

Mr. Brendan Mooney
Ait Abhaile
Kiltimagh
Co. Mayo
Date: 3rd September 2022

Dear Minister Burke,

Re: Proposed Ministerial Direction (PMD) Mayo.

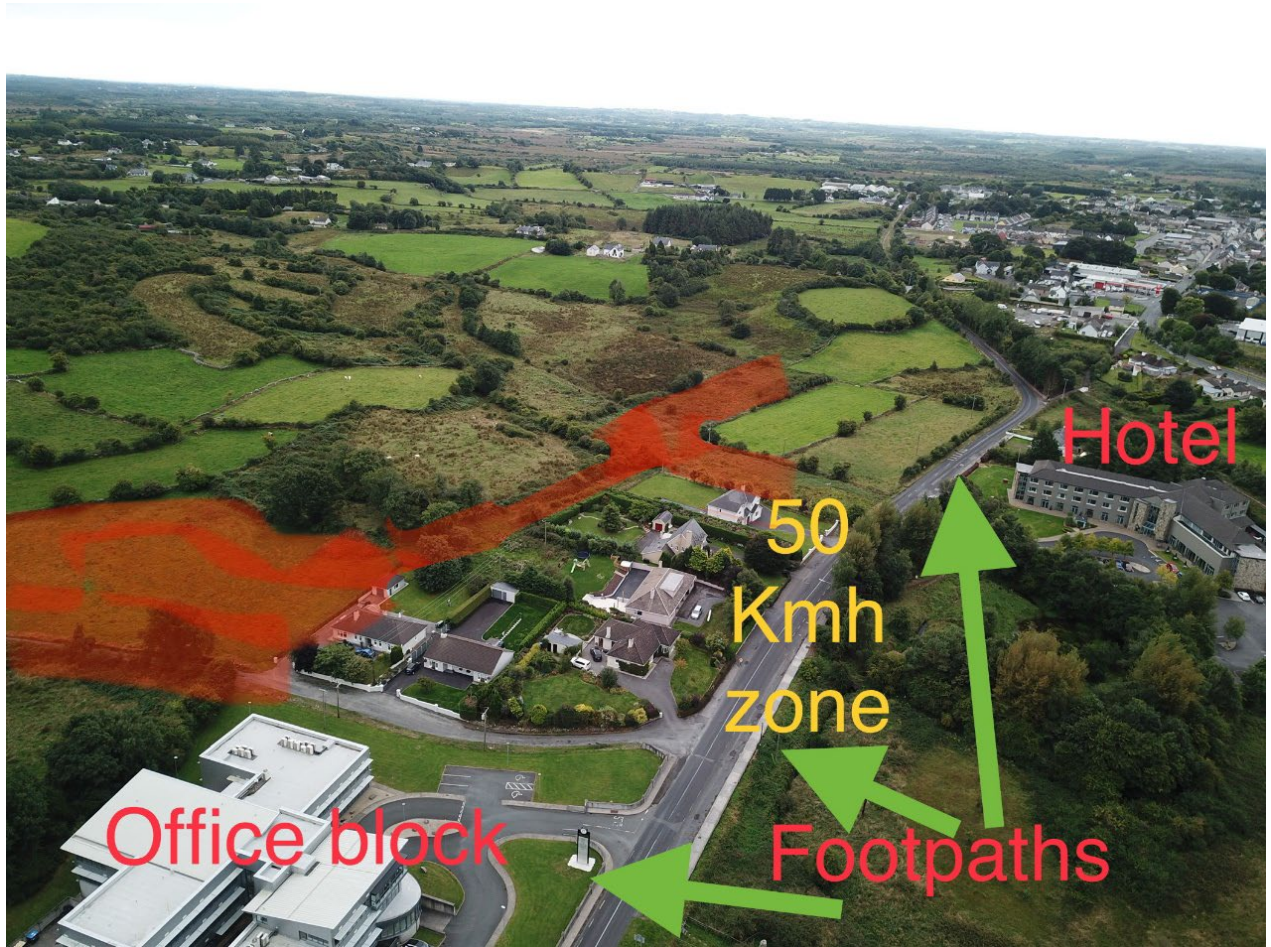
I would ask you to consider the matters raised below before you confirm the PMD.

The PMD in dealing with lands to the North East of Kiltimagh is recommending the exclusion of lands that are fully serviced and proximate to existing employment, commercial and residential uses. The information used to inform the PMD with respect to this land is incorrect, the speed limit is 50 KPH and there are existing footpaths linking the area to the centre of town (see attached photo).

The decisions taken by Mayo County Council to include this land within the settlement of Kiltimagh was taken in the interests of the town's development and proper planning. In addition to including the lands outlined on page 40 of the Material Amendments they also excluded the lands shown on page 41. There is no net increase in the lands included within the settlement boundary and there is no increase at all in the amount of zoned lands (the majority of lands within tier III settlements do not have specific zonings) arising from the reason deliberations and considerations of the council.

I would also like to draw your attention to the material amendment on page 42 which shows the line of the Kiltimagh By-pass. The lands in the PMD to the North East are well inside the By-Pass route indicating that they are and will be part of the town. The recommendation from the OPR does not appear to consider these matters. There are significant areas within the core of the town that will be difficult to develop due to poor ground conditions. Development of the lands to the North East of the town will be more sustainable from an environmental and economic building perspective and I would ask you to consider supporting the decision of the council.

The inclusion of these lands in the county development plan would be little more than a minor modification of the PMD and it would foster compact development and be consistent with the core strategy.



I have also included my original submission for your reference.

I thank you for considering the above and you are welcome to contact me if any further detail or information is required.

Kind Regards,

Brendan Mooney

Brendan Mooney



Mr. Brendan Mooney
Ait Abhaile
Kiltimagh
Co. Mayo

Date: 11th March 2021

To whom it may concern,

Firstly, thank you for the opportunity to make a submission in relation to the draft Mayo County Development Plan. I have particular interest in the development of Kiltimagh as both a resident of and a landowner in the town.

I understand Kiltimagh is designated as a tier 3 town which because of its population makes it a rural town as it is below the national cut off of 1500 for urban towns.

The draft plan gives very limited analysis and detail on the future development of the town and in particular those areas of the town, outside of the town centre. I hope when the development plans for these areas are being developed a further public consultation will take place.

I attach drawing of the lands in my ownership at the northern end of the town which are suitable for construction, unlike some of the areas in the designated town centre which contain significant quantities of peat and consequently their development could be unsustainable from an environmental and economic viewpoint.



The lands on the above drawing marked Area A and Area B are readily developable and have access to existing services, names:

- sewerage
- electricity

- broadband
- water supply
- public lighting
- Within the 50Kmh Zone
- adequate access to the public road network
- existing pedestrian links to the town center.

The areas highlighted are in an established neighbour hood, beside both The Park Hotel and Cairn International Trade Centre and are suitable for future cost effective and sustainable developments.

I note there are objectives in the draft plan to provide serviced sites for residential use throughout the county. I refer in particular to the following policies and objectives CSP 14, CSO 2, 4-6 GSO4. The totality of the settlement strategy policies and objectives are also relevant. I ask the council to consider designating the lands as being suitable for the provision of serviced sites. These areas meet the tests of being within the development envelope of the town, having access to existing services and constitute infill development in terms of their location and making use of existing infrastructure.

The proposal provides a viable cost effective solution for residential development and is an alternative to the development of single rural housing.

I thank you for considering the above and you are welcome to contact me if any further detail or information is required.

Kind Regards,

Brendan Mooney

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