;"><b><u>Tier III</u></b> <b>Self- Sustaining Towns</b></p>	Balla, Charlestown, Crossmolina, Foxford, Killala, Kiltimagh, Knock, Louisburgh & Newport.	Self-Sustaining Towns with low to moderate levels of population growth and a limited localised employment base and which are largely reliant on other areas for employment and/or services. These towns play an important role in supporting the social, economic and cultural life within rural communities.
<p style="text-align: center;"><b><u>Tier IV</u></b> <b>Rural Settlements</b></p>	Ballindine, Ballycastle, Bangor Erris, Belcarra Bellavary, Bohola, Bunnyconnelan, Cong, Dumha Thuama (Doohoma), Gob An Choire (Achill Sound), Irishtown, Keel- Dooagh, Kilkelly, Kilmaine, Lahardane, Mulranny, Shrule & Turlough.	Towns and villages with local service and limited employment functions, which play an important role in supporting the social, economic and cultural life within rural communities.

<b>Tier V Rural Villages</b>	Aghagower, Aghamore, An Tinbhear (Inver), Atymass, Ballycroy, Ballyglass, Ballyheane, Bekan, Breaffy, Brickens, Bun an Churraigh (Bunnacurry), Carnacon, Carracastle, Ceathrú Thaidhg (Carrowteige), Corrchloch (Corclough), Cross, Cross-boyne, Doogort, Eachléim (Aghleam), Gaoth Sáile (Gweesalia), Geata Mór (Binghamstown), Gleanna Muaidhe (Glenamoy), Glenhest, Glenisland, Hollymount, Islandeady Kilmovee, Knockmore, Mayo Abbey, Moygownagh, Moyne (Kilmeena), Parke, Partry, Poll an tSómas (Pol latomish), Roundfort, The Neale & Tuar Mhic Éadaigh	Villages with local service functions, which play an important role in supporting the social, economic and cultural life within rural communities.
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**Table 12.1: Mayo Settlement Hierarchy Table for the Draft Mayo County Development Plan**

Proposed Amendment CH 12.2		
Table	Heading	Page no.
12.3.1.1	Tier II Settlements	222-223

*Amend Table 12.2 as follows:*

<b>Land Use Zoning Objectives</b>	
<b>It is an objective of the Council to implement the following land use zoning objectives for lands in Tier II to V Towns and Villages Settlements:</b>	
<b>1a. Agriculture</b>	To reserve land for agricultural and rural uses and to pre-serve the amenity of the town setting.
<b>1b. Community Services/Facilities</b>	To provide land for community and social facilities.
<b>1c. Enterprise &amp; Employment</b>	To provide land for light industrial and appropriate commercial development.
<b>1d. Industry</b>	To provide land for industrial use and ancillary facilities.
<b>1e. Infrastructure &amp; Utilities</b>	To provide land for public infrastructure and public utilities.

<p><b>1f. Recreation &amp; Amenity</b></p>	<p>To provide land for recreation and amenity purposes.</p>
<p><b>1g. Existing Residential (including Residential Boundary) Strategic Reserve</b></p>	<p>To protect the amenity and character of existing residential areas.</p>
<p><b>1h. New Residential</b></p>	<p>To provide for high quality new residential development and other services incidental to residential development.</p>
<p><b>1i. Rural Transition</b></p>	<p>To act as a transitional area between the build-up area and the rural hinterland. This zoning facilitates agricultural compatible development and renewable energy, including single houses on a limited basis, subject to demonstrable economic or social need (Objective RHO 1).</p>
<p><b>1j. Strategic Residential Reserve Tier I</b></p>	<p>To protect and safeguard suitable, undeveloped residentially suitable lands for future development multiple residential developments. These lands are generally not developable during the lifetime of this plan for multiple residential developments. However, this position will be reviewed by the Planning Authority periodically over the lifetime of the plan to ensure housing growth targets are achieved (Core Strategy Table).</p> <p>Where it is apparent that 'New Residential' lands cannot or will not be developed within the plan period, residential development maybe considered within Strategic Residential Reserve Tier I.</p> <p>Single houses shall only be considered on a limited basis, where it has been established that the lands in question do not adversely impact on the intended future use of these lands; form part of the overall family landholding and no other appropriately zoned lands are available within of the plan boundary; and a demonstrable economic or social need has been established (Objective RHO 1).</p>
<p><b>1k. Strategic Residential Reserve Tier II</b></p>	<p>To protect and safeguard suitable, undeveloped residentially suitable lands for future development multiple residential developments. These lands are not developable during the lifetime of this plan for multiple residential developments.</p> <p>Where it is apparent that 'New Residential' or 'Strategic Residential Reserve Tier I' lands cannot or will not be developed within the plan period, residential development maybe considered within Strategic Residential Reserve Tier II.</p> <p>Single houses shall only be considered on a limited</p>

	basis, where it has been established that the lands in question do not adversely impact on the intended future use of these lands; form part of the overall family landholding and no other appropriately zoned lands are available within of the plan boundary; and a demonstrable economic or social need has been established (Objective RHO 1
<b>1l. Town centre</b>	To maintain and enhance the vitality, viability and environment of the town centre and provide for appropriate town centre uses.
<b>1l. <del>Town Centre Consolidation Opportunity Sites</del></b>	To promote the sustainable consolidation of towns and villages, with a focus on vacant, underutilised, infill and brown-field sites, to provide appropriate uses, including the delivery of high-quality residential, commercial, employment uses, and the delivery of renewable energy uses. <del>The zoning primarily provides lands for residential uses and other compatible town centre uses.</del>
<b>1m. Self-Sustaining Consolidation Zoning (Tier III)</b>	To provide for, protect and strengthen the vitality and viability of Tier III Self-Sustaining towns, through consolidating development, and encouraging a mix of uses, including but not restricted to commercial, residential, industry, enterprise and employment, community, amenity, public realm enhancements, while maximising the use of land.
<b>1n. Rural Village Consolidation Zoning (Tier V)</b>	To provide for, protect and strengthen the vitality and viability of Tier V Rural Villages, through consolidating development, and encouraging an appropriate mix of uses commensurate with the character, capacity and connectivity of the rural village, including but not restricted to retail,
<b>1o. Rural Village Consolidation Zoning (Ti</b>	To provide for, protect and strengthen the vitality and viability of Tier V Rural Villages, through consolidating development, and encouraging an appropriate mix of uses commensurate with the character, capacity and connectivity of the rural village, including but not restricted to retail, commercial, residential, community, amenity, and public realm enhancements, while maximising the use of land.

**Table 12.2 Land Use Zoning Objectives for Tier II Settlement Plans.**

Proposed Amendment CH 12.3		
Table	Heading	Page no.
12.3.1.1	Tier II Settlements	222

Amend 2<sup>nd</sup> paragraph of Section 12.3.1.1 as below:

~~In order to ensure the effective delivery of new housing targets for each settlement as set out in the Core Strategy, a greater quantity of lands is provided for proposed residential development outside of the defined town centre area. All such lands identified for residential purposes are zoned on serviceable lands. Upon reaching the 70% new household target outside the town centre area for each town, (as set out in the Core Strategy), all remaining undeveloped zoned residential lands will revert to strategic residential reserve lands.~~

Land use zoning maps for Tier II settlements (Volume III: Book of Maps) identify 'New Residential' zoned land to accommodate housing targets over the plan period, as set out in the Core Strategy (Chapter 2). To safeguard and facilitate the delivery of housing targets allocations in each plan area, a two-tiered approach has been adopted for the Strategic Residential Reserve Lands. Strategic Residential Reserve Lands Tier I and Tier II will be assessed, on an annual basis, for their potential to meet settlement housing targets. Where it is apparent that lands zoned New Residential cannot or will not be developed within the plan period, residential developments, that demonstrate high quality design, may be considered on Strategic Residential Reserve Lands Tier 1 and in exceptional circumstances Tier 2. In this instance, the identified quantum of land required to accommodate housing targets in each settlement will not be exceeded. An effective monitoring system will be ~~developed and~~ implemented to ensure ~~projected residential unit~~ housing targets for each Tier II towns are not exceeded over the plan period.

Proposed Amendment CH 12.4		
Table	Heading	Page no.
12.3.1.1	Land Use Zoning Matrix	223-225

*Amend Table 12.3 as follows:*

Land Use Zoning Matrix	
Land Use Zoning	Uses Generally Permitted
<p><b>Residential Medium Density in Strategic Residential Reverse Boundary (≤20 units/Ha)</b></p>	<p>Houses, apartments, retirement homes, care homes, medical services, public and community facilities, institutional uses, childcare facilities, places of worship, local shops, local services, leisure &amp; recreation, open space; along with uses that are considered ancillary to the aforementioned uses.</p> <p>Local and home offices may be acceptable, provided that there is no detrimental impact on residential amenity or traffic and that the use does not prejudice the primary use of the town centre for office use.</p> <p>All proposals that would be detrimental to established or future residential amenity will not be permitted. These include industrial and warehousing and uses generating significant levels of traffic, noise and other nuisance.</p>



<p><b>Residential Low Density in Strategic Residential Reverse Boundary</b> <b>(≤5 units/Ha)</b></p>	<p>Houses, serviced sites for single houses, retirement homes, care homes, child- care facilities, outdoor recreation, open space, agriculture, and community facilities; along with uses that are considered ancillary to the aforementioned uses.</p> <p>Local and home offices may be acceptable, provided that there is no detrimental impact on residential amenity or traffic and that the use does not prejudice the primary use of the town centre for office use.</p> <p>Development which is compatible with the adjacent land use zoning and which will not have an adverse effect on existing uses may be permitted.</p> <p>All proposals that would be detrimental to established or future residential amenity will not be permitted. These include industrial and warehousing and uses generating significant levels of traffic, noise and other nuisance.</p>
<p><b>Town Centre</b></p>	<p>Shops (including supermarkets), off-licenses, offices, civic and public buildings, places of worship, public houses, hotels, restaurants, indoor leisure, car parks, apartments, houses, community facilities, parks and open spaces and retirement homes; along with uses that are considered ancillary to the aforementioned uses.</p> <p>Uses that would be detrimental to the vitality and amenity of the town centre, such as industrial uses, will not normally be permitted.</p>
<p><b>Town Centre Opportunity Sites</b> <b>Residential High Density</b> <b>(≤35 units/Ha)</b></p>	<p>Residential and appropriate mixed use, community, amenity and public realm or other uses generally considered acceptable in town centre locations.</p> <p>Uses that would be detrimental to the vitality and amenity of the town centre, such as industrial uses, will not normally be permitted.</p>
<p><b>Enterprise &amp; Employment</b></p>	<p>Light Industry, Warehousing (retail and non-retail), Major Offices, Business and Technology Units, Specialist Offices, R&amp;D enterprises, car showrooms, light engineering works, wholesale and trade outlets, public utilities, petrol filling stations, builders providers, repair garages, civic amenity centres, agriculture out- lets, distribution depots, heavy vehicle parks, workshops, tourism related development; along with uses that are considered ancillary to the aforementioned uses.</p> <p>Uses that would prejudice the primacy of town centre or would undermine the objectives of other land use zoning will not be permitted.</p>

<b>Industry</b>	<p>Industry, Light Industry, Heavy Engineering Works, Warehousing (non-retail), Business &amp; Technology Units, R&amp;D Enterprises; along with uses considered ancillary to the aforementioned uses.</p> <p>Uses that would prejudice the primary industrial function of this zoning or would undermine the objectives of other zoning will not be permitted. These include residential and retail uses.</p>
<b>Recreation &amp; Amenity</b>	<p>Outdoor sport and recreation, buildings associated with outdoor sport and recreation and ancillary uses, parks, open space, camp sites, agriculture, allotments; along with uses that are considered ancillary to the aforementioned uses.</p> <p>Temporary markets and exhibitions may be permitted.</p>
<b>Community Service/Facilities</b>	<p>Schools and education, places of worship, community centres, health centres, leisure and recreation, <b>retirement/nursing homes</b>, libraries, cemeteries, open space, childcare facilities, public and civic facilities; along with uses that are considered ancillary to the aforementioned uses.</p>
<b>Agriculture</b>	<p>Agriculture, <b>renewable energy</b>, open space, public utilities, outdoor, recreation, camp sites, allotments and cemeteries; along with uses that are considered ancillary to the aforementioned uses.</p> <p>New houses will only be permitted in this zone to applicants with demonstrable economic or social need to live in these areas.</p>
<b>Rural Transition</b>	<p>Agriculture, <b>renewable energy</b>, open space, public utilities, outdoor, recreation, camp sites, allotments and cemeteries; along with uses that are considered ancillary to the aforementioned uses.</p> <p>New houses will be considered in this zone on their individual merits.</p>
<b>Strategic Residential Reserve Tier I &amp; II</b>	<p>Future residential lands, not generally developable in the lifetime of the plan <b>for multiple residential development schemes (see land use zoning objectives for Strategic Residential Reserve Tiers I &amp; II)</b>. Temporary uses <b>and single houses</b> will be considered on their individual merits, subject to the use not adversely impacting on the intended future use of these lands <b>to accommodate future population/housing targets in subsequent plans</b>. Single houses will be considered on a limited basis, where it is established that the lands in question are part of the overall family land holding, no other appropriately zoned lands are available within the plan boundary and a demonstrable economic or social need has been established (Objective RHO 1).</p>
<b>Infrastructure &amp; Utilities</b>	<p>Public utilities infrastructure, public and civic facilities and public infrastructure, along with uses considered ancillary to the aforementioned uses.</p>

<b>Opportunity Site (Claremorris):</b>	To provide for the production of electricity by renewable energy technologies, incorporating wood Biomass only. To provide for a mix of industries (with no production of wood chip or wood pellets on this site) or research and development facilities where it is established that there is a need to locate such uses, within, adjacent or in close proximity to the primary user of the site (i.e. for the production of electricity from renewable energy technologies, incorporating wood Biomass only) or where it is established that there is insufficient appropriately zoned lands to facilitate such uses.
<b>Opportunity Sites</b>	To provide for residential and appropriate mixed use, community, nursing homes, amenity and other uses generally considered acceptable by reason of location and context.
<b>Existing Residential</b>	Permitted in principle uses include residential, sheltered Housing, b&b/guest house, community facility/centre, home based economic activities and utilities. Open to Consideration uses include but not limited to bring banks, convenience outlet, childcare facility, halting site, sheltered housing, healthcare practitioner, leisure/recreation/sports facilities, bar, retirement home/residential institution/retirement village, and veterinary surgery.

**Table 12.3 Land Use Matrix for Tier II Settlement Plans**

Proposed Amendment CH 12.5		
Table	Heading	Page no.
12.3.1.1	Land Use Matrix for Tier II Settlement Plans	224

*Amend Enterprise & Employment under the Land Use Objectives Table 12.3 as below:*

Light Industry, Warehousing (retail and non-retail), Major Offices, Business and Technology Units, Specialist Offices, R&D enterprises, car showrooms, light engineering works, wholesale and trade outlets, public utilities, petrol filling stations, builders providers, repair garages, civic amenity centres, agriculture outlets, distribution depots, heavy vehicle parks, workshops, tourism related development; along with uses that are considered ancillary to the aforementioned uses. **Extensions to existing retail premises will be considered on a case-by-case basis.**

Uses that would prejudice the primacy of town centre or would undermine the objectives of other land use zoning will not be permitted.

**Béal an Mhuirthead (Belmullet) (TIER II)**

Proposed Amendment CH 12.6		
Section	Heading	Page no.
12.6.5	Social Infrastructure	243

*Amend Section 12.6.5 Social Infrastructure to include the following –*

Béal an Mhuirthead also has numerous community, sporting and social clubs. Sports and recreational facilities in the town environs comprise of a tidal swimming pool, MUGA. pier, links golf course, GAA pitches, soccer pitches, a handball alley, and children’s playgrounds. **Áras Inis Gluaire /Erris Arts Centre is Ireland’s only bilingual arts centre. It provides a cultural, social, economic and educational service, via the medium of the arts, for and on behalf of the Erris community.**

Proposed Amendment CH 12.7		
Section	Heading	Page no.
12.6.9	Sustainable Travel	244

*Amend paragraph two under 12.6.9 as follows:*

The number of people who walk to their place of work, study and other services in town is above the national average (9.073%). According to 2016 POWCAR, 10.95% of the daily population walk. However, use of cycling as a sustainable mode of travel is less than 1%, compared to the national average (3%). Mayo County Council also promotes and supports the development of increased cycling in the town, including the provision of new or retrofitted infrastructure and adherence to DMURS guidance standards.

Proposed Amendment CH 12.8		
Section	Heading	Page no.
12.6.11	Béal an Mhuirthead Settlement Plan Policies	247

*Add new Policy to Belmullet Settlement Plan after BTP 4:*

**BTP:** To support, where appropriate, proposals for the enhancement of the public realm within the town core.

**Claremorris (TIER II)**

Proposed Amendment CH 12.9		
Section	Heading	Page no.
12.7.9	Sustainable Travel	250

*Amend paragraph two under 12.7.9 as follows:*

The number of people who walk to their place of work, study and other services in town is above the national average (~~129.~~073%). According to 2016 POWCAR, 15.71% of the daily population walk. However, use of cycling as a sustainable mode of travel is less than 1%, compared to the national average (3%). Therefore, Mayo County Council promotes and supports the development of public transport initiatives, in keeping with the principles of Smarter Travel. To increase the usage of cycling in the town, will require further study (audit), the provision of new or retrofitted infrastructure and adherence to DMURS guidance standards.

**Swinford (TIER II)**

Proposed Amendment CH 12.10		
Section	Heading	Page no.
12.8.9	Sustainable Travel	258

*Amend paragraph two under 12.8.9 as follows:*

The number of people who walk to their place of work, study and other services in town is below the national average (9.073%). According to 2016 POWCAR, 8.53% of the daily population walk. However, use of cycling as a sustainable mode of travel is less than 1%, compared to the national average (3%). In terms of public transport, 8.47% of people use the bus daily, which is above the national average (5.9%). Therefore, Mayo County Council promotes and supports the development of public transport initiatives, in keeping with the principles of Smarter Travel. To increase the usage of cycling in the town, will require further study (audit), the provision of new or retrofitted infrastructure and adherence to DMURS guidance standards.

Proposed Amendment CH 12.11		
Section	Heading	Page no.
12.8.11	Swinford Settlement Plan Objectives	263

*Add new objective to Swinford Settlement Plan after SDO 12:*

**SDO:** To develop and maintain a civic and parking area on the infill lands located between Main Street, St Ita’s Terrace and Circular Road and to establish an appropriate traffic management plan to allow access from Main Street, Market Street and Circular Road.

**Foxford (TIER III)**

Proposed Amendment CH 12.12		
Section	Heading	Page no.
12.12.6	Physical Infrastructure	277

*Amend text in Section 12.12.6 as follows:*

Foxford is served by the N26 and N58 national road network, which directly connects the town to the large urban centres of Ballina and Castlebar, respectively. The town is served by an existing municipal wastewater treatment plant, which was recently ~~is-being~~ upgraded by Irish Water to increase its capacity (1,360 PE to 3,500PE). The water supply serving the town is drawn from Lough Muck. ~~On completion of the~~ upgrade works to the wastewater treatment plant, ensures there will be sufficient capacity to accommodate additional population increase in the town. Foxford is also served by rail and a regular bus service. Foxford experiences regular flood events in recent years and appropriate measures need to be examined to manage this flood risk for the town, in order for it to develop in a consolidated fashion.

### Killala (TIER III)

Proposed Amendment CH 12.13		
Section	Heading	Page no.
12.13.6	Physical Infrastructure	281

*Amend text under 12.13.6 below as Killala WWTP has been operational since 2020.*

Killala is served by the R314 regional route which directly connects the town to Ballina. A new municipal wastewater treatment plant (3,155PE) ~~is has been operational planned~~ for Killala ~~since 2020. with an expected completion date of 2020/2021.~~ The new plant ~~will~~ brings benefits to Killala, in terms of acting as a platform for social and economic development, increased population, health, integrity of the environment and improved water quality for all. Cleaner water will enhance the amenity value of the town and bay. Killala is served by the Ballina Regional Water Supply. It also has good access to internet including broadband. The town is served by a regular daily bus service and the Council is keen to continue to promote and support the development of public transport initiatives in keeping with the principles of Smarter Travel.

Proposed Amendment CH 12.14		
Section	Heading	Page no.
12.13.9	Placemaking & Regeneration	282

*Amend text under 12.13.9 to say town instead of village as shown below:*

Killala is an attractive town with a historical atmosphere. It provides the focus for a wide range of activities that contribute to a sense of place and identity. This town plays an important economic, social and cultural role and the main priority of the Plan is the consolidation of the existing centre and supporting of the existing businesses and activities, in order to maintain vibrancy. A character study of the town, with potential for an ACA designation, would ensure the protection of the unique character of the ~~village town~~, whilst allowing new development to complement same. Funding was secured under the 2017 Town and Village Renewal Scheme for Killala Round tower dereliction and streetscape improvements and the Plan supports continuing to avail of all funding streams to sensitively enhance the public realm and the re-use of derelict, vacant and under-utilised lands within the built-up area of Killala.

Proposed Amendment CH 12.15		
Section	Heading	Page no.
12.13.10	Opportunity Sites	282

*Amend text under 12.13.10 for Opportunity Site 1 and change the opportunity site as below, (see also change to map illustrated in Vol 3: Book of Maps):*

#### **Opportunity Site 1**

~~Located at the western end of Georges Street, adjacent and to the east of the National School.~~ Located at the northern edge of the plan, defined to the north by the shoreline, to the west by the R314 road, and to the east by Killala harbour.

Proposed Amendment CH 12.16		
Section	Heading	Page no.
12.13.10	Opportunity Sites	282

Amend text under 12.13.10 for Opportunity Site 3 and change the opportunity site as below, (see also change to map illustrated in Vol 3: Book of Maps):

### Opportunity Site 3

~~Defined by the existing access road to Bartra Heights housing development to the east and the Quay Road.~~ Located to the west of the plan area, between the plan boundary and to the east, Killala FC pitch, and to the east/north Hillcrest.

Proposed Amendment CH 12.17		
Section	Heading	Page no.
12.13.10	Killala Settlement Plan Objectives	283

Remove objective KAO 5 as the WWTP has been operational since 2020:

~~KAO 5 To support and facilitate the provision of a wastewater treatment plant and associated works for the town.~~

Proposed Amendment CH 12.18		
Section	Heading	Page no.
12.13.10	Killala Settlement Plan Objectives	284

Amend KAO 7 and replace words "Church Lane" with "Steeple Hill" as below:

**KAO 7** To designate within the lifetime of this plan an Architectural Conservation Area for Killala town centre including Market Street, Courthouse Street, Church Street, ~~Church Lane~~ Steeple Hill, William Street, Georges Street, and Ballina Road (R314) and the coastline to the pier.

### Newport (TIER III)

Proposed Amendment CH 12.19		
Section	Heading	Page no.
12.17.8	Sustainable Communities	298-299

Amend Section 12.17.8 as follows:

Newport provides an attractive place to live and is rich in heritage, natural beauty and amenity. It has a strong community spirit and a Community Futures Action Plan (2011 -2016) has been prepared for the town. The development strategy for Newport is to support new housing and population growth, consistent with the Core Strategy, facilitating compact growth through revitalisation of the

historic town core, together with providing of a mix of housing types, densities and tenure. This is both to meet the needs of Newport and to offer a viable alternative to single rural housing within the surrounding countryside. The town is located on the daily bus route between Westport and Achill and a local community bus service operated by the Mayo Local Link also serves the town and the surrounding hinterlands. The County Council is keen to continue to promote and support the development of public transport initiatives in keeping with the principles of Smarter Travel and increased active travel in the town. **A lighting masterplan for Newport has been prepared. Newport is a registered Sustainable Energy Community with the SEAI and is preparing an Energy Master Plan.**

Proposed Amendment CH 12.20		
Section	Heading	Page no.
12.17.9	Placemaking & Regeneration	299

*Insert the following text in 12.17.9 Placemaking and Regeneration (1<sup>st</sup> paragraph) –*

The structure of the town is well defined, with retail and commercial uses primarily located within its town core, with educational and community uses generally on the outskirts. Public realm works in the form of paved public open spaces, wider footpaths, safe pedestrian crossings, improved disability access, off-road cycling routes and general streetscape enhancements, including ‘Dark Skies-friendly’ public lighting, are planned for Newport under the RRDF. A new enterprise hub workspace facility and a new tourism office is also planned for local authority/community-owned derelict buildings at Barrack Hill. The realisation of these landmark projects will greatly enhance the public realm and vibrancy of the town. **A redesign of sustainable dark sky friendly lighting is planned for St Patrick’s Church and the Viaduct Bridge’.**

Proposed Amendment CH 12.21		
Section	Heading	Page no.
12.17.10	Newport Settlement Plan Policies	300

*Insert the following additional policy under NTP 4:*

**NTP:** To support the implementation of flagship lighting designs for St Patrick’s Church and the viaduct bridge, to support Newport’s Lighting Masterplan and to support the safeguarding the accreditation of nearby Mayo Dark Sky Park.



# VOLUME 2: DEVELOPMENT MANAGEMENT STANDARDS

### 3.0 Development Management Standards

Proposed Amendment DMS. 1		
Section	Heading	Page no.
4.4	Density	19

*Amend Table 2 as follows:*

<del>Maximum Minimum</del> Residential Density Requirements		
Location	Density	Dwelling Units Ha (Acre)
Town Centre / Immediately adjacent to Town Centre	Medium to High	35 (14)
Inner Urban Suburbs, outside of Town Centre	Low to Medium	20 (8)
Urban Periphery, Rural Settlements	Low	1. (2)

Proposed Amendment DMS. 2		
Section	Heading	Page no.
7.4	Access onto other Non-National Roads	35

*Amend Sections 7.4 to read as follows:*

Road infrastructure shall allow for safe and efficient movement of vehicles and pedestrians. Access points shall be kept to a minimum and shall provide safe ingress/egress for vehicles, cyclists and pedestrians. Access onto Urban Roads to comply with Design Manual for Urban Roads and Streets (DMURS) 2013 (as amended).

Proposed Amendment DMS. 3		
Section	Heading	Page no.
7.6	Accessibility Visibility Requirements	36-37

*Amend Table 4 as follows:*

Access Visibility Requirements
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Road Type	Speed Limit (Kph)	Minimum Maximum X distance (Metres)	Minimum Maximum Y distance (Metres)	Minimum Maximum Z distance (Metres)
Urban Roads	30	2.4	<del>25</del> 23	<del>25</del> 23
	50	2.4	<del>50</del> 45	<del>50</del> 45
	60	2.4	<del>65</del> 59	<del>65</del> 59

Proposed Amendment DMS. 4		
Section	Heading	Page no.
7.12.1	Electronic Vehicle Charging Points	44

*Amend Section 7.12.1 as follows:*

A minimum of **10%** of the proposed car parking spaces required for the category of development listed in car parking standards below shall be provided with **electrical connection points**, to allow for functional electric vehicle charging. The remaining car parking spaces shall be fitted with ducting for electrical connection points to allow for the future fit out of charging points. **at up to 20% of car parking spaces.**

Proposed Amendment DMS. 5		
Section	Heading	Page no.
8.7	Lighting and Illuminations	58

*Attach additional bullet point and the link onto Section 8.7 of DM Standards as follows:*

The following good practice should be considered for all development proposals to:

- adequately light the area or object without using more light than necessary
- provide safety for all users, whether motorists, services, pedestrians or cyclists
- eliminate or minimise glare and excessive lighting
- prevent light trespass
- minimise sky glow
- flexibility in the choice of light fixtures to allow for aesthetic considerations
- use of energy efficiency
- Shall be sensitive to protected species, where applicable 58

- signage should be lit in a downward direction to avoid upward direct lights.
- For Guidance in relation to lighting visit:  
<https://www.darksky.ie/wpcontent/uploads/2020/04/BestPracticesInPublicLighting>

Proposed Amendment DMS. 6		
Section	Heading	Page no.
12.1	Landscape Designations	184

*Amend the title of Section 12.1 of the Development Management Standards as follows:*

**12.1 Landscape Designations** to Natural Heritage Designations and Biodiversity.

Proposed Amendment DMS. 7		
Section	Heading	Page no.
12.1	Landscape Designations	184

*Amend the existing list of ecologically sensitive sites in Section 12.1 of the Development Management Standards as follows:*

- Special Areas of Conservation and Special Protection Areas (including candidate areas).
- Ramsar Sites. • Salmonid Waters and Freshwater Pearl Mussel catchments.
- Green infrastructure including features of the landscape that provide linkages / connectivity to designated sites (e.g. watercourses, areas of seminatural habitat such as linear woodlands, etc.).
- Proposed Natural Heritage Areas; and
- Areas likely to contain a habitat listed in Annex I of the Habitats Directive
- Special Areas of Conservation (SAC) and Special Protection Areas (SPA) (including candidate areas).
- Wetlands of International Importance under the Ramsar Convention.
- Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (pNHAs).
- Annex IV (Habitats Directive) species of flora and fauna, and their key habitats (i.e. breeding sites and resting places), which are strictly protected wherever they occur, whether inside or outside the above sites, e.g. otter and bats.
- Areas likely to contain a habitat listed in Annex I or Annex II species and their habitats of the Habitats Directive.
- Other species of flora and fauna and their key habitats which are protected under the Wildlife Acts, 1976-2018, wherever they occur, including species protected under the Flora Protection Order. Birds Directive – Annex I bird species and other regularly occurring migratory species, and their habitats (wherever they occur).
- Salmonid Waters and Freshwater Pearl Mussel (Margaritifera) sensitive catchments.
- Green infrastructure including features of the landscape that provide linkages / connectivity to designated sites (e.g. watercourses, areas of semi-natural habitat such as linear woodlands, etc.). These are features of the landscape which are "stepping stones" and are ecological corridors, as referenced in Article 10 of the Habitats Directive.
- Areas that are recognised as locally important for biodiversity or nature (e.g. in County Biodiversity and/or Development Plans, semi-natural habitats including wetlands and woodlands).

The above document is available to view/download from the Council's Consultation Portal [consult.mayo.ie](http://consult.mayo.ie), all other Material Amendment and Environment Assessments (SEA, AA, SFRA) documents are also available to view/download from [consult.mayo.ie](http://consult.mayo.ie) .