

**Comhairle Chontae Mhaigh Eo  
&  
Comhairle Chontae Shligigh**



**Mayo County Council  
&  
Sligo County Council**



**Local Area Plan for Charlestown-Bellaghy**

**2010 – 2016**

---

**Proposed Amendment of Charlestown-Bellaghy Local  
Area Plan 2010-2016**

**April 2012**



## **Introduction & Background**

This document sets out details of the proposed Amendment to the Charlestown-Bellaghy Local Area Plan 2010–2016. This amendment is necessary to ensure that the Local Area Plan (LAP) is consistent with the Mayo and Sligo County Development Plans and their Core Strategies and the Regional Planning Guidelines for the West Region 2010-2022 (Mayo) and Regional Planning Guidelines for the Border Region 2010-2022 (Sligo).

Under Section 7 of the Planning and Development (Amendment) Act 2010 the written statement of a County Development Plan is required to include a Core Strategy which shows that the development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives as set out in the National Spatial Strategy (NSS) and Regional Planning Guidelines (RPGs).

New Regional Planning Guidelines for the Western Region 2010-2022 were adopted on the 19<sup>th</sup> October 2010. Accordingly, Mayo County Development Plan 2008-2014 was varied (Variation No. 2) on the 17<sup>th</sup> of October 2011 in order to include a Core Strategy which reflects the revised population targets in the RPG's. The new Regional Planning Guidelines for the Border Region 2010-2022 were adopted on 29<sup>th</sup> September 2010. Sligo County Development Plan was adopted on 16<sup>th</sup> May 2011 and includes a Core Strategy for the County which reflects revised population targets in the Border RPGs.

The Charlestown-Bellaghy Local Area Plan 2010–2016 was made prior to the incorporation of the Core Strategies into the County Development Plans. Accordingly this amendment is required to align the LAP with the revised population targets and associated residential land requirements in the Core Strategies.

## **Implications of the Core Strategies for Charlestown-Bellaghy Local Area Plan**

Each County's Core Strategy sets out population targets and associated residential land requirements for each County overall and for the towns and villages in the settlement hierarchy. It also identifies the shortfall/excess of residential zoned lands in relation to population targets.

An excess of residentially zoned lands have been identified in both Charlestown and Bellaghy.

This amendment proposes to address the excess zoning by:

- Introducing a phased approach to future multiple residential development in Charlestown
- Rezoning of residential zoned lands which are at risk of flooding and/or are located within Benefitting Lands in Charlestown.
- Designating lands in Bellaghy as Strategic Land Reserve. Proposals for housing developments on these lands during the period of the LAP will not be considered

As a result of the above, changes shall be made to Map 1 Land Use Zoning and other sections of the LAP text.

## **Format of this Amendments Display Document**

This document sets out the proposed amendments to the Charlestown-Bellaghy LAP 2010-2016 and includes the required text changes and changes to mapping. Text changes are set out below in the order they would appear in the LAP.

Text which remains unchanged is in black.

Text to be deleted from the Plan is shown with a strikethrough ~~like this~~.

Proposed new text is shown in green.

Each proposed amendment to the plan is referenced like this: **TA-1, TA-2 etc.**

Amendments to Map 1 are referenced **MA-1, MA-2 etc.**

A brief explanation of how each proposed amendment will alter the Plan is outlined in red text in this document, along with the page number of the Plan where the text will be amended.

Note that this amendment document shows only the relevant sections of the Local Area Plan which it is proposed to change, not the entire plan. Therefore it is advisable that it be read in conjunction with the current Charlestown-Bellaghy Local Area Plan.

### **Making Written Submissions/Observations**

Any written submissions or observations made to the Planning Authority with respect to the proposed Amendment and received before the date stated below will be taken into consideration in deciding on the proposed amendment.

If you wish to make a submission on the proposed amendment, please note the following:

- All submissions or observations should be marked 'Amendment to Charlestown-Bellaghy Local Area Plan'.
- The relevant amendment reference number (e.g. TA-1, TA-2) should be quoted.
- All submissions or observations should include the name and address of the person or body making the submission or observation.
- If you wish to make a written submission which refers to land, please include a legible OS map indicating the land you are referring to on the map (i.e. outline the land clearly in red) and indicate in writing on the map the townland in which the land is located. Otherwise it may not be possible to deal with the submission.

Written submissions or observations for proposed amendments in Charlestown should be addressed to:

'Dette Cunningham, Senior Executive PLanner, Forward Planning Section, Mayo County Council, Aras and Chontae, The Mall, Castlebar, Co. Mayo

or emailed to:

[forwardplanning@mayococo.ie](mailto:forwardplanning@mayococo.ie)

Written submissions or observations for proposed amendments in Bellaghy should be addressed to:

Ms. Janet McNamara, Administrative Officer, Planning Section, Sligo County Council, County Hall, Riverside, Sligo. Tel (071) 9111216.

Or e-mailed to:

[dpu@sligococo.ie](mailto:dpu@sligococo.ie)

**The closing date for submissions or observations is Monday 11<sup>th</sup> June 2012 (5pm).**

## Schedule of Proposed Amendments

### TA-1

#### Introduction (p.iv)

Delete text and add additional text which includes the incorporation of the amendment into the plan:

#### Scope of the Plan

This **Local Area Plan for Charlestown-Bellaghy** is made in accordance with the requirements of the Planning and Development Acts and in accordance with the objectives of the Mayo County Development Plan, 2008 and the Sligo County Development Plan ~~2005-2011~~ **2011-2017**.

The plan relates to the town of Charlestown-Bellaghy and supersedes the Charlestown Development Plan, 1988. The Plan – consisting of a written statement accompanied by maps, will guide development in the area for 6 years from the date of adoption by Mayo County Council and Sligo County Council, or until the Plan is varied or a new Plan is made.

This document incorporates an amendment to the plan on (DATE) following a variation of the Mayo County Development Plan which incorporated a Core Strategy, and the adoption of Sligo County Development Plan 2011-2017 which contained a Core Strategy.

### TA-2

#### Section 1.7 Future Populations (p4)

Delete text and replace with text which reflects the population targets in the Core Strategies of Mayo and Sligo County Development Plans:

#### 1.7 Future Population

##### 1.7.1 Charlestown

~~The Mayo County Development Plan 2008 sets out specific growth targets for the various areas in County Mayo. Charlestown is one of the Key Towns which are expected to grow by an additional 5,440 persons by 2013.~~

~~The proportion of growth of each town, within the Westport and Key Towns area, is expected to achieve is based on the allocation of future growth based on real growth rates experienced in the most recent inter-censal period to 2006. Thus, based on the existing population of Charlestown, a growth target of some 224 additional persons is to be planned for by 2013 bringing the population to approximately 968 persons.~~

The Core Strategy in the Mayo County Development Plan 2008-2014 sets out population targets for the County overall and for the towns and villages in the County Settlement Hierarchy in the Core Strategy, the target population for Charlestown by 2016 (the end of the plan period) is 1000 persons, an increase of 153 persons over the 2010 population estimated at 847.

##### 1.7.2 Bellaghy

~~The Sligo County Development Plan 2005-2011 sets out specific growth targets for both the urban and rural parts of County Sligo. Bellaghy is identified as a rural settlement along the Western Rail Corridor, which the Plan proposes to strengthen and promote to support future investment in existing rail infrastructure. Figure 3.E of the Plan, which sets out the settlement hierarchy and potential population growth for the County, identifies a growth of 200 – 300 persons for Bellaghy to 2011. The Draft Sligo Housing Strategy 2010-2017 sets out revised figures of growth for the town, (as illustrated in Table A1.1), with a revised low and high growth rate of between 500 and 600 respectively. The Strategy also identifies a projected population of 135 persons for the year 2017, including an anticipated growth of 20 persons based on an estimated population of 115 persons for 2007. The Strategy also notes the additional area required to be zoned for residential use as between 5 and 8 hectares.~~

The Sligo County Development Plan 2011-2017 identifies Bellaghy as a village sustaining the rural community in the surrounding area. Table 3.I in the Sligo CDP indicates that the recommended population level for Bellaghy by 2017 is 135 persons.

### TA-3

#### Section 1. 8 Policy Context (p4-6)

Delete text and replace with text which incorporates updated RPG's and the Core Strategies of Mayo and Sligo County Development Plans:

The National Spatial Strategy (NSS) identifies Charlestown as an 'Urban Strengthening Opportunity' within a 'National Transport Corridor', linking Sligo, Castlebar and Ballina. Charlestown is located in the Western Region and regard must be had to the Regional Planning Guidelines (RPG) for that area. It is a goal of the Guidelines not only to promote the Gateway, Hubs and Linked Hubs but also to support a settlement strategy that will encourage the growth of towns and villages. Bellaghy is located within the Border Region and regard must be had to the Regional Planning Guidelines (RPG) for that area.

~~The National Spatial Strategy and both the Western and Border RPG's support the Western Rail Corridor by identifying for growth key towns, which are located on the route of this service, including Charlestown which the Western RPG states 'will and is growing by virtue of its proximity to Knock Airport and its location at the intersection of the N5/N17'. The Western RPG's also recommend that the Western Rail Corridor be re-opened on a phased basis, with the first stage being 'the opening to commuter and inter regional service on the Claremorris Tuam-Athenry Oranmore Galway section and the section from Claremorris to Charlestown (with connecting bus service to Knock Airport)'. The Border RPG's note that to establish the Region as a prime and competitive location for job creation, the Regional Authority supports 'Provision of key transportation infrastructural links including the East West link, the Western Rail Corridor and links into other Regions'.~~

~~In the Western Regional Planning Guidelines, the west has been sub-divided into zones. Charlestown is located in the area known as 'Zone B: Central Mayo' and is a key town in this area as well as Westport and Charlestown. The guidelines acknowledge that the potential and strengths of relevance to Charlestown in Section 6.7 include:~~

- ~~• Ireland West Airport Knock has potential as a driver of economic growth for the region;~~
- ~~• Good national rail links and served by the N5;~~
- ~~• Potential for Charlestown to develop by virtue of its transnodal location and proximity to Ireland West Airport Knock.~~

~~The needs (or requirements for change/development) of relevance to Charlestown include:~~

- ~~• Development of the Natural/Religious tourist attractions such as Croagh Patrick, Ballintober, Knock Shrine;~~
- ~~• Develop the infrastructure at Ireland West Airport Knock to cater for increased passenger numbers, freight traffic and industrial activity preferring airport proximity;~~
- ~~• Policies that strengthen the economic base of the zone and expand the employment opportunities in the hubs and key towns;~~
- ~~• Increased access to Sligo and Ireland West Airport Knock;~~
- ~~• Provision of an industrial/commercial park at or near Ireland West Airport Knock.~~

In the Regional Planning Guidelines for the West region 2010- 2022 Charlestown is identified as a Key Town. It is a strategic goal of the RPG's "To develop the strategic roles for the Key Towns and support sustainable towns through County Development Plans and Local Area Plans which take account of employment, community, infrastructure and environmental requirements in serving urban and rural hinterlands."

~~In the Border Regional Planning Guidelines the area has been split into three defined sub regions. Sligo is considered part of 'Sub Region 2: Border West' which also includes Leitrim and Northern Ireland Hinterland. The Guidelines note that issues which the Sub Region needs to address include its peripherality and the necessity for key infrastructural links being a priority.~~

The Border Regional Planning Guidelines 2010 do not include any reference to Bellaghy.

In its Core Strategy The Mayo County Development Plan 2008 reflects the goal of the RPGs in designating ~~identifies~~ Charlestown as a 'Key Town' within the County Settlement Hierarchy. ~~The overall strategy of the County Development Plan includes:~~

~~"To support the implementation of the hub status of Castlebar/Ballina, with Westport, and to strengthen and enhance the County's urban structure, in particular the targeted development of the **Key Towns** as set out in the Regional Guidelines, and other towns identified by the Council." In addition, the structure of the County Mayo Settlement Strategy is based on a number of principle requirements including: "The promotion and development of the towns identified as Key Support Towns for targeted population growth"~~

Strategic policy P/CSS-2.1 as set out in the Core Strategy is to promote and facilitate the growth and sustainable development of the key towns "towards achieving the population targets set out in the Core Strategy, with an appropriate range of social and physical infrastructure, facilities and services, including retail and commercial enterprise development to serve the inhabitants of those towns and their rural hinterlands".

~~In terms of growth Charlestown is identified as part of the 'Key Towns' which have a projected population growth of 5,440 persons by 2013~~

~~The Sligo County Development Plan 2005 identifies Bellaghy as a settlement on the Western Rail Corridor:~~

~~"Promote the development potential of Bellaghy, Tobercurry, Coolaney, Ballymote, Collooney and Ballysadare, in order to support investment in existing rail infrastructure/services."~~

~~The structure of the County Sligo Settlement Strategy identifies the various roles of settlements throughout the county, with key policies to outline their protection and future development. The Plan states that:~~

~~"In order to support the prospect of an operational Western Rail, the Council will promote the growth of towns and villages such as Bellaghy, Tobercurry, Coolaney, Collooney and Ballysadare along the Western Rail Corridor,~~

Section 3.2 of the Sligo CDP 2011-2017 outlines the strategic policy approach towards the various types of settlements in County Sligo. Bellaghy is mentioned in the context of integrating public transport and settlement:

"In order to improve the prospect of an operational Western Rail Corridor (WRC), the County Council will continue to support the development of selected settlements such as Bellaghy, Tobercurry, Coolaney, Collooney and Ballysadare along the WRC, in addition to Ballymote on the Dublin Rail Corridor."

Also relevant is the strategic spatial development policy SP-SD-9:

**SP-SD-9** Revitalise small villages through the promotion of limited development within their built-up areas (on infill sites, vacant sites and backlands) in preference to continued ribbon development on the approach roads, thereby ensuring the efficient use of public infrastructure and providing a suitable alternative to rural housing.

However, the development of multi-unit residential schemes in certain settlements, including Bellaghy, is subject to a moratorium (refer to the new Section **2.2.2 Sligo County Development Plan 2011-2017 Core Strategy** further down in this document).

The Mayo County Retail Strategy 2008 recognises Charlestown as a Third Tier town in the context of Mayo retail hierarchy. The first tier towns comprise Castlebar, Ballina and Westport and the second tier includes Ballinrobe, Ballyhaunis, Belmullet, Claremorris, Crossmolina and also Swinford, as the key subcounty town centres. In the national retail hierarchy, Charlestown is considered to provide shopping at the most local level, with its importance recognised in ‘supporting social and economic life in remoter rural areas’.

~~The thrust of Sligo County Retail Strategy 2005 – 2011 is to ‘maintain and enhance the existing retail environment to serve and benefit local communities’. A number of key retail objectives are noted with particular relevance to Bellaghy:~~

- ~~■ Support and encourage the key role of retailing within the towns and villages of County Sligo, particularly for daily convenience shopping, e.g. foodstuffs.~~
- ~~■ Encourage uses that support local retail and service outlets, such as tourism-related ventures, hotels, craft shops and shops specialising in outdoor pursuits and water sports.~~
- ~~■ Promote the reuse of existing vacant retail outlets in towns and villages.~~

~~The County Sligo Integrated Strategy 2002-2012, by the County Development Board was established to develop an integrated strategy for the economic, social and cultural development of the County from 2002 to 2012. The Strategy outlines the existing regional and cross-border links between Sligo and its neighbouring counties in terms of economic, social and political linkages including: education, retail, healthcare, labour supply, tourism and recreation. The Strategy also aims at ‘creating vibrant and viable rural communities by sustaining the contributions of agriculture to the economic, social and cultural life of County Sligo and exploiting the potential of rural tourism as an alternative source of income’.~~

The Retail Strategy included in the Sligo CDP 2011-2017 acknowledges the dominance of Sligo and Environs, but indicates that this “should not diminish the importance of the smaller retail centres in the County. They play a useful role in sustaining local communities and in reducing the need to travel”.

However, Sligo’s Retail Strategy (Section 4.3 in the CDP) does not consider it necessary to expand the retail floor space in Bellaghy during the lifetime of the current CDP (and LAP). The retail planning policies most relevant to Bellaghy are:

- P-RP-4** Encourage uses that support local retail and service outlets, such as tourism-related ventures, hotels, craft shops and shops specialising in outdoor pursuits and water sports.
- P-RP-9** Facilitate the reuse of existing vacant retail outlets in towns and villages.
- P-RP-12** Encourage the retention of traditional shop fronts and pub fronts of character and good design quality.

#### **TA-4**

##### **Section 1.9 (p.6) Town Function and Role**

Delete text to reflect current situation in Charlestown-Bellaghy:

The town has a range of existing functions that include:

- o Market town and local service centre; including community and institutional services
- o Central Business District; and
- o Residential centre;

Having regard to the policies outlined in **Section 1.8** above, both Mayo and Sligo County Council’s have outlined the objective that Charlestown-Bellaghy will be targeted for population growth. To that end, both Mayo and Sligo County Council’s are, through their Development Plans and other Council strategies, promoting the development and enhancement of Charlestown-Bellaghy as a local service centre and residential base.

## TA-5

### Section 1.10 (p.3) Recent Development Trends

Delete text and replace with text to reflect current development trends in Charlestown-Bellaghy:

There has been a significant level of residential development in Charlestown, with a concentration of such development in the east of the town. There has not been any significant commercial or industrial development in the town in recent years. Bellaghy has experienced significant population growth over the past six years, which is reflected in the level of residential and commercial development in the area. Trends in the area include the redevelopment and demolition of a number of buildings, enabling access to backlands and revitalising the area. An analysis carried out in the Mayo Core Strategy identified a number of vacant units in Charlestown. A recent survey carried out in Bellaghy also identified a growing number of vacant residential units.

## TA-6

### Section 2.2 Development Strategy (p8-9)

Delete irrelevant text and include text which incorporates Core Strategy requirements into the plan:

## 2.2 Development Strategy

This section sets out both Mayo and Sligo County Council's overall strategy, aims and objectives for the future sustainable development of Charlestown-Bellaghy. These are based on objectives contained in the Mayo and Sligo County Development Plans, the Regional Planning Guidelines, the National Spatial Strategy, the Retail Strategy and having regard to key issues/considerations identified in Section 1.12 above.

The proposed population growth outlined in the Core Strategies contained in the Mayo and Sligo County Development Plans for Charlestown-Bellaghy will not be achieved by natural growth, particularly in Charlestown. Population growth in Bellaghy is currently in keeping with the objectives of the Sligo County Development Plan.

The recent population growth over the period 2002-2006, as illustrated in the 2006 Census reports, when compared to that projected in the County Development Plans, indicates that Charlestown will need to attract new residents – and therefore related activities to meet these targets. A key objective of this plan therefore is to ensure that Charlestown-Bellaghy is attractive to investors, visitors and residents alike – both existing and new in compliance with the Core Strategies contained in each county's Development Plan.

Units already granted planning permission on residential zoned lands have been identified, along with vacant units and potential housing yield from unfinished housing estates. To meet the growth targets it is necessary to zone additional land as appropriate and to implement a land use strategy in parallel with key objectives for economic growth and the Core Strategies contained in each county's Development Plan. It is imperative that development of these lands take place to ensure that the true potential of Charlestown-Bellaghy can be achieved. Intensification of Town Centre lands through the redevelopment of infill and backland sites will be encouraged and facilitated. To balance this development; permeable, high-quality, useable open space must be provided within Charlestown-Bellaghy.

Charlestown-Bellaghy's employment base is predominantly linked with local enterprise and engineering firms. It is planned to locate the headquarters of the Department of Community, Rural and Gaeltacht Affairs in Charlestown, as part of the Government's decentralisation programme, which will involve a total of 140 staff members. It is the aim of this plan to encourage associated retail and commercial development, along with start-up enterprises in Charlestown-Bellaghy. Suitable lands have been zoned accordingly to facilitate this.

The strategic location of Charlestown-Bellaghy lends itself to attracting tourism-related activity, which can be developed through the creation of a tourist identity for Charlestown-Bellaghy;

including improving the awareness of existing heritage/culture and key landmarks and the creation of local amenity walks.

A number of key sites within the Town have been identified as ‘Opportunity Sites’. Opportunity sites, shown on the main Land Use Zoning plans (**Map No.2**) for Charlestown-Bellaghy are those sites which both Mayo County Council and Sligo County Council consider could most beneficially be developed or redeveloped during the plan period. The proposed uses for the sites serve to meet the policy objectives contained throughout the relevant Development Plan. Opportunity Sites are dealt with in detail in **Appendix 1** of this document.

### 2.2.1. Core Strategy requirements for Charlestown

Local Area Plans are required to be consistent with the Core Strategy contained in their County Development Plan. The Core Strategy sets out population targets and associated residential land requirements for the County and the towns and villages in the settlement hierarchy.

In determining residential land requirements for the towns and villages the Core Strategy took into consideration the potential number of housing units that could be provided from:

- Vacant units
- Unfinished estates
- Live planning permissions.

Population targets and associated residential housing/land requirements for Charlestown together with details of potential housing yield from vacant units, unfinished estates and live planning permissions on residential zoned lands including excess residential zoned lands are summarised below in Table 2.1 (based on Core Strategy Tables and Table 10: Core Strategy MCDP)<sup>1</sup>.

TABLE 2.1 : CHARLESTOWN LOCAL AREA: POPULATION TARGETS; ASSOCIATED HOUSING REQUIREMENTS; EXCESS (derived from Core Strategy in Mayo County Development Plan 2008-2014)											
Population Target to end of plan period	Population Increase from 2010 to end of plan period	No. of Res Units Required from 2010 to end of plan period Including 50% Headroom	No of Housing Units that could be provided from:			Potential Housing Yield Total <sup>4</sup> from VU + UFE + LPP	Res Units Shortfall / Excess (+/-) from 2010 to end of plan period	Residential zoning 2010 to end of plan period based on shortfall or excess in Res units (Hectares)			
			VU <sup>1</sup>	UFE <sup>2</sup>	LP <sup>3</sup>						
								T <sup>5</sup>	UD <sup>6</sup>	R/ND <sup>7</sup>	E <sup>8</sup>
1000	153	92	58	51	28	137	+45	29	11	21/3	8

The Core Strategy tables identify an excess zoning in the current LAP for Charlestown in the region of 8 hectares.

<sup>1</sup> Core Strategy Tables 1, 2 and 10 (Mayo County Development Plan 2008-2014) summarise the key statistics relating to the distribution of future population together with associated housing requirements for 2016 and 2022 and the shortfall/excess of residential lands in relation to population targets.

<sup>1</sup> VU= Estimated No. of Vacant Units; <sup>2</sup> UFE= Unfinished Housing Estate; <sup>3</sup> LPP= No. of units permitted (in developments of 2+ units) but not yet commenced; <sup>4</sup> Potential Housing Yield Total = VU+UFE+LPP; <sup>5</sup> T= Total lands zoned for residential development; <sup>6</sup> UD = Total lands that have a residential zoning but have not been developed; <sup>7</sup> R = Out of the total lands zoned residential, the area of land to be Retained as residential zoned lands to meet population projections of which /ND = the amount of land that is undeveloped (and which equates to lands which have live planning permissions that are not yet commenced on residentially zoned lands. <sup>8</sup> E = Out of the total land zoned residential, the area of land that is considered in Excess. These are the lands zoned for residential purposes that are undeveloped and considered excess for the population projections estimated for each town that has zoning objectives<sup>1</sup>

Having regard to the current surplus in potential housing units and residentially zoned land in the plan area, and to ensure that the Charlestown Local Area Plan is, as far as practicable, consistent with the Mayo County Development Plan and its Core Strategy (and accordingly with the RPGs and NSS) it is necessary to:

- Introduce a phased approach to future multiple residential development within the plan area;
- Rezone residentially zoned land subject to flooding and/or located within “Benefitting Lands”.

The revised zoning policy, which is shown on Map 1: Land Use Zoning is as follows:

#### **Phase 1 Residential Land**

Phase 1 residential lands comprise of all unfinished housing estates listed in the Department of Environment, Community & Local Government’s National Housing Development Survey 2010 and all existing residentially zoned land which currently have live planning permissions that have not yet commenced. This will result in a capacity in Phase 1 residential lands for the provision of 79 housing units which is a shortfall in the required number of units to meet population targets. However, taking into consideration the potential housing yield that could be provided from vacant units in Charlestown (58) a total of 153 units can be achieved. Although this figure of 153 units is in excess of the demand figure of 92 as calculated using RPG population projections, it is considered that this policy ensures adequate provision for residential demand while prioritising the completion of unfinished and derelict sites/developments.

All land in Phase 1 shall be developed in compliance with their current zoning as indicated on Map 1 or in compliance with the existing planning permission (where relevant).

#### **Phase 2 Residential Land**

Phase 2 residential lands shall comprise of the excess residentially zoned lands identified within the Core Strategy (8 Hectares). Phase 2 residential lands shall not be considered for development until such time as 70% of the land in Phase 1 has been fully developed; and subject to the establishment of a proven demand for housing in accordance with RPG population projections.

#### **Rezoning**

Rezone all residentially zoned land located on “Benefitting Lands” and/or flood risk areas as Open Space and Amenity

### **2.2.2 Sligo County Development Plan 2011-2017 Core Strategy**

The Core Strategy for County Sligo is consistent with the National Spatial Strategy and the Border Regional Planning Guidelines (RPGs) in supporting balanced development throughout the County in parallel with the growth of Sligo as a Gateway City and the strengthening of its links to other significant urban centres in the Border Region and beyond.

The implementation of the Core Strategy is made possible by the Spatial Development Framework, the Settlement Structure and the Development Land Requirements set out in sections 3.2, 3.3 and 3.4 of the Sligo CDP 2011-2017 respectively.

In the Settlement Structure, Bellaghy is identified as one of the Villages Supporting Rural Communities (refer to Fig. 3.D on p. 27 of the Sligo CDP). The distribution of future population growth into settlements is based essentially on the settlements’ role and position in the spatial hierarchy.

Table 3.I (p. 29 of the Sligo CDP) indicates that Bellaghy had a population of 78 persons in 2002 and grew to 115 persons in 2006 (Census figures). The recommended population level for the year 2017 (i.e. by the end of the Sligo CDP lifetime) is 135, in accordance with the existing Charlestown-Bellaghy LAP.

Two strategic settlement policies and one strategic settlement objective are particularly relevant to Bellaghy (see p. 25 of the Sligo CDP). Policy **SP-S-5** supports population growth to the levels set in Table 3.I, whilst policy **SP-S-2** imposes a moratorium on multi-unit residential development in settlements where the existing housing capacity plus the potential capacity of permitted (and not yet built) housing development can accommodate a population which is equal to or higher than the recommended population levels (see also subsection 3.5.3 Moratorium on p. 36 of the Sligo CDP). Schedule **3.L** (p. 36 of the Sligo CDP) includes Bellaghy among the settlements where the moratorium is applicable.

The strategic settlement objective **SO-S-1** provides for the monitoring of residential vacancy in all settlements, and particularly in those subject to the moratorium on new residential development. The most recent surveys of vacancy in Bellaghy indicate that the number of vacant units has increased from 28 to 31 between 2011 and 2012, while there is still a live planning permission for 39 houses.

Considering the Core Strategy requirements and the above figures, it appears that there is a surplus of land zoned for residential uses in Bellaghy. In accordance with the strategic zoning policy SP-Z-3 (p. 33 of the Sligo CDP), zoned land in excess of requirements must be included in a strategic reserve for potential development after the lifetime of the current CDP.

In order to address the excess residential zoning provision in Bellaghy, it is proposed to designate **5.73** hectares of land (**three** larger sites) suitable for multi-unit housing development (already subject to the moratorium) as Strategic Land Reserve (SLR). As indicated in the Sligo CDP:

“Any further lands that might be [proposed to be] zoned for residential uses in excess of the area corresponding to the requirements outlined in the Core Strategy shall be included in a Strategic Land Reserve and shall only be developed when future Housing Strategies will call for additional zoned land.

In exceptional circumstances, should the supply of residential land prove insufficient in any settlement during the lifetime of the CDP, it may be possible to release lands from the strategic reserve by zoning it for residential uses through the development plan variation procedure. The need for any such rezoning shall be supported by factual evidence, corroborated by the results of the proposed annual housing vacancy monitoring process.”

## TA-7

### Section 2.3.1 Population (p9-10):

Delete text and insert revised population figures, and update policies and objectives to have regard to the Core Strategy:

#### 2.3.1 Population

~~Having regard to the targeted population growth for the Key Towns as outlined in the Mayo County Development Plan, Charlestown is expected to have a population growth in the order of 224 persons in the lifetime of the plan the population of the town is expected to increase from its 2006 Census figure of 744 to over 968 persons by 2013.~~

The Core Strategy in the Mayo County Development Plan 2008-2014 sets out population targets for the County overall and for the towns and villages in the County Settlement Hierarchy. In the Core Strategy, the target population for Charlestown by 2016 (the end of the plan period) is 1000 persons, an increase of 153 persons over the 2010 population estimated at 847.

~~Population growth for Bellaghy, as outlined in the Sligo County Development Plan, will be promoted to support the prospect of an operational Western Rail Corridor. Future residential development will be encouraged to promote investment in existing rail infrastructure and services. The population of Bellaghy is expected to increase by 200-300 persons by 2011, as outlined in the County Development Plan.~~

In the Core Strategy for County Sligo, the recommended population level for Bellaghy is 135 by the year 2017.

~~With an overall anticipated population growth of between 424 and 524 persons over the lifetime of the plan, it is expected that the total population for Charlestown-Bellaghy is expected to increase from its 2006 Census figure of 859 to between 1283 and 1383 by 2013. This represents an anticipated growth of between 49% and 61%.~~

### Strategic Goal & Objectives

- To comply with the objectives of the Core Strategies of both Mayo County Council and Sligo County Council to achieve population growth, by ensuring that sufficient land is zoned to accommodate the targeted growth.

### Policy Statements

In terms of Population Growth, it is the policy of both Mayo County Council and Sligo County Council:

- P 1:** To implement the land use zoning objectives to provide sufficient choice and type of residential development to encourage and facilitate Charlestown-Bellaghy meet the target population growth of up to approximately 173 5244 persons by 2013-2016 in compliance with the Core Strategies of the Mayo and Sligo County Development Plans.

### Specific Actions / Objectives

- O-P 1:** To zone sufficient land in both Charlestown and Bellaghy in a manner which is consistent with the residential land requirements outlined in the Core Strategies contained in the Mayo and Sligo County Development Plans to enable the provision of a choice and variety of residential development, having regard to the Residential Density Guidelines for Planning Authorities 1999 and having regard to new guidelines as published by the Department of the Environment, Heritage and Local Government.

## TA-8

### Section 2.3.7 Housing (p9-10)

Delete text and replace with revised population targets:

#### 2.3.7 Housing

~~The Mayo County Development Plan, 2008 outlines the expected population of Charlestown as an identified 'Key Town'. A population growth in the region of 224 persons is the aim of the County Development Plan for Charlestown, to contribute towards the goal of increasing the Key Towns population by 5,440 persons during the life of the plan.~~

The Core Strategy in the Mayo County Development Plan 2008-2014 sets out population targets for the County overall and for the towns and villages in the County Settlement Hierarchy. In the Core Strategy, the target population for Charlestown by 2016 (the end of the plan period) is 1000 persons, an increase of 153 persons over the 2010 population estimated at 847.

~~The Sligo County Development Plan 2005-2011 has outlined a growth of 200-300 persons for Bellaghy over the period of the Plan.~~

In the Core Strategy for County Sligo, the recommended population level for Bellaghy is 135 by the year 2017. The Core Strategy makes no land allocation for the development of multi-unit housing in Bellaghy by 2017, based on the consideration that the existing residential stock can accommodate more than the target population.

## TA-9

### Table 2.2 Housing Units (p17-19):

- Existing Residential shall be zoned Existing Residential Phase 1
- Site C 1 shall be zoned New Residential Phase 1
- New Residential Sites C 2, Part of C 3, C 4, C 5 and C 6 shall be zoned New Residential Phase 2

- New Residential sites C7 and C8 shall be zoned Strategic **Land Reserve**
- Existing Residential site X shall be zoned Strategic Land Reserve
- A portion of site C 3 which is located on Benefiting lands shall be rezoned Open Space and Amenity

In order to accommodate this, the ~~Draft~~ LAP zones and phases land for residential development as follows:

**Table 2.2 Housing Units.**

Land Use Zone	Notes	Quantity of land zoned
<b>Existing Residential Land</b>	Limited to largely in-fill development with an estimated 5% of the zoned land available for development at an approximate maximum net density of 20 units per hectare (given the infill nature of significant areas). An approximate development yield of 34 units is assumed.	<del>29.28 ha Charlestown</del> <del>5.07 3.47 ha Bellaghy</del> <b>Total: 34.34 Ha</b>
<b>Existing Residential Land Phase 1</b>	<b>Limited to largely in-fill development with an estimated 5% of the zoned land available for development at an approximate maximum net density of 20 units per hectare (given the infill nature of significant areas). An approximate development yield of 34 units is assumed.</b>	<b>29.28 ha Charlestown</b>
<b>New Residential Phase 1</b>	New purpose built residential development at appropriate densities having regard to site location, character and services. Sites are described individually here with indications of likely maximum development density and phasing described on a site by site basis.	<del>11.35 ha Charlestown</del> <del>4.13 ha Bellaghy</del> <b>Total: 15.48 ha</b> <b>1.43 ha</b>
<b>Site C1</b>	Site suited to residential development at a maximum density of 25 units per hectare subject to good planning and design. The creation of pedestrian linkages to neighbouring residential and high quality open space will be important.  <b>Anticipated yield: 36 units</b> <del><b>Phasing: Phase 1</b> Site suited to development in the <b>short-term</b> subject to the development of on-site services, infrastructure and waste water treatment capacity.</del>	1.43ha
<b>New Residential Phase 2</b>	New purpose built residential development at appropriate densities having regard to site location, character and services. Sites are described individually here with indications of likely maximum development density and phasing described on a site by site basis. <b>Development shall not be permitted on Phase 2 lands until 70% of lands in Phase 1 have been fully developed</b>	<b>Total: 6.43 Ha</b>
<b>Site C2</b>	<del>Site suited to residential development at a maximum density of 30 units per hectare</del> <b>Site suited to infill residential development of a small scale</b> subject to good planning and design and appropriate mitigation measures including flood management, respecting the buffer of the SAC to the west (rear) of the site.  The treatment of the road frontage will be important in creating an attractive edge to the Town Centre. Provision of access to Site C3 must also be reserved for future development of lands to the south. Pedestrian linkages to sites C3 and the amenity River Walk area to the west will be important. <del><b>Anticipated yield: 67 units</b></del> <del><b>Phasing: Site suited to development in the short/medium</b></del>	<del>2.24 Ha</del> <b>0.33 Ha</b>

Site C3	<p><del>term-Phase 2 Criteria applies</del>-subject to the development of on-site services, infrastructure and waste water treatment capacity.</p> <p>Site suited to residential development at a maximum density of 25 units per hectare subject to good planning and design and the development of an access road to the C4 site to the south.</p> <p>Planning is subject to appropriate mitigation measures including flood management, respecting the buffer of the SAC to the west (rear) of the site.</p> <p>Pedestrian linkages to sites C2 and C4 as well as to the amenity River Walk area to the west will be important.</p> <p><b>Anticipated yield:</b> 50-25 units</p>	<p><del>2.1 ha</del></p> <p><b>1.0 ha</b></p>
	<p><b>Phasing:</b> <del>Site suited to development in the short/medium-term-Phase 2 Criteria applies</del>-subject to the development of on-site services, infrastructure and waste water treatment capacity.</p> <p>Site suited to residential development at a maximum density of 25 units per hectare subject to good planning and design.</p> <p>Planning is subject to appropriate mitigation measures including flood management, respecting the buffer of the SAC to the west (rear) of the site.</p> <p>Pedestrian linkages to the amenity River Walk area to the west will be important.</p> <p><b>Anticipated yield:</b> 49-37 units</p>	<p><b>1.4 ha</b></p> <p><del>1.98 Ha</del></p>
Site C4	<p><del>Phasing:</del> <del>Site suited to development in the medium-term</del> <b>Phase 2 Criteria applies</b>-subject subject to the development of on-site services, infrastructure and waste water treatment capacity.</p> <p>Site suited to residential development at a maximum density of 30 units per hectare subject to good planning and design and the protection of amenities of adjoining sites.</p> <p>Pedestrian linkages to the new Town Park and existing Community Facilities will be important.</p> <p><b>Anticipated yield:</b> 88 units</p>	<p><b>2.94 Ha</b></p>
	<p><del>Phasing:</del> <del>Site suited to development in the short/medium-term-Phase 2 Criteria applies</del>-subject to the development of on-site services, infrastructure, and waste water treatment capacity.</p> <p>Site suited to residential development at low density, <b>maximum 15</b> units per hectare, respecting the existing pattern of development, subject to good planning and design and the protection of amenities of adjoining sites.</p> <p><b>Anticipated yield:</b> 11 units</p> <p><b>Phasing:</b> <del>Site suited to development in the short-term</del> <b>Phase 2 Criteria applies</b>-subject subject to the development of on-site services, infrastructure, and waste water treatment capacity.</p> <p><b>Proposals for multi-unit housing developments on such lands will not be considered during the remaining lifetime of the Charlestown-Bellaghy LAP.</b></p>	<p><b>0.76 Ha</b></p> <p><b>Total: 5.73 ha</b></p>
Strategic Land Reserve		

Site C7	<p>Site suited to residential development at a maximum density of <del>25</del> units per hectare subject to good planning and design and appropriate mitigation measures including flood management, respecting the buffer of the SAC to the west (rear) of the site.</p> <p><del>Protection of amenities of adjoining sites and creation of pedestrian linkages to existing residential areas/Town Centre and existing community facilities will be important.</del></p> <p><b>Anticipated yield:</b> 46 units</p> <p><b>Phasing:</b> Site suited to development in the <del>short/medium-term</del> subject to the development of on site services, infrastructure, and waste water treatment capacity.</p>	1.85 ha
Site C8	<p>Site suited to residential development at a maximum density of <del>30</del> units per hectare, subject to good planning and design. A buffer is to be retained to enable future re-opening of the Western Railway Corridor.</p> <p><del>Linkages and connectivity to the main street of Bellaghy are to be included in any application for development of this site. Potential linkages to the Town Centre zoning across the railway line also to be considered.</del></p> <p><b>Anticipated yield:</b> 69 units</p> <p><b>Phasing:</b> Site suited to development in the <del>medium-term</del> subject to the development of on site services, infrastructure, and waste water treatment capacity.</p>	2.28ha
Site C9		1.6 ha
Town Centre / Commercial	<p>Assuming 10% of land area is open for redevelopment at a maximum density of 30 units per Ha enables development of approximately 76 units with a lower household occupancy reflecting these higher densities suited to town centre developments.</p> <p>Compliance with the design and urban design principles set out in this Plan will be very important on these sites with developments creating positive interactions between private sites and the public realm with respect to façade treatment, street activity and permeability.</p>	<p>18.65 ha Charlestown 6.77 ha Bellaghy</p> <p>25.42 ha Total</p>

## TA-10

### Strategic Goals and Objectives (p19) Section 2.3.7 Housing.

Add text to existing objectives and include new objectives to show compliance with the Core Strategies:

- To achieve the population growth targets established in both the Mayo and Sligo County Development Plans **Core Strategies** by zoning sufficient land for the development of new residential units
- Sufficient residential land will be zoned and serviced to meet the needs of an additional ~~424-524~~ 157 persons over the life of the plan and to provide sufficient choice of units to meet the varying needs of the community.

#### New Objective:

- Lands phased for development in Phase 2 shall only be considered for development when 70% of the land in Phase 1 has been fully developed and subject to the establishment of proven evidence based demand for the development in accordance with the Core Strategies contained in the Mayo and Sligo County Development Plans.

**New Objective:**

- To monitor and to encourage the completion of unfinished housing developments in the plan area in accordance with the Department of the Environment, Community and Local Government guidance manual Managing and Resolving Unfinished Housing Developments (August 2011).

**TA-11**

**Policy Statements** (p19-21) Section 2.3.7 Housing

Delete existing policy H1 and include new policies to show compliance with the Core Strategies;  
Insert text to existing policies to show compliance with the Core Strategies:

**Policy statements**

~~H1: To zone appropriate areas of land, at appropriate locations throughout the Town for the development of additional residential units in the Town.~~

**New Policy:**

- H1: To implement the provisions of the Core Strategies contained in Mayo County Development Plan and Sligo County Development Plan by undertaking the following:
- A. Phase development in Charlestown whereby the release of land for residential development will be carried out in a phased manner over a prolonged period when 70% of lands zoned in Phase 1 for residential development have been built on.
  - B. Rezone residentially zoned land subject to flooding and/or located within “Benefitting Lands”.
  - C. In Bellaghy, designate a Strategic Land Reserve (SLR) and:
    - i. Restrict residential development on lands included in the SLR during the lifetime of the LAP, except for on-off rural housing in cases of genuine rural-generated housing need of immediate family members of locally resident families who wish to build on their own land and have no other suitable option on their landholding.
    - ii. On lands included in the SLR, permit the development of community facilities and other non-residential developments compatible with residential uses insofar as they do not adversely impact on the potential for comprehensive and co-ordinated development of surrounding lands.
    - iii. Release lands from the SLR only in exceptional circumstances, i.e. if the supply of residential land proves insufficient during the lifetime of the LAP. Any land release shall be supported by factual evidence and shall conform to the strategic zoning policies outlined in the CDP. The land release shall be by amendment of the Charlestown-Bellaghy LAP.
- H 2: To implement the objectives and policies of Mayo County Council and Sligo County Council’s Housing Strategy and Mayo County Council’s Multi Annual Housing Programme, in accordance with Part V of the Planning and Development Act, 2000 subject to compliance with the Core Strategies contained in the Mayo and Sligo County Development Plans.
- H 3: To ensure that all residential developments take place in-line with the provision of public infrastructure and services in Charlestown-Bellaghy subject to compliance with the Core Strategies contained in the Mayo and Sligo County Development Plans.
- H 4: To ensure that residential development takes places in an orderly and efficient manner. To this end Mayo County Council and Sligo County Council will encourage land assembly where necessary subject to compliance with the Core Strategies contained in the Mayo and Sligo County Development Plans.

Other policies in this section remain unchanged

**TA-12****Specific Actions/Objectives (p21) in Section 2.3.7 Housing:**

Delete text and include new text to illustrate compliance with the Core Strategies

**O-H1** To implement the development standards set out in **Section 3** of this Plan.

**O-H2** ~~Zone~~ Phase sufficient land to meet the demand for housing requirements of the Core Strategies contained in the Mayo and Sligo County Development Plans

**O-H3** To promote the provision of suitable densities at appropriate locations relative to the town centre and local facilities subject to compliance with the Core Strategies contained in the Mayo and Sligo County Development Plans

**O-H4:** To promote and prioritise the development of the lands zoned for 'New Residential' Phase 1 and Phase 2 in an orderly and phased manner as illustrated in Table 2.2

**TA-13****Table 2.3 in Section 2.4 Land Use Zonings (p25-27):**

- Existing Residential shall be replaced with Existing Residential/Infill Phase 1
- New Residential shall be divided between New Residential Phase 1 and Phase 2
- A new zoning objective 'Strategic Reserve' shall be included.
- All other Land Use Zoning Objectives and generally permitted uses shall remain unchanged.

**Table 2.3 Land Use Zoning Objectives and Generally Permitted Uses (Extract)**

Ref.	Land Use Objective	Land Uses Generally Permitted
<b>TC</b>	<b>Town Centre –</b> To protect and enhance the viability, function and character of the existing town core and to accommodate appropriate new uses.	Shops, Offices, public buildings or places of assembly, cultural/recreational buildings, public houses, hotels, guest houses, houses, apartments, restaurants, car and bus parks, open spaces.
<b>R</b>	<b>Existing Residential / Infill –</b> To protect and enhance existing residential amenities and to accommodate the provision of new infill residential development or complimentary ancillary land uses, in-line with site development standards.	<p>(i) Houses, Apartments, schools, places of public worship, childcare facilities, community centres, retirement homes, residential or day care centres, recreational facilities.</p> <p>(ii) Proposals for facilities such as a crèche, local shop etc. should have regard to the particular character of the area consistent with the use for residential purposes and also the Childcare Guidelines and Mayo and Sligo Retail Strategies.</p> <p>(iii) Use as a professional office where the proper planning and sustainable development of the area would show real use to be compatible with use for residential development; where the use is not likely to seriously reduce the amenity of nearby dwellings; where the layout of the site provides for sufficient car parking space for staff and visitors; where the visual amenities of the area are not disrupted by the material alteration or demolition of front boundary walls, railings or other structures.</p> <p>(iv) Uses that would be detrimental to the residential amenities of the area will not be permitted. These would include industry, warehouses, heavy engineering works and similar uses.</p>

<b>R1</b>	<b>Existing Residential / Infill Phase 1</b> <b>As above for Existing Residential/Infill</b>	As above for Existing Residential/Infill
<b>C</b>	<b>New Residential Phase 1 –</b> To accommodate new, predominantly residential, development subject to high standard of design and the availability of supporting services.  Specific notes on each site are outlined in Table 2.2.	As above for Existing Residential/ Infill
<b>C2</b>	<b>New Residential Phase 2 –</b> To accommodate new, predominantly residential, development subject to high standard of design and the availability of supporting services.  Specific notes on each site are outlined in Table 2.2.  Residential development shall not be permitted in Phase 2 until 70% of lands in Phase 1 have been fully developed.	As above for Existing Residential/ Infill
<b>SLR</b>	<b>Strategic Land Reserve</b> To ensure the future availability of residential lands at appropriate locations	Residential and associated uses per the Zoning Matrix contained in the Sligo CDP 2011-2017, subject to policy H1-C in this LAP.

#### **TA-14**

#### **NEW Section 2.5 Flood Risk Management**

Include new policy section on flood risk management taking account of the Guidelines for Planning Authorities on the Planning System and Flood Risk Management (2009)

Flood risk in the Plan area will be managed through compliance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities 2009.

The Guidelines outline three key principles that should be adopted by regional authorities, local authorities, developers and their agents when considering flood risk. These are:

- Avoid the risk, where possible,
- Substitute less vulnerable uses, where avoidance is not possible, and
- Mitigate and manage the risk, where avoidance and substitution are not possible

#### **Flood Management Strategy**

Mayo County Council and Sligo County Council have adopted a comprehensive risk-based planning approach to flood management to prevent or minimise future flood risk. In accordance with the Guidelines, the avoidance of development in areas where flood risk has been identified shall be the primary response.

Proposals for mitigation and management of flood risk will only be considered where avoidance is not possible and where development can be clearly justified with the guidelines' Justification Test.

#### **Avoidance of development in flood risk areas**

Flood zones are geographical areas within which the likelihood of flooding is in a particular range and they are a key tool in flood risk management within the planning process as well as in flood

warning and emergency planning. There are three types or levels of flood zones defined for the purposes of the guidelines:

- Flood zone A – where the probability of flooding is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding) and where a wide range of receptors would be vulnerable;
- Flood zone B – where the probability of flooding is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding); and
- Flood zone C – where the probability of flooding is low (less than 0.1% or 1 in 1000 for both river and coastal flooding).

As part of the Strategic Environmental Assessment Screening for the amendment to the Charlestown-Bellaghy LAP, a Flood Risk Assessment was carried out. The assessment identified the Mullaghanoë River and its tributary streams as the main potential sources of flooding. It has identified areas within which development proposals shall be the subject of a site specific Flood Risk Assessment. This Flood Risk Assessment shall be appropriate to the type and scale of the development being proposed and shall be carried out in line with the Guidelines.

Taking a precautionary approach lands identified within areas of “Benefitting lands” shall also be the subject of a site specific Flood Risk Assessment.

#### **New Policy Statement:**

FRM1: To comply with the EU Floods Directive 2007/60/EC and S.I. No. 122/2010: European Communities (Assessment and Management of Flood Risks) Regulations.

#### **New Objective:**

O- FRM1: To protect areas prone to flooding within the LAP area from inappropriate development and to ensure that all new developments do not result in an increased risk of flooding within the site or on other lands. Applications for development on lands identified as being located in an area of flood risk, sites adjoining an area of flood risk, shall be the subject of a site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed, in line with the DoELG Guidelines “The Planning System and Flood Risk Management” November 2009.

#### **New Objective:**

O- FRM2: Applications for development on lands identified as benefitting lands, sites adjoining areas of benefitting lands, shall be the subject of a site specific Flood Risk Assessment.

The national Catchment Flood Risk Assessment and Management (CFRAM) programme commenced in Ireland in 2011, with the commissioning of the Western CFRAM (August 2011). The CFRAM Programme is central to the medium to long-term strategy for the reduction and management of flood risk in Ireland. If relevant and appropriate to Charlestown and Bellaghy, the Planning Authorities will incorporate the recommendations of the Western CFRAM, upon its adoption, by means of an amendment to this LAP.

## **MA- 1**

It is proposed to amend **Map 1 Land Use Zoning Map** as follows:

### Map Amendment MA1

All lands previously designated as Existing Residential/Infill in Charlestown shall be zoned Existing Residential/Infill Phase 1 (Mayo)

### Map Amendment MA2 – Site C 1

Site C1 – lands previously designated New Residential shall be zoned New Residential Phase 1 (Mayo)

### Map Amendment MA3 – Site C2

Part of Site C 2 – Lands previously designated New Residential shall be zoned New Residential Phase 2 (Mayo)

### Map Amendment MA4 - Site C3

Part of Site C3 – Lands previously designated New Residential shall be zoned New Residential Phase 2 (Mayo)

### Map Amendment MA-05 Site C4

Site C 4 – Lands previously designated New Residential shall be zoned New Residential Phase 2 (Mayo)

### Map Amendment MA6 Sites C2, C3, C4

Part of Sites C2, C3, C4 which were previously designated New Residential shall be re-zoned Open Space and Amenity (Due to identification as flood risk area and within benefitting lands) (Mayo)

### Map Amendment MA7

Lands previously designated New Residential shall be zoned Open Space and Amenity (Due to identification as flood risk area and within benefitting lands) (Mayo)

### Map Amendment MA8 – Site C5

Site C5 – Lands previously designated New Residential shall be zoned New Residential Phase 2 (Mayo)

### Map Amendment MA9 – Site C6

Site C6 – Lands previously designated New Residential shall be zoned New Residential Phase 2 (Mayo)

### Map Amendment MA10 - Site C7

Site C7 – Lands previously designated New Residential shall be zoned Strategic Land Reserve (Sligo)

### Amendment MA-11 – Site C 8

Site C 8 – Lands previously designated New Residential shall be zoned Strategic Land Reserve (Sligo)

### Amendment MA-12

C9– Lands previously designated Existing Residential (in Bellaghy) shall be zoned Strategic Land Reserve (Sligo) (Due to identification of Flood Risk on these lands (Sligo)



**Proposed Land Use Amendments**

**MA1 -**  
From Existing Residential Infill in CHARLESTOWN to Existing Residential Infill Phase1

**MA2 - Site C1**  
From New Residential (C) to New Residential Phase1 (C)

**MA3 - Site C2**  
From New Residential (C) to New Residential Phase2 (C2)

**MA4 - Site C3**  
From New Residential (C) to New Residential Phase2 (C2)

**MA5 - Site C4**  
From New Residential (C) to New Residential Phase2 (C2)

**MA6 - Sites C2/C3/C4**  
Part of these sites from New Residential (C) to Open Space Amenity (F)

**MA7 -**  
From New Residential (C) to Open Space Amenity (F)

**MA8 - Site C5**  
From New Residential (C) to New Residential Phase2 (C2)

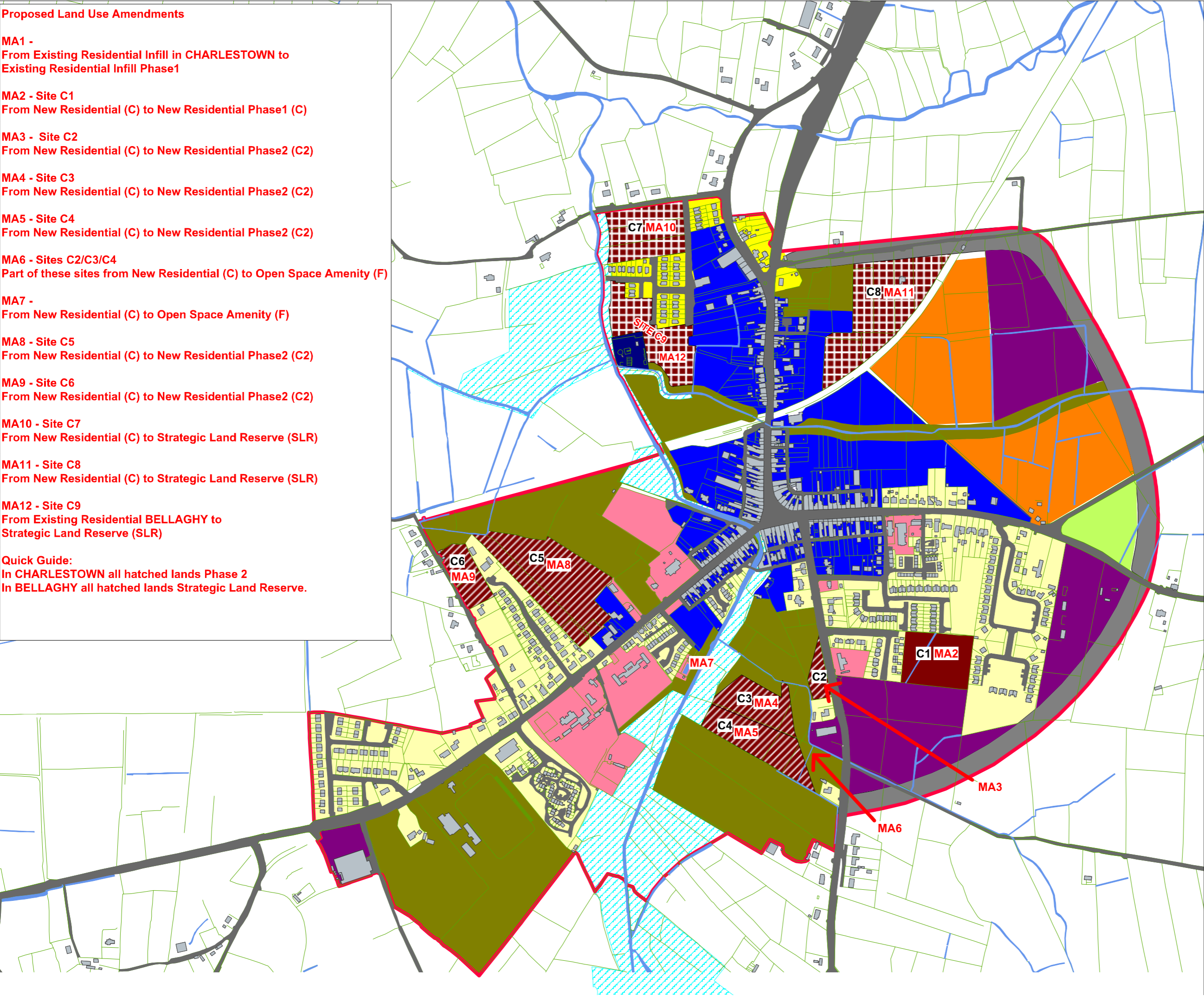
**MA9 - Site C6**  
From New Residential (C) to New Residential Phase2 (C2)

**MA10 - Site C7**  
From New Residential (C) to Strategic Land Reserve (SLR)

**MA11 - Site C8**  
From New Residential (C) to Strategic Land Reserve (SLR)

**MA12 - Site C9**  
From Existing Residential BELLAGHY to Strategic Land Reserve (SLR)

**Quick Guide:**  
In CHARLESTOWN all hatched lands Phase 2  
In BELLAGHY all hatched lands Strategic Land Reserve.



- Legend**
- Existing Residential (R) SLIGO
  - MA1 Existing Residential Phase1 (R1) MAYO
  - NewResidential Phase1 (C) MAYO
  - NewResidential Phase 2 (C2) MAYO
  - Strategic Land Reserve (SLR) SLIGO
  - Town Centre (TC)
  - Light Industrial / Commercial (T)
  - Industry & Employment (H)
  - Community & Education (E)
  - Transitional Zoning (T)
  - Open Space Amenity (F)
  - Public Utilities (PU)
  - SAC (Biodiversity & Conservation) (G)
  - Route Option: Inner Ring Road

**Charlestown - Bellaghy  
Local Area Plan  
2010-2016**

**Proposed Amendments to  
Map1: Land Use Zoning**

April 2012

