
CHAPTER 3

Housing



CHAPTER 3 HOUSING

3.1 Strategic Aim

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

Related UN Sustainable Development Goals



Related NPF National Strategic Outcomes



Related RSES Growth Ambitions



3.2 Introduction

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 aims to ensure all housing needs are appropriately accommodated in the rural areas, towns, 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.

3.3 National and Regional Position

Placemaking, compact growth, active land management, and addressing the impact of climate change are some of the key themes of the housing growth strategy in both the NPF and RSES. There is also an underlying objective to create attractive and ‘liveable’ environments where more people will choose to live. The sustainable compact growth of urban settlements is a key priority of the NPF. The NPF supports the overall pattern of rural and small-town development and seeks to protect areas that are under strong urban influence from unsustainable over-development and to encourage population to be sustained in more structurally weak areas, that have experienced low growth or decline in recent decades, while sustaining vibrant rural communities.

3.4 Mayo Context

This chapter sets out the housing needs of County Mayo, as informed by the Mayo Housing Strategy 2022-2028 (Volume 4) and the urban and rural housing strategy for the county. The Housing Strategy correlates with the Core Strategy and is underpinned by a Housing Need Demand Assessment HNDA, as required under the NPF. The Core Strategy (Chapter 2) outlines the county settlement strategy, the population targets and the amount of land required for residential purposes over the plan period 2022–2028. This chapter also provides policies and objectives to accommodate all housing needs in rural and urban locations over the plan period, ensuring the delivery of high-quality homes that meet the needs of the people of Mayo.

3.4.1 Housing Need Demand Assessment (HNDA)

Under Section 94 (1) (a) of the Planning and Development Act 2000 (as amended), each planning authority “shall include in any development plan a strategy for the purpose of ensuring that proper planning and sustainable development of the area of the development plan provides for the housing of the existing and future population of the area in the manner set out in the strategy”. In order to ensure that the plan-making system is supported by a robust methodology to inform policies and funding initiatives around housing and associated land requirements, the NPF has introduced a new requirement for each Local Authority to develop a Housing Need Demand Assessment (HNDA). The HNDA will support the preparation of housing strategies and all related housing policy outputs, e.g. city and county development plans, local area plans, traveller accommodation plans etc.

3.4.2 Housing Strategy / HNDA –Guiding Principles

An evidence-based and future-proofed methodological approach has been adopted to ensure that the County Mayo Housing Strategy meets the housing needs of the county and its residents, while remaining in keeping with local, regional and national guidelines. The strategy is underpinned by a HNDA which provides a robust baseline to inform and guide policies and objectives under the Mayo

County Development Plan 2022-2028. The HNDA incorporates a range of socio-economic and demographic data to analyse current levels of demand and supply within Mayo's housing sector, and projections for future need over the lifetime of the development plan and beyond to 2031. It incorporates demand across different tenures, including owner-occupied, the rental sector and social housing and provides estimates of future housing needs, based on employment growth, income levels and affordability in the housing market. This is elaborated on further in Appendix II.

The HNDA undertaken as part of this development plan spans two key stages – current and future outlook; and assesses three core areas: Population, Housing and Economy. These are set out in Figure 3.1 below.

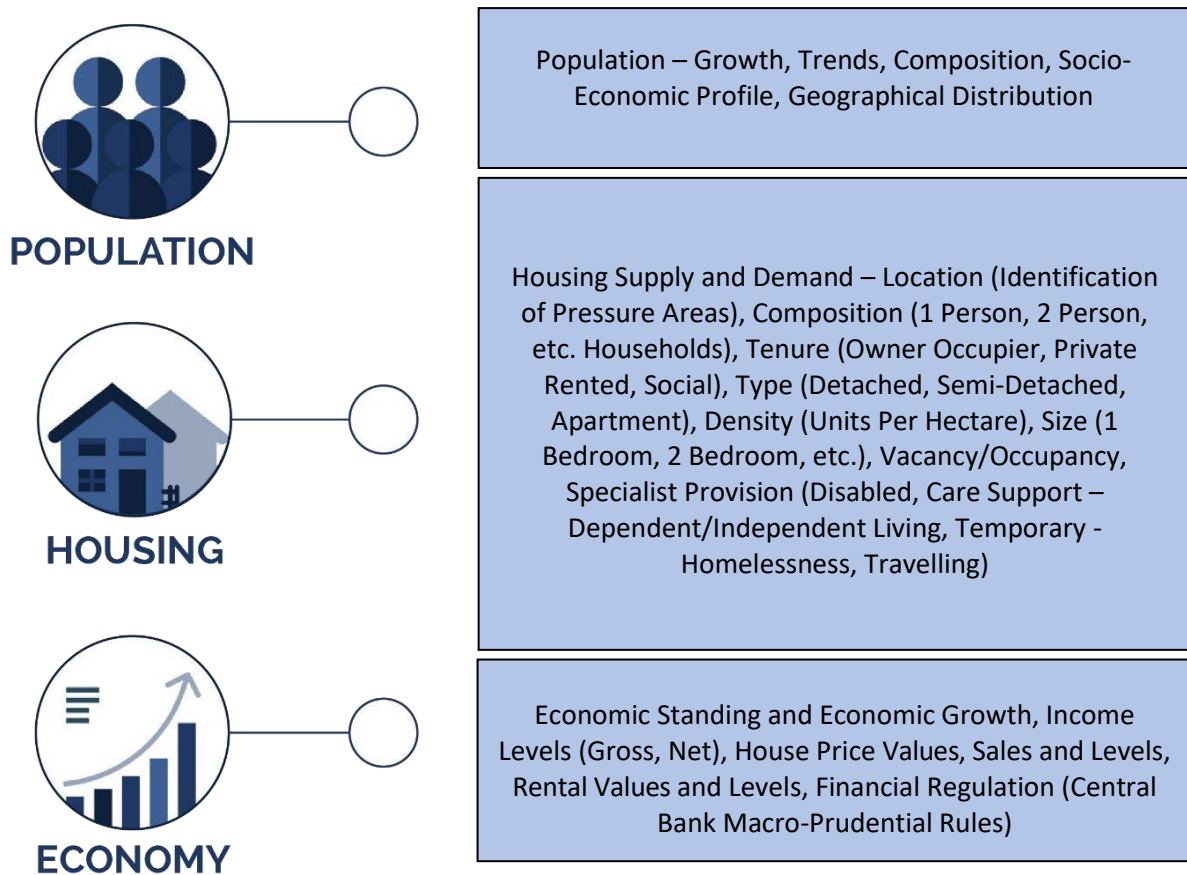


Figure 3.1: HNDA Assessment Areas. Source: Future Analytics Consulting

3.4.3 Housing Legislation and Policy

This section identifies and reviews the key legislative and policy instruments at a local level, relevant to the delivery of Mayo's Housing Strategy 2022-2028.

3.4.3.1 Mayo County Housing Strategy 2014-2020

The Mayo County Housing Strategy 2014-2020 provided a comprehensive review of demographics and housing demand within the county to inform the Mayo County Development Plan 2014-2020. It projected need for the planning provision of housing, as well as the demand for social and affordable housing, within the county based on data from the 2011 Census and regional population targets.

3.4.3.2 Mayo Local Economic and Community Plan 2015-2021

The Mayo Local Economic and Community Plan 2015-2021 was completed to meet provisions under the Local Government Reform Act 2014. It is an action-focused framework that identifies economic and local community issues in County Mayo, the purpose of which is to implement actions to achieve sustainable economic growth and improved social outcomes within the county.

3.4.3.3 Mayo County Council Traveller Accommodation Programme 2019-2024

The Housing (Traveller Accommodation) Act 1998 places a statutory obligation on local authorities to prepare and implement a Traveller Accommodation Programme. The programme highlights that 100 families will require accommodation over the course of the 2019 - 2024 programme.

3.4.3.4 Mayo Disability Strategy 2016-2020

The core goal of the Mayo Disability Strategy is to meet the identified housing needs of people with disabilities locally, whether they are currently living in the community and/or in a congregated setting. It acknowledges the challenges faced by persons with a disability in sourcing appropriate accommodation through private home ownership, the private rental market or through social housing support. The strategy identifies significant disability housing need in Mayo. The housing waiting list identifies that 162 people with a disability were waiting for social housing. This strategy sets out realistic targets for meeting need during the lifetime of the strategy through new build, acquisitions, Social Leasing Initiative, approved housing bodies, Rental Accommodation Scheme (RAS), Housing Assistance Payment (HAP), Casual Vacancies and Voids.

3.4.4 Social and Affordable Housing Requirements

The Housing Strategy (Volume 4) shows that with regards to private rental affordability, households which are identified as not being able to meet the 'Affordability Criteria' over the plan period are considered to require social (and affordable) housing. The total households for social (and affordable) housing need requirements are set out in Table 3.1.

	2021	2022	2023	2024	2025	2026	2027	2021-2027
No. of Additional Households That Do Not Qualify for a Mortgage	63	63	63	63	64	64	56	436
No. of Additional Anticipated Households That Do Not Qualify for a Mortgage and Cannot Afford Private Rental	63	63	63	63	64	64	56	436

Table 3.1: Overview of Social and Affordable Housing Need Requirement during Plan Period 2022-2028. Source: Future Analytics Consulting

It has been determined that 436 households will not qualify for a mortgage during the plan period. Additionally, these 436 households will not meet the affordability criteria for private rental. Households which are identified as not qualifying for a mortgage and not being able to meet the

‘Affordability Criteria’ over the plan period are therefore considered to require social (and affordable) housing.

3.4.5 Existing Social Requirement and Targets

There are currently 1,311 households on the Mayo Social Housing List (as of April 2020). This can be further broken down as follows:

Area	Social Housing Waiting List
Castlebar	494
Claremorris	274
Ballina	313
West Mayo	230
Total Waiting List	1311

Table 3.2: Overview of Social Housing Requirements by Municipal District (2020)

With respect to unit type, there is a greater demand for 1 and 2 bed units across the county which account for 75% of the requirement. However, demand overall is concentrated in the larger urban settlements of Castlebar, Claremorris and Ballina.

Progress on the delivery of social housing units is documented as part of quarterly updates by the Department of Housing, Planning and Local Government². Mayo County Council achieved 120% of the Rebuilding Ireland Target in 2019 and in 2018. Mayo County Council also exceeded its targets, delivering 574 units or 119% of its requirements.

Targets 2018-2021		Targets 2019					
Build, Acquisition and Leasing		Building, Acquisition, Leasing	Build	Acquisition	Leasing	HAP & RAS	All SH delivery streams
Mayo	526	136	93	8	35	362	498

Table 3.3: Progress on Rebuilding Ireland Social Housing Targets 2019

Under Rebuilding Ireland, Mayo is targeted to deliver 526 social housing units within the ‘building, acquisition and leasing’ category, specifically between 2018-2021. Through 2018-2019, Mayo County Council have delivered 305 units via these means. Over the course of 2020-2021, approximately 221 additional units are to be delivered through ‘building, acquisition and leasing’ mechanisms in order to meet the Rebuilding Ireland targets.

3.4.6 Tenure

Tenure is an important consideration for the delivery of housing and Section 6.6 of the NPF identifies the need to estimate the demand for different tenure types. Analysis of the historic tenure split (during the 2002, 2006, 2011 and 2016 Census) has therefore been undertaken in the Housing Strategy (Volume 4) to help discern and forecast how the household tenure may change over the plan period. This analysis indicates a small decrease in the proportion of households categorised as ‘owner occupiers’ in Mayo, with a corresponding growth in the rental sector (see Figure 3.2)

² <https://www.housing.gov.ie/housing/social-housing/social-and-affordable/overall-social-housing-provision>

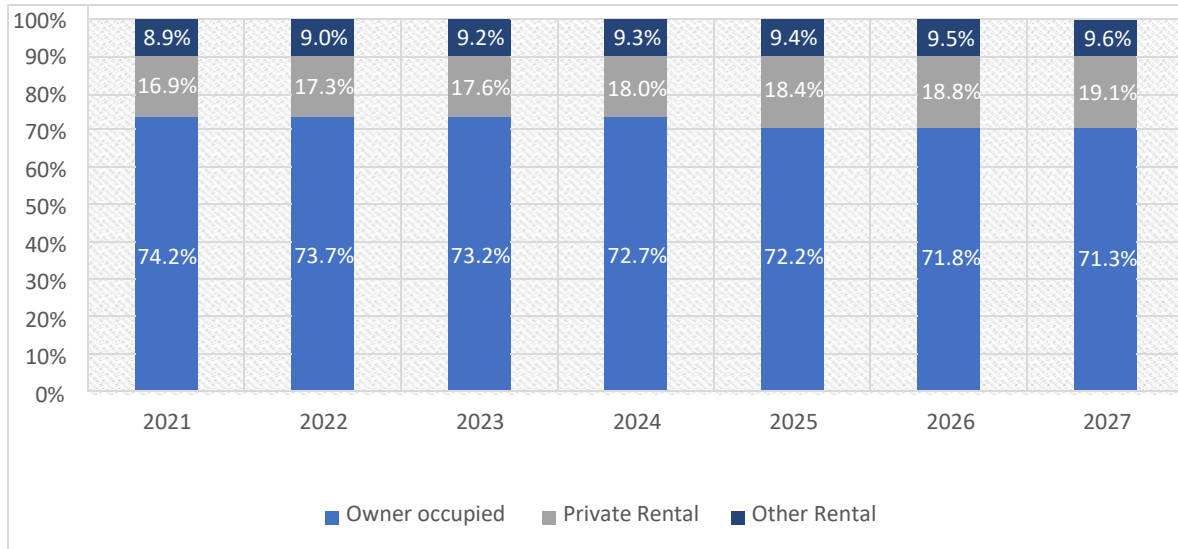


Figure 3.2: Household Tenure Forecasts for Households in County Mayo during plan period (Source: CSO, projected)

3.4.7 Housing Strategy Policies and Objectives

The Planning and Development Act 2000 (as amended) sets out clear requirements for the monitoring and review of local authority housing strategies. Section 95 subsection (1)(b) requires that a planning authority's development plan should include objectives to ensure that the housing strategy is implemented. The policies and objectives of this Housing Strategy (set out in Volume 4) are set out below.

Housing Strategy Policies	
HSP 1	To promote the provision of housing in the county, both public and private, in rural areas, small settlements and larger towns, in a manner that provides a balance and choice in terms of location, house type and tenure.
HSP 2	To promote social integration and the provision of a range of dwelling types in residential developments that would encourage a mix of tenure, particularly in any state funded house building programmes.
HSP 3	To promote a mixture of house types, tenures and sizes to reasonably match the requirements of different categories of households and ensure that the special requirements of older persons, persons with disabilities and persons with learning difficulties, are developed in convenient, easily accessible and permeable locations.
HSP 4	To support the provision of accommodation for older people and for people with disabilities that would allow for independent and semi-independent living, in locations that are proximate to town and village centres, and services and amenities, such as shops, local healthcare facilities, parks and community centres.

HSP 5	To promote new social and affordable housing developments designed and constructed on the principles of universal design and life-long adaptability, energy efficiency, good design and healthy placemaking.
HSP 6	To support the work of voluntary and cooperative housing associations in County Mayo.
HSP 7	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

Housing Strategy Objectives

HSO 1	To reserve sufficient lands to facilitate and implement the Housing Strategy and its policies, as informed by the HNDA undertaken as part of this development plan.
HSO 2	To secure the implementation of the Part V Housing Strategy, in particular, through the reservation of 10% of all land zoned solely for residential use, or for a mixture of residential or other uses, to be made available for the provision of social and affordable housing referred to in section 94(4)(c) of the Planning & Development Act 2000 (as amended) and shall be provided in accordance with an Agreement referred to in section 96 of the Planning & Development Act 2000 (as amended) and in accordance with Part V Ministerial guidance or any future revised guidance.
HSO 3	To increase the stock of social housing within the county in order to meet the social housing needs identified in this Housing Strategy as well as the long-term housing needs of existing households on the local authority housing waiting list.
HSO 4	To seek to procure vacant homes where needed and appropriate, to ensure their continued use for residential purposes and develop housing on infill / brownfield sites within town and village centres for social and affordable housing provision.
HSO 5	To seek to procure vacant sites or derelict/substandard sites where needed and appropriate, to facilitate the regeneration and repopulation within town and village centres for social and affordable housing provision.
HSO 6	Secure the implementation of the Council's Traveller Accommodation Programme 2019-2024 and to review this programme if required and/or deemed to be necessary, during the plan period.
HSO 7	To co-operate with Voluntary Housing Associations and other providers of social housing within County Mayo to secure the delivery of new housing of appropriate design and at appropriate locations over the lifetime of the Plan.

HSO 8	To support the ongoing monitoring and review of the HNDA, in accordance with the guidance on HNDA methodology issued by the Department of Housing, Local Government, and Heritage. This will include monitoring and maintenance of a record of residential development permitted as single rural houses.
HSO 9	To review, as may be necessary, the County Mayo Housing Strategy should a variation to the Mayo County Council Development Plan, 2022-2028, be made or if planning legislation (notably 'Part V') is amended during the lifetime of plan.

3.4.7.1 Modular Homes

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.

3.4.8 Rural Single Housing

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 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. The factors of density per square km 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 200 metres from village centres.

Category 1 - Rural Areas under Strong Urban Influence: These areas include the open rural countryside around the Tier I (Key Towns and Strategic Growth Town) 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.

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 encourage rural housing in accordance with the principles of proper planning and sustainable development. In these areas,

the Council recognises the importance of increasing population and supporting the rural economy, while seeking to consolidate the existing rural town and village network.

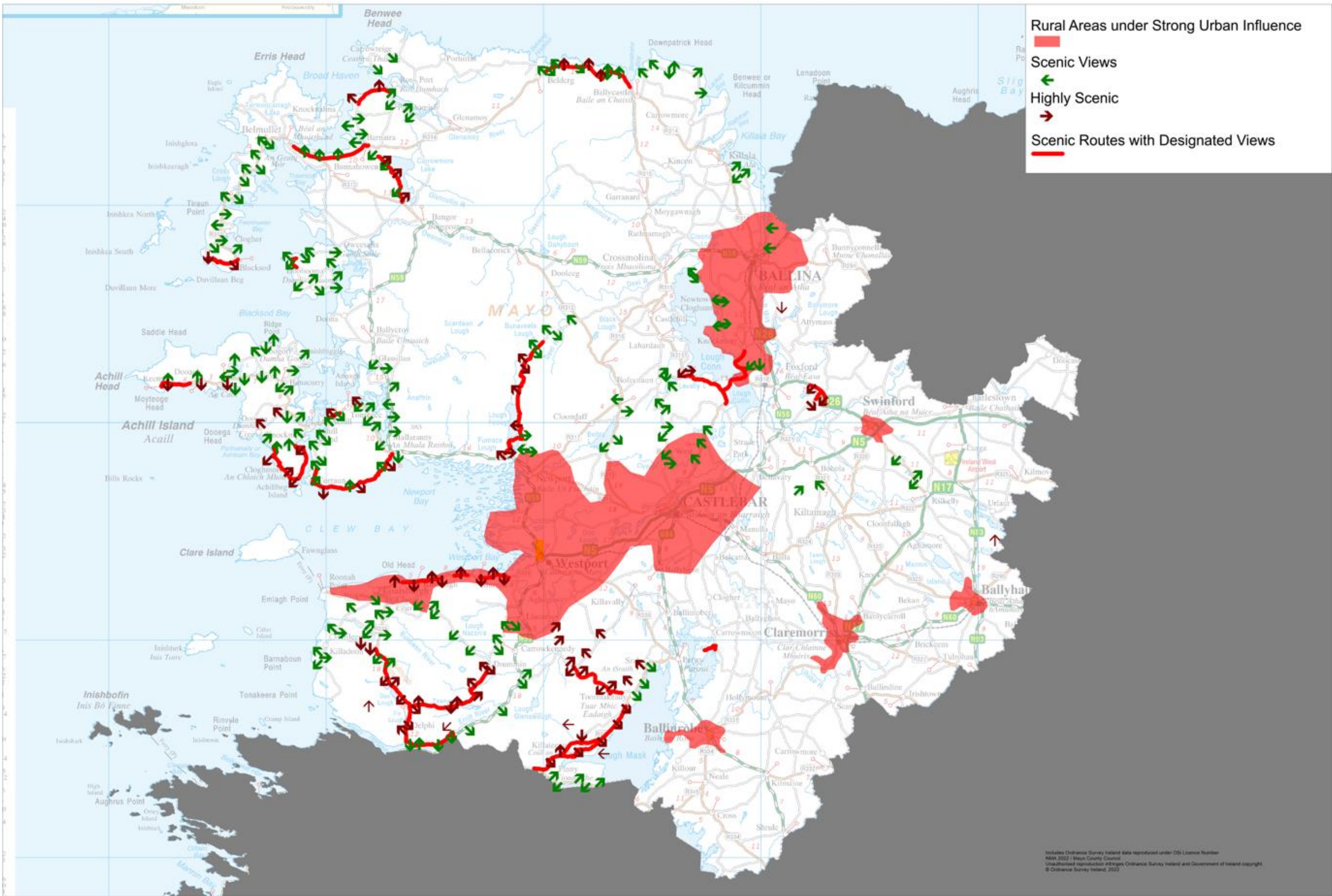
The sensitive reuse, refurbishment and replacement of existing rural dwellings is also recognised as a vital element in maintaining the vibrancy of the countryside.

The Council also recognises the need to continue to cater for local rural housing needs in areas that are visually and/or environmentally sensitive, such as *Scenic Routes; Scenic Routes with Scenic Views and Coastal Areas/Lakeshores* (see Map 10.2 in Chapter 10), to ensure a balance between maintaining vibrant, all year round, rural communities, while safeguarding the physical beauty and natural environment of the county.

Category 1 - Scenic Routes: These are public roads passing through or close to areas of outstanding natural beauty, or places of interest, showcasing the unique landscape character and natural environment of Mayo, which would have a low capacity to absorb new development.

Category 2 - Scenic Routes Scenic Views: These are locations along Mayo's Scenic Routes that offer the most advantageous locations to view to and from areas of outstanding natural beauty and / or places of interests, which would have an extremely low capacity to absorb new development.

Category 3 - Coastal Areas / Lakeshores: These are areas along Mayo's coastline and larger lakeshores that tend to be open in character, highly visible with intrinsic scenic qualities which have an extremely low capacity to absorb new development.



Rural Housing Policies	
RHP 1	To support and promote strong vibrant sustainable rural communities in County Mayo.
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.
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, villages and open countryside, subject to normal planning considerations.
RHP 4	To ensure that future housing in rural areas have regard to the Sustainable Rural Housing Guidelines for Planning Authorities 2005 (DOEHLG) or any amended or superseding guidelines.
RHP 5	To ensure that rural housing applications employ site specific design solutions to provide for proposals that integrate into and reflect and enhance local landscape character, in terms of siting, design, materials, finishes and landscaping.
RHP 6	To encourage the reuse of an existing rural building/structure other than a house for residential development subject to proper planning and sustainable development.
RHP 7	To consider replacement dwellings or development of other structures to habitable homes in all rural areas, subject to normal planning considerations.
RHP 8	To require that new houses in the rural areas ensure the protection of water quality in the arrangements for on-site wastewater disposal, ensure provision of a safe means of access in relation to road and public safety, avoid flood risk and ensure the conservation of sensitive areas such as natural habitats, ecological connectivity, the enjoyment of protected structures and other aspects of heritage.

Rural Housing Objectives

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 non-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, or persons employed or are intending to take up employment in any other local service, enterprise or profession.
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 decertation 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 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.

RHO 2	In rural areas not classified as in <i>Rural Areas under Strong Urban Influence</i> , there is a presumption in favour of facilitating the provision of single housing in the countryside, based on siting and design criteria for rural housing in statutory guidelines and plans, except in the case of single houses seeking to locate along Mayo's <i>Scenic Routes/Scenic Routes with Scenic Views or Coastal Areas/Lakeshores</i> (See RHO 3 below).
RHO 3	<p>Housing applications along Mayo's Scenic routes, will be considered where applicants can demonstrate a clear need to locate in the area concerned, whilst ensuring that it:</p> <ul style="list-style-type: none"> • Does not impinge in any significant way on the character, integrity and distinctiveness of the area • Meets high standards in siting and design • Satisfies all other criteria with regard to, inter alia, servicing, public safety, and environmental considerations • Demonstrates enhancement to local landscape character and ecological connectivity <p>Note: An occupancy clause will be attached to any grant of planning permission.</p>
RHO 4	<p>Housing applications, within Mayo's Coastal Areas and Lakeshores and within areas along scenic routes with designated scenic views, will be considered where the applicants can demonstrate a long-standing social link to the area concerned, whilst ensuring that it:</p> <ul style="list-style-type: none"> • Does not impinge in any significant way on the character, integrity and distinctiveness of the area • Cannot be considered at an alternative location • Meets high standards in siting and design • Satisfies all other criteria with regard to, inter alia, servicing, public safety, and environmental considerations • Demonstrates enhancement to local landscape character and ecological connectivity <p>Note: An occupancy clause will be attached to any grant of planning permission.</p>
RHO 5	To advise all rural housing applicants to utilise the Design Guidelines for Rural Housing (Mayo County Council) and core principles of same.
RHO 6	To review the existing Design Guidelines for Rural Housing during the lifetime of this plan.
RHO 7	That there will be a general presumption against allowing ribbon development i.e. greater than 5 houses in a row over 250m of road frontage, in any area outside of the development boundaries of all settlements listed in the Settlement Hierarchy of this plan.

RHO 8	Applicants seeking to replace or reuse an existing house or other structure such as a church, schoolhouse or other substantial building in any rural area will not be required to demonstrate a housing need and will be assessed under normal planning considerations.
RHO 9	To discourage the demolition and replacement of traditional or vernacular rural houses in order to protect the varied types of housing stock in rural areas of the County and to preserve the rural built heritage. Demolition and replacement will only be considered, on a case-by-case basis, where it is clearly demonstrated by way of a suitably qualified structural engineer's report that the dwelling/structure is not reasonably capable of being made structurally sound or otherwise improved.
RHO 10	To require that any proposal to extend/refurbish an existing rural dwelling house, occupied or otherwise, takes account of the siting and size of the existing building and endeavours to ensure that the design, scale and materials used in the refurbishment and/or extension are in keeping and sympathetic with the existing structure and that mature landscape features are retained and enhanced, as appropriate.
RHO 11	Buildings which are ancillary to existing rural dwelling(s), such as self-isolation units/granny flats/independent living unit or remote working office unit will be considered on their individual merits, subject to compliance with the criteria outlined in Section 2.9 of Volume 2 (Development Management Standards) of the Plan.
RHO 12	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.

3.4.9 Housing in Towns and Villages

The sustainable growth of compact urban and rural settlements is a top priority of the NPF and RSES, with particular emphasis on the regeneration and repopulation of core and built-up areas. This approach focuses on maximising the use of infill, vacant and under-utilised sites and of buildings that are suitable and capable of re-use to provide housing, amenities, jobs and services. The Plan aims to develop and support the consolidated growth of Mayo's urban and rural settlements in a sequential manner. This will be achieved by locating a high proportion of housing in the existing built-up footprints of each settlement at appropriate densities, thereby strengthening town and village centres. New housing allocation must be consistent with the Core Strategy and be proportionate to the size, function and capacity of settlements in accordance with the Settlement Hierarchy.

The plan seeks to ensure the delivery of high-quality residential developments prepared, designed and laid out in accordance with the standards as set out in Development Management Standards (Volume 2) and Section 28 Ministerial Guidelines. New housing developments must enhance the unique identity and character of Mayo's towns and villages and be appropriate to its location and surrounding context. Residential schemes must be of an appropriate density, provide high quality design, layout and public realm. They must also be underpinned by good urban design with the creation of attractive public spaces that are vibrant, distinctive, safe and accessible and which promote and facilitate active travel.

3.4.10 Apartment Development

The Planning Authority acknowledges that increasing prevailing heights has a critical role to play in addressing the delivery of more compact growth in our urban areas, making optimal use of the capacity of sites in urban locations where transport, employment, services or retail development can achieve a requisite level of intensity for sustainability. In Mayo, 4% of households lived in apartments in 2016 (Census), substantially lower than the national rate of 12%. 28% of all households in the county were one person households. In line with housing generally, the scale and extent of apartment development should increase in relation to proximity to core urban centres and other relevant factors. Existing public transport nodes or locations where high frequency public transport can be provided, that are close to locations of employment and a range of urban amenities, including parks/waterfronts, shopping and other services, are also particularly suited to apartments. In considering proposals for apartment developments, the Council will have regard to any specific planning policy requirements (SPPRs) set out in the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018).

3.4.11 Residential Densities

Higher densities will be applied to the higher order settlements of Ballina and Castlebar to align with their roles as Key Towns, subject to good design and development management standards being met. Higher densities will also be applied to Westport, in recognition of its Tier I status within the settlement hierarchy. It is important that the density of new development in towns and villages is reflective of the existing character and that growth is linked to infrastructural capacity. As such, there will be a graded reduction in residential density for Self-Sustaining Growth Towns and Self-Sustaining Towns and Villages that are commensurate to the existing built environment.

3.4.12 Layout and Design

In considering proposals for development, the Council will have regard to the Guidelines on ‘Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities’ (2007); ‘Sustainable Residential Development in Urban Areas’ and the accompanying ‘Urban Design Manual: A Best Practice Guide’ (2009); and ‘Sustainable Rural Housing – Guidelines for Planning Authorities’ (2005), together with the Mayo Rural Housing Design Guidelines (2008). Furthermore, regard will also be had to any specific planning policy requirements (SPPRs) set out in the ‘Urban Development and Building Heights Guidelines for Planning Authorities’ (2018).

Town and Village Housing Policies

TVHP 1	To support the development of quality residential schemes having regard to and being consistent with the standards and principles set out in the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (2009) and any relevant specific planning policy requirements (SPPRs) in the ‘Urban Development and Building Heights Guidelines for Planning Authorities’ (2018) and the ‘Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities’ (2018) (and as updated).
TVHP 2	To support the creation of attractive residential developments with a range of housing options and appropriate provision of functional public and private open space that is consistent with the standards and principles set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the associated Urban Design Manual – A Best Practice Guide, DEHLG (2009) and any subsequent guidelines.
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.
TVHP 4	To encourage the reuse of upper floors above commercial premises for residential accommodation.
TVHP 5	To promote higher residential densities in appropriate locations, and in particular, close to town centres and along public transport corridors, in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009).
TVHP 6	To promote innovation in architectural design that delivers buildings of a high quality that positively contribute to the built environment and local streetscape.

TVHP 7	To promote the development of vacant residential and regeneration sites in all development centres in the county, as appropriate, in accordance with the requirements of the Urban Regeneration and Housing Act 2015 (as amended).
TVHP 8	To direct multiple residential developments to those settlements identified in the Core Strategy and to require that the scale of such development is in accordance with growth projected within that specific settlement, except where there is otherwise a demonstrable need.

Town and Village Housing Objectives

TVHO 1	To ensure that a suitable variety and mix of dwelling types and sizes is provided in developments to meet different needs, having regard to demographic and social changes, whilst all times acknowledging and reflecting the existing character of the area.
TVHO 2	To require residential development to demonstrate that a housing density appropriate to its context is achieved, providing for a sustainable pattern of development, whilst ensuring a high-quality living environment.
TVHO 3	To ensure all apartments are designed having regard to the standards principles and any specific planning policy requirements (SPPRs) outlined in the Design Standards for New Apartments - Guidelines for Planning Authorities (March 2018) (or as updated).
TVHO 4	To ensure the provision of childcare facilities as an integral part of proposals for new residential developments, having regard to the DEHLG's Childcare Facilities Guidelines for Planning Authorities, 2001 (as may be updated) in relation to the provision of childcare facilities, where appropriate.
TVHO 5	To achieve minimum appropriate densities and provide an adequate mix of building heights and typologies appropriate to the urban context having regard to the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (2009); Urban Development and Building Heights Guidelines for Planning Authorities' (2018) and the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018) (or as updated), including any relevant specific planning policy requirements (SPPRs), where appropriate.
TVHO 6	To require that applications for residential development take an integrated and balanced approach to movement, place making, and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTS and DECLG (2013 as amended).

TVHO 7	To ensure the provision of adequate areas of high quality, safe and overlooked open space within residential developments and support the provision of play and recreational areas, including pollinator-friendly management of public open space, in all new large residential developments.
TVHP 8	To require that development proposals for new residential developments in settlements demonstrate a high-quality design process, including layout, specifications, and external finishes.
TVHO 9	To guide multiple residential development in a sequential manner outward from the core area of settlements, to maximise the utility of existing and future infrastructure provision, to promote sustainability, to make more efficient use of underutilised lands, and to avoid the extension of services and utilities to more remote areas.
TVHO 10	To prepare design guidelines for new residential developments in towns and villages during the lifetime of the plan. In the interim, the design guidance and principles set out in the Village Design Statements for Louisburgh, Mulranny and Belcarra and the Sustainable Residential Development in Urban Areas and accompanying Urban Design Manual (DoEHLG) 2009 (or as updated) shall apply, where appropriate.
TVHO 11	Buildings which are ancillary to existing town or village dwelling(s), such as self-isolation units/granny flats/independent living unit or remote working office unit will be considered on their individual merits, subject to compliance with the criteria outlined in Section 4.15 of Volume 2 (Development Management Standards) of the Plan.
TVHO 12	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.
TVHO 13	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.