

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



**Mayo County Council  
&  
Sligo County Council**



**Local Area Plan for Charlestown-Bellaghy**

**2010 - 2016**

(Amended 9<sup>th</sup> July 2012)

## Table of Contents

<b>Introduction.....</b>	<b>iv</b>
Scope of the Plan.....	iv
Content of the Plan.....	iv
Legislative Context.....	iv
Context for Plan Review.....	iiiv
<b>Section 1 Strategic Context and Considerations .....</b>	<b>- 1 -</b>
1.1 Location.....	- 1 -
1.2 Strategic Context and Connections.....	- 1 -
1.3 Setting and Landscape Context .....	- 1 -
1.4 Historical Context .....	- 3 -
1.5 Community and Employment .....	- 3 -
1.6 Socio-Economic Profile.....	- 3 -
1.7 Future Population.....	- 4 -
1.8 Policy Context.....	- 4 -
1.9 Town Function and Role.....	- 5 -
1.10 Recent Development Trends.....	- 5 -
1.11 Public Consultations.....	- 6 -
1.12 Key Issues/ Considerations.....	- 6 -
<b>Section 2 Strategy, Aims and Objectives.....</b>	<b>- 8 -</b>
2.1 Strategic Aims of Charlestown-Bellaghy Local Area Plan .....	- 8 -
2.2 Development Strategy .....	- 8 -
2.2.1 Core Strategy requirements for Charlestown.....	- 10 -
2.2.2 Sligo County Development Plan 2011-2017 Core Strategy .....	- 11 -
2.3 Sectoral Aims, Policies and Objectives .....	- 10 -
2.3.1 Population.....	- 12 -
2.3.2 Employment, Enterprise and Economic Development .....	- 13 -
2.3.3 Infrastructure .....	- 15 -
2.3.4 Transport.....	- 17 -
2.3.5 Retail Sector.....	- 18 -
2.3.6 Community Facilities.....	- 19 -
2.3.7 Housing.....	- 20 -
2.3.8 Natural and Built Heritage.....	- 25 -
2.3.9 Amenities and Open Areas .....	- 28 -
2.3.10 Re-Use and Regeneration of Derelict Sites and Buildings .....	- 29 -
2.4 Land Use Zonings .....	- 29 -
2.4.1 Compliance with Land Use Zoning.....	- 32 -
2.4.2 Application of Zoning Policy.....	- 32 -
2.4.3 Non Conforming Uses.....	- 32 -
2.5 Flood Risk Management .....	- 33 -
<b>Section 3 Development Management Standards.....</b>	<b>- 34 -</b>
3.1 Development Management Standards – Design and Layout.....	- 34 -
3.1.1 Development Densities.....	- 34 -
3.1.2 Site Coverage .....	- 34 -
3.1.3 Plot Ratio .....	- 34 -
3.1.4 Overlooking and Overshadowing .....	- 35 -
3.1.5 Building Lines.....	- 35 -
3.1.6 Materials.....	- 35 -
3.2 Development Management Standards – Access and Permeability .....	- 35 -
3.2.1 Access for All.....	- 35 -
3.2.2 Access onto Public Roads .....	- 36 -
3.2.3 Access Requirements.....	- 36 -
3.2.4 Car Parking.....	- 36 -
3.2.5 Bicycle Parking .....	- 39 -
3.3 Development Management Standards – Residential Development .....	- 40 -
3.3.1 Housing Layout .....	- 40 -
3.3.2 Apartments .....	- 41 -
3.3.3 Management Companies.....	- 41 -
3.3.4 Residential Mix in new Developments.....	- 41 -

3.3.5	<i>Layout of Apartment Developments</i> .....	41 -
3.3.7	<i>Separation between Dwellings</i> .....	42 -
3.3.8	<i>Private Open Space for Residential Development</i> .....	42 -
3.3.9	<i>Public Open Space for Residential Development</i> .....	43 -
3.3.10	<i>Road Layouts in Residential Areas</i> .....	44 -
3.3.11	<i>Car Parking in Residential Areas</i> .....	44 -
3.3.12	<i>Family Flat</i> .....	44 -
3.3.13	<i>Gated Developments</i> .....	44 -
3.3.14	<i>Backland Development in Town Centre and Other Infill Sites</i> .....	44 -
3.4	<b>Development Management Standards - Landscaping</b> .....	46 -
3.4.1	<i>Soft Landscaping</i> .....	46 -
3.4.2	<i>Hard Landscaping</i> .....	46 -
3.4.3	<i>Naming of New Developments</i> .....	46 -
3.4.4	<i>Street Lighting and Public Utilities</i> .....	47 -
3.4.5	<i>Access to Land</i> .....	47 -
3.5	<b>Development Management Standards - Industrial Development</b> .....	47 -
3.6	<b>Development Management Standards - Retail Development</b> .....	48 -
3.6.1	<i>Service Stations</i> .....	49 -
3.6.2	<i>Shopfront Design</i> .....	49 -
3.6.3	<i>Advertising</i> .....	50 -
3.6.4	<i>Canopies</i> .....	51 -
3.6.5	<i>Roller Shutters</i> .....	51 -
3.6.6	<i>Outdoor Advertising Structures</i> .....	51 -
3.6.7	<i>Non-Retail uses</i> .....	51 -
3.7	<b>Development Management Standards - Environment</b> .....	52 -
3.7.1	<i>Noise</i> .....	52 -
3.7.2	<i>Light Pollution</i> .....	52 -
3.7.3	<i>Designated Ecological Sites</i> .....	52 -
3.7.4	<i>Salmonid Waters</i> .....	52 -
3.7.5	<i>Ecological Networks</i> .....	52 -
3.7.6	<i>Western River Basin District Management Plan</i> .....	53 -
3.7.7	<i>Channelling and Piping of the Streams</i> .....	53 -
3.7.8	<i>Waste Water Treatment</i> .....	53 -
3.7.9	<i>Existing Septic Tanks</i> .....	53 -
3.7.10	<i>Drinking Water</i> .....	53 -
3.7.11	<i>Archaeological Heritage</i> .....	54 -
3.7.12	<i>Architectural Heritage</i> .....	54 -
3.8	<b>Miscellaneous Provisions</b> .....	54 -
3.8.1	<i>Bonding to Secure Completion of Development</i> .....	54 -
3.8.2	<i>Development Contributions</i> .....	54 -
	<b>Appendix 1 – Opportunity Sites</b> .....	55 -
	<b>Appendix 2 – Implementing the Local Area Plan: Making it happen</b> .....	62 -
	<b>Appendix 3 – Record of Protected Structures</b> .....	63 -

## List of Maps

<b>Map 1</b>	Zoning and Land Use Objectives
<b>Map 2</b>	Opportunity Sites
<b>Map 3</b>	Heritage Map

## Introduction

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### *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 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 9<sup>th</sup> July 2012 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.

### *Content of the Plan*

The Charlestown-Bellaghy Local Area Plan, 2010 sets out the aims, policies and objectives for the town. It also lists specific objectives that Public Authorities intend to implement within the period of the Plan.

The Plan will inform the general public, statutory authorities, developers and other relevant bodies of the policy framework, objectives and standards for development in the town.

Because Charlestown is located within the Mayo County Council functional area and Bellaghy is located within the functional area of Sligo County Council, throughout the Plan there are references to both County Development Plans. Where differences in policies of both County Development Plans arise each policy will be included and written within this Plan. In these instances, where policies apply only to Charlestown, this will be clarified. Similarly where policies apply only to Bellaghy this will also be highlighted. In instances where the policies apply to both parts of the town, this will be clearly identified as applying to *Charlestown-Bellaghy*. Thus, throughout this Plan, there will be references to **Charlestown, Bellaghy** and **Charlestown-Bellaghy**.

### *Legislative Context*

References in the Plan to the Planning Authorities or the Councils shall be taken to refer to both Mayo County Council and Sligo County Council, unless otherwise stated.

All references to Acts and guidelines are to parent legislation unless subsequently updated or amended.

Where any conflict or ambiguity arises between the written statement and supporting plans, the written statement takes precedence.

### *Context for Plan Review*

The review of the *Charlestown-Bellaghy Local Area Plan* has been brought about by a number of factors:

- The availability of revised census data and associated population projections for the county area;
- The current Plan for Charlestown is out of date;
- The adoption of the Planning Guidelines for the West Region and the associated identification of Charlestown as a *Key Town* in the Mayo County Development Plan, 2008.

## Section 1 Strategic Context and Considerations

### 1.1 Location

Charlestown-Bellaghy is located 9 kilometres from Ireland West Airport Knock on the Mayo/Sligo border and is popularly known as the International Gateway to the West of Ireland. Situated on the intersection of two national Primary routes, the N17 Galway/Limerick route and the N5 Westport/Longford route, Charlestown-Bellaghy is approximately 11 kilometres from Swinford, 38 kilometres from Castlebar on the N5, 11 kilometres from Tubbercurry and 47 kilometres from Sligo with a network of secondary roads linking the area with neighbouring towns and villages. The N5 Charlestown by-pass known as the 'John Healy road' was officially opened in November 2007, removing up to 7,000 vehicles a day from the town. The proposed new N17 road which is currently at preliminary design stage will further assist with the reduction of traffic in the town in the future.

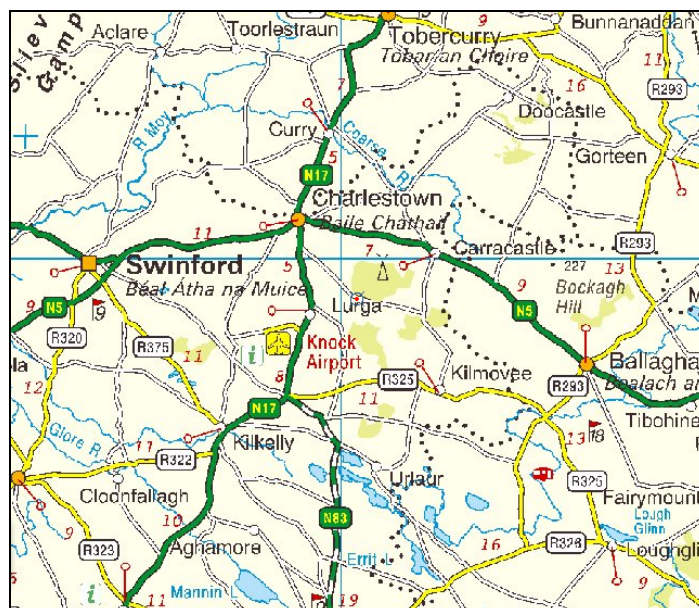


Figure 1 Charlestown/Bellaghy in context

### 1.2 Strategic Context and Connections

The N5, national primary route linking Dublin and Westport, intersects with the N17 Galway/Limerick route at Charlestown-Bellaghy.

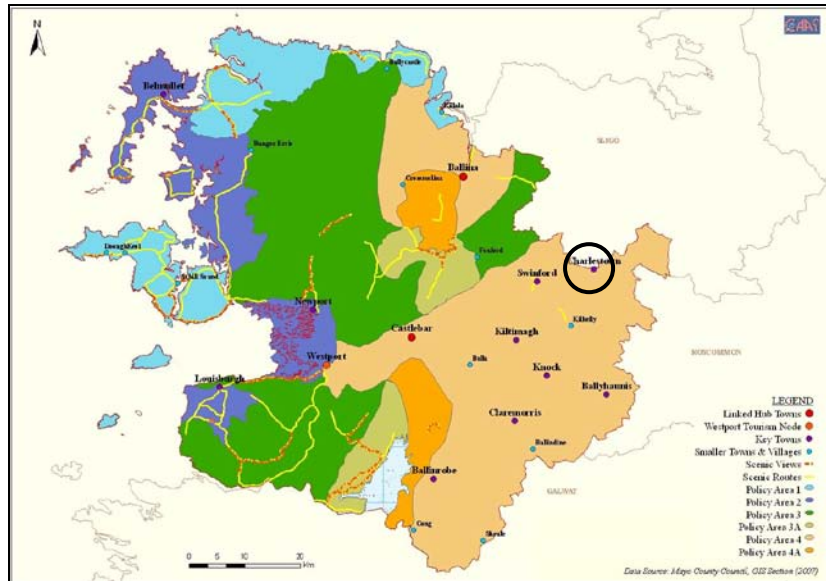
The town is located on the disused Western Rail Corridor linking Mayo with Sligo. The strategic location of Charlestown-Bellaghy on this important north-south axis of the rail network is critical in planning for the town's growth and development. It is an objective of Mayo County Council to actively seek and support the reinstatement of the Western Rail Corridor. Similarly, it is an objective of Sligo County Council to promote growth and development of settlements on existing public transport routes and along the Western Rail Corridor.

### 1.3 Setting and Landscape Context

The town of Charlestown-Bellaghy is contained broadly between the 60 and 76 metre contours, the ground rising from north to south. Between the Charlestown and Kilkelly roads lies a ridge, which is thickly wooded and this is a most important visual feature in the town. Two small streams flow from the south and east through the town to join the river Moy further north.

Charlestown is located within *Area K: East-Central Drumlin Spine* under *Appendix 6; County Development Plan Landscape Appraisal of County Mayo 2008* and is also within the eastern Landscapes Policy Area (Policy Area Number 4). This Policy Area is the most robust in the County and is least sensitive to change.



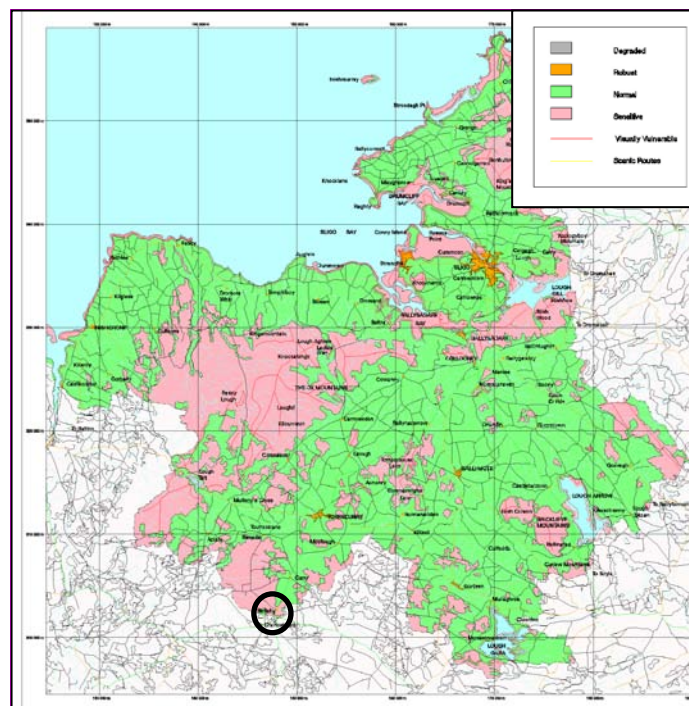


**Figure 2 County Mayo Landscape Policy Areas**

Bellaghy is located within an area characterised as Normal Rural Landscape under Section 7.5 – Landscape Assessment and Protection and the *Development Control Policy Map* of Sligo County Council. This landscape category is described as:

**Normal Rural Landscape:** areas with natural enclosing features (e.g. topography, vegetation), which have the capacity to absorb a wide range of new development forms – these are the main farming areas of the County.

Figure 9.a in Section 9 of the Sligo Development Plan 2005-2011 illustrates the County’s landscape designations in the *Development Control Policy Map*.



**Figure 3 County Sligo Landscape Evaluation**

#### 1.4 Historical Context

Bellaghy (Beul Lathaigh), is located in the Barony of Liney and Parish of Achonry on the estate of the Knox family. A Garrison town, it appeared on the records as early as 1585, with a Constabulary Barracks, Cromwellian Fort, Schools, Post Office and other amenities. Bellaghy was a thriving village established on the Knox Family Estate. The tenants of Lord Dillon in County Mayo travelled across the border to bring produce to the recognised market in Bellaghy, however they took second place to all Knox tenants and their goods fetched a lower price. This discrimination of Lord Dillon's tenants in Bellaghy is thought to be the primary reason for developing Charlestown so close to the border of Bellaghy.

As the youngest town in Co. Mayo, Charlestown's origins date back to 1846, when the first house was built on what was previously a bog with stepping stones to the ancient town of Bellaghy, located just across the county border in County Sligo. The town is best described as a 'socially engineered' town. A competition was held, the prize being a parcel of land for the first person to build a house; roofed, with a fire lit. The town's design with its wide streets and its central location proved extremely advantageous for trading.

Charles Dillon, the 14<sup>th</sup> Viscount of the Baronies of Costello and Gallen, acted as an absentee landlord in the area. Charlestown grew from that initial house to include a local Barracks, a Town Hall, a Power Station, Fire Service, schools, etc. The prospectus for the construction of various light railways was first published in 1885, with a view to connecting Charlestown, Swinford, Claremorris, and Ballinrobe. The line opened in autumn 1895, with twice daily passenger trains running between Charlestown and Sligo by the 1930's. Main Street was first known as Railway Street following the opening of the station.

#### 1.5 Community and Employment

Charlestown-Bellaghy is a centre of local enterprise, reinforced by its proximity to Ireland West Airport Knock and the associated availability of direct access to an international business and tourism market. It is a market town, serving a rural hinterland, with employment provided by local firms, including: T.J. Grady Ltd., Dual Engineering Ltd. and Precision Parts & Products Ltd. Charlestown has been selected as the location for the decentralisation of the headquarters of the Department of Community, Rural and Gaeltacht Affairs, which will involve approximately 140 staff members. This will be accommodated and associated uses promoted within this plan.

The existing Business Centre on Barrack Street, Charlestown will enable employment generation in the town centre, stimulating growth in the town.

#### 1.6 Socio-Economic Profile

##### 1.6.1 Charlestown

Charlestown is located within the Swineford Rural Area, in both Electoral Division 118 Sonnagh & Electoral Division 112 Kilbeagh. The town has a recorded population of 744<sup>1</sup> persons according to the 2006 Small Area Population Statistics figures, released by the CSO.

DED	2002	2006	% Change
112 Kilbeagh	266	249	-6.4%
118 Sonnagh	409	495	21%
<b>Total Charlestown</b>	<b>675</b>	<b>744</b>	<b>10.2%</b>
63 Achonry West	78	115	47.4%
<b>Total Charlestown-Bellaghy</b>	<b>753</b>	<b>859</b>	<b>14.1%</b>

*Table 1.1 Population change 2002-2006 Charlestown-Bellaghy*  
*Source: CSO, 2006*

A population increase of 10.2% for the Charlestown area, or 69 persons, was experienced over the period 2002 – 2006 in comparison to a 13.1% increase over the period 1996 – 2002. The most recent figure is still comparatively higher than the population increase seen in both Mayo County (5.4%) and that of the State (8.2%) over the 2002 – 2006 period.

<sup>1</sup> = part of ED

Analysis of the 2006 Census also indicates that in the period 2002 to 2006, Mayo experienced its most significant population increase since 1926. However, Mayo's share of the West Region population further declined by 1% during this period to 30%. The population trends in the county seem to indicate an imbalance in growth within environs of the three main towns; Castlebar, Westport and Ballina; resulting in lower levels of growth throughout the smaller towns in the County.

### **1.6.2 Bellaghy**

Bellaghy is located within the Electoral Division Achonry West and has a recorded population of 115<sup>2</sup> persons according to the 2006 Census figures. This equates to an additional 37 persons or 47.4% increase, comparatively higher than that experienced in Charlestown (10.2%) or Sligo County (4.6%). Sligo County's population is primarily concentrated in Sligo town and its environs, Tubbercurry and Strandhill, Ballymote and Ballysodare.

## **1.7 Future Population**

### **1.7.1 Charlestown**

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 2011-2017 identifies Bellaghy as a village sustaining the rural community in the surrounding area. Table 3.1 in the Sligo CDP indicates that the recommended population for Bellaghy by 2017 is 135 persons.*

## **1.8 Policy Context**

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.

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."

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 Charlestown as a 'Key Town' within the County Settlement Hierarchy.

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".

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,

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<sup>2</sup> = part of ED



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 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.

### **1.9 Town Function and Role**

The town has a range of existing functions that include:

- Market town and local service centre, including community and institutional services;
- Central Business District; and
- 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.

### **1.10 Recent Development Trends**

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.

### **1.11 Public Consultations**

The public consultations, involved engaging the local community in the plan making process. Discussions were encouraged and comments relating to specific aspects of the town were recorded through questionnaires; effectively identifying the public's perception of key issues relating to the future development of the town. It involved the identification of a number of broad issues that the Local Area Plan will address and the general themes that are relevant to the town of Charlestown-Bellaghy. The main issues raised as part of the consultation phase, include those from both the public workshops and submissions and observations received by both Mayo and Sligo County Council in the form of formal written submissions.

Following consultation with the public of Charlestown on 3<sup>rd</sup> July 2007, a number of issues were identified that the Local Area Plan must address. Similarly, the additional public consultation held on 13<sup>th</sup> October 2008 with the public of Charlestown-Bellaghy raised a number of issues, which have all been summarised below. Submissions were made both informally during the course of the event and for a specified period afterwards. In addition to written comments, participants were also invited to note comments on maps provided.

#### **Key Notes**

- The recent levels of residential development within Charlestown- Bellaghy was identified as a positive trend, with a number of comments relating to anticipated positive impacts of an increased population on the town.
- The key areas identified as unattractive or negative within Charlestown-Bellaghy included the following: Parkview Estate, the River Area, the entrances to the town, the condition of the back-lanes, the neglected Fairgreen, undeveloped lands on the outskirts of town and the numerous derelict buildings within the town.
- A number of issues were raised relating to Charlestown-Bellaghy, including an ageing population, traffic congestion, local businesses moving to nearby towns, lack of commercial investment in the town-centre itself and the necessity to travel outside Charlestown-Bellaghy to meet many basic retail needs.
- The areas of special importance within Charlestown-Bellaghy were identified as primarily including its leisure facilities; football pitches, the Handball Alley and the Fairgreen. Other areas identified as unique and important to the town included: the Church, the Library and Arts Centre, the Town Hall, the railway line and station, the Westpoint Business Centre and the Health Centre.
- The submissions and observations received during consultations in Charlestown-Bellaghy would suggest that there are concerns regarding the level of facilities available to residents of the town, and in particular community services and local employment. It is also clear from the submissions that traffic, parking and pedestrian linkages are a significant issue for residents and businesses alike. These range from the strategic impact of the proposed relief road in terms of land use development to specific observations relating to footpaths, pedestrian crossings, parking facilities and congestion.
- Existing amenity facilities in Charlestown-Bellaghy and the potential to further improve the town's amenity provisions was a highly consistent theme. Many of the submissions and observations make reference to the need to protect and maintain the town's existing amenities; including open spaces, walkways and river area; and to provide for an improvement in the level and quality of those amenities. The potential to enhance the role of the River as a natural amenity in the town was repeatedly suggested, with significant opportunities for other leisure activities.

### **1.12 Key Issues/ Considerations**

Emerging issues as a result of conducting survey work, analysis and public consultation are the following:

- Maximising the potential benefits of the Strategic Location;
- Address leakage of small industry and employment to neighbouring towns;
- Issue of dereliction and re-use of existing buildings;
- Ageing Population;

- Need for additional usable amenity space, and need to reserve existing amenity facilities and areas;
- Lack of and need for additional town centre parking;
- Broadband provision;
- Decline of traditional retail sector;
- Underutilisation of existing serviced land (green field, Brownfield, backland sites etc); and
- Need for long term water supply for the town.

The emerging Local Area Plan ensures that the issues raised during both consultations are incorporated as appropriate to the plan making process.

## Section 2            Strategy, Aims and Objectives

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### 2.1            *Strategic Aims of Charlestown-Bellaghy Local Area Plan*

The following outlines the strategic aims for Charlestown-Bellaghy:

- 1 To promote and facilitate the growth and sustainable development of Charlestown as a *Key Town* as recognised by the Regional Planning Guidelines for the Western Region;
- 2 To promote and support the growth and sustainable development of Charlestown-Bellaghy as a town located on the Western Rail Corridor;
- 3 To strengthen the base for new employment related development and additional areas for other uses including residential, retail and community uses appropriate for both Charlestown as a *Key Town* and Bellaghy having regard to both settlements natural and built heritage; and
- 4 To accommodate all new development and growth in Charlestown-Bellaghy in an environmentally sustainable manner.

Both Mayo County Council and Sligo County Council will implement this Plan, and secure the stated objectives, through its planning policies and decision-making in terms of individual applications.

**Section 2.2** sets out the development strategy of this Local Area Plan.

**Section 2.3** sets forward the sectoral aims, policies and objectives.

**Section 2.4** sets out the Land Use Zonings and related policies that will be implemented with this plan.

These statements should be read in parallel with the zoning maps contained herein.

In order to provide Applicants with a detailed framework in which to prepare applications **Section 3** of this Plan establishes the Development Management Standards that will be applied. *This section should be read and applied having regard to supplementary standards outlined in the relevant County Development 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 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>3</sup>.

<b>TABLE 2.1 : CHARLESTOWN LOCAL AREA: POPULATION TARGETS; ASSOCIATED HOUSING REQUIREMENTS; EXCESS</b> (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 1 / 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/N D <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.

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;

<sup>3</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>3</sup>



- 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.”

### **2.3 Sectoral Aims, Policies and Objectives**

This section outlines the policies and objectives of both Mayo County Council and Sligo County Council in relation to the development of Charlestown-Bellaghy. These policies and objectives are considered to be complimentary to those outlined in the *Mayo County Development Plan 2008* and the *Sligo County Development Plan 2005-2011*.

**NOTE TO PLANNING PERMISSION APPLICANTS: THIS SECTION SHOULD BE READ IN CONJUNCTION WITH THE ACCOMPANYING MAPS AND REGARD SHOULD BE HAD TO THE SUPPLEMENTARY POLICIES IN THE RELEVANT COUNTY DEVELOPMENT PLAN**

#### **2.3.1 Population**

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.

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

#### **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 persons by 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 new guidelines as published by the

### **2.3.2 Employment, Enterprise and Economic Development**

Charlestown-Bellaghy is located on the border of counties Mayo and Sligo and is a local service centre for a large rural hinterland. There are a number of significant employers in the town, including: T.J. Grady Ltd., Dual Engineering Ltd. and Precision Parts & Products Ltd. Both County Council's will encourage other small to medium scale employers – of a related type, to locate in the town to encourage and avail of the advantages of 'clustering' of similar type industries.

The strategic location of Charlestown-Bellaghy, approximately 9 kilometres from Ireland West Airport Knock (IWAK), is recognised as a key asset of the town.

The proposed designation of a Strategic Development Zone (SDZ) at Ireland West Airport Knock (IWAK) is of strategic importance to Charlestown-Bellaghy and will be supported in accordance with Objective O/TI-A 1 of the Mayo County Development Plan 2008-2014 which is repeated here for clarity.

**O/ TI-A 1** It is an objective of the Council to request the Minister of the Environment, Heritage and Local Government to designate the area around Ireland West Airport Knock as a Strategic Development Zone.

The proposed SDZ is envisaged to be an economic driver for the region, which will require that appropriately zoned lands are available to encourage such spin-off development in Charlestown-Bellaghy.

Charlestown has also been selected as the location for the decentralisation of the headquarters of the Department of Community, Rural and Gaeltacht Affairs, which will include approximately 140 staff members. This will be accommodated and associated uses encouraged. In particular, emphasis will be placed upon the redevelopment of infill, back-land and vacant sites within Charlestown-Bellaghy, with a view to consolidating the retail core of the town, to ensure Charlestown-Bellaghy is a place which is attractive to live, work and visit.

The zoning of appropriate sites in the town to accommodate engineering, manufacturing and office developments facilitates future employment growth. The Council will have regard to any likely conflicts between land uses that may arise from specific manufacturing processes – such as at SEVESO sites (note - there are currently no Seveso sites in Charlestown-Bellaghy).

In parallel with a strategy of attracting inward investment, both County Council's will encourage small indigenous businesses to locate in mixed use developments and in the identified 'Opportunity Sites', subject to the proposed use being compatible with existing adjoining uses.

#### **Strategic Goals & Objectives**

- To develop the local economy and encourage additional engineering industries within a multi-faceted planning framework.
- To encourage and promote indigenous developments to facilitate and sustain the establishment of the Department of Community, Rural and Gaeltacht Affairs and associated spin-off industries in Charlestown-Bellaghy.
- To work with all strategic partners and local stakeholders in the delivery of this goal and the enhancement of the local economy.
- Mayo County Council will work with all strategic partners and local stakeholders to encourage employment uses for Charlestown as a key town, as envisaged by the Regional Planning Guidelines; including but not limited to Tourism Initiatives; Enterprise Parks; Incubation centres and Local Enterprise Centres.

- Sligo County Council will work with all strategic partners and local stakeholders to encourage employment uses for Bellaghy, to promote its development potential to support investment in existing rail infrastructure/services.

### ***Policy Statements***

In terms of Employment, Enterprise & Economic Development, it is the policy of Mayo County Council and Sligo County Council:

- E 1:** To implement the land use zoning objectives and related strategies of the Council to increase the attractiveness of Charlestown-Bellaghy as a location for engineering and office-based activities.
- E 2:** To promote and market Charlestown-Bellaghy as an Enterprise Centre.
- E 3:** To accommodate small scale enterprise units and employment facilities within the town centre within mixed use developments.
- E 4:** To work with all State Agencies and Authorities in positively encouraging the development of Charlestown-Bellaghy as an employment centre for the wider rural area.
- E 5:** To provide sufficient services (physical and social) to accommodate industrial and employment related uses in the area in line with the Land Use Zoning Strategy and the principles of proper planning and sustainable development.
- E 6:** To apply the provisions of the County Mayo and County Sligo Financial Contribution Schemes to ensure all necessary infrastructure is provided in line with development where appropriate. Special Development Levies may apply. Furthermore both Mayo and Sligo County Council may enter into an arrangement with a developer, whereby services are developer led and provided to the satisfaction of the Planning Authority in question.
- E 7:** To work with local agencies to encourage the development and growth of indigenous industries and enterprises in the area, particularly those that utilise local resources and skills.
- E 8:** To monitor and provide for the needs of ancillary and spin off industries servicing and enabling economic activities in the area.
- E 9:** To carefully monitor the impacts on land use patterns that may arise from specific developments – such as industrial and manufacturing sites which may have SEVESO requirements, and to ensure that the overall integrity of the land use strategy is not detrimentally affected.
- E 10:** To support the proposed designation of a Strategic Development Zone at Ireland West Airport Knock and encourage spin-off employment opportunities in Charlestown-Bellaghy.

### ***Specific Actions / Objectives***

- O-E 1:** To promote clustering of additional engineering developments on suitably zoned land.
- O-E 2:** To zone lands in the centre of both Charlestown and Bellaghy to accommodate a range of uses, promoting an integrated approach to developing a vibrant commercial centre.
- O-E 3:** To undertake all Council works and actions with a view to improving the provision of infrastructure to ensure sufficient services to accommodate new industry.
- O-E 4:** To reserve lands adjacent to the south-east of the town; zoned for employment related uses and activities.
- O-E 5:** To zone lands to accommodate spin-off employment related development resulting from the proposed Strategic Development Zone at Ireland West Airport Knock

### 2.3.3 Infrastructure

#### Wastewater Treatment, Water Supply & Surface Water Management

The wastewater treatment capacity requirements of new development under the Charlestown-Bellaghy Local Area Plan must not exceed available wastewater treatment capacity.

The wastewater treatment plant for the Charlestown/Bellaghy area is located in Bellaghy. The treatment plant has a design capacity of 1,200 population equivalent (PE).

The existing waste water treatment plant is proposed to be upgraded as follows:

- Upgrade the WWTP to a design population of 4,000PE
- Upgrade/rehabilitate the sewer network to accommodate the future design flows

The feasibility of connecting of unsewered areas including individual properties/premises, serviced by septic tanks to existing and planned sewer networks shall be examined.

Conformity with the relevant recommendations set out in *The Provision and Quality of Drinking Water in Ireland – A Report for the years 2006 – 2007* (Office of the Environmental Enforcement – EPA, 2007) shall be achieved.

Existing and new populations under the Development Plan shall be served with clean and wholesome drinking water.

Bellaghy is served by the Lough Talt Regional Water Supply Scheme (RWSS). The Raw Water source for the Lough Talt RWSS, Lough Talt, is located approximately 13km North West of Tubbercurry, adjacent to the R294 (Tubbercurry to Ballina Rd.). The Existing plant has the capacity to treat 8,200m<sup>3</sup>/day.

Sligo County Council have committed to upgrading the existing scheme, to enable the Lough Talt Regional Water Supply Scheme to cater for future demands to the year 2032. The proposed upgrades are as follows:

- New water treatment and Storage
- Intake works
- Distribution network improvements
- South Sligo Interconnection.

Charlestown's drinking water is sourced from a well at Tomboholra outside Charlestown, which with adequate conservation measures, has adequate capacity for the short to medium term. Charlestown in the long term will be part of the Lough Conn East Mayo Regional Water Supply scheme, as outlined in Appendix II of the County Development Plan, **Table 2.1**; which clearly outlines the Councils' plans for the Ballina region (which *Charlestown Sewerage Scheme, Treatment Plant* is part of). It is herein proposed that Lough Conn East Mayo Regional Water Supply Scheme is to service East Mayo, including Swinford, Foxford, Kilkelly and Charlestown.

#### Strategic Goal & Objectives

- To ensure the provision of adequate waste water and water infrastructure to ensure that services are delivered in-line with the further development and growth of Charlestown-Bellaghy.

#### Policy Statements

In terms of Infrastructure it is the policy of both Mayo County Council and Sligo County Council:

- I 1:** To ensure that the provision of water and wastewater treatment facilities is undertaken in accordance with EU polices and Directives, relevant national legislation and national/regional policies.
- I 2:** To implement relevant EU and Irish Legislation pertaining to the environment and to implement the relevant provisions of Water Pollution Legislation.

- I 3:** To comply with the provisions of the EU Water Framework Directive in order to fulfil obligations relating to the status of waters within the Western River Basin District. The Councils shall address the significant water management issues identified in the Water Matters Consultation publications for the Western River Basin District. When adopted, the relevant policies and objectives of the Western River Basin Management Plan and associated Programme of Measures shall be integrated into the Plan through amendment or otherwise.
- I 4:** To provide suitable short to medium, and long term secure supplies of treated water.
- I 5:** To prioritise waste water treatment capacity for employment based activities.
- I 6:** To strongly discourage the provision of individual septic tanks and treatment plants in the area to minimise the risk of groundwater pollution. Where such facilities are permitted, full compliance with the prevailing regulations and standards will be required.
- I 7:** To maintain an adequate surface water drainage system in the area.
- I 8:** To work with other Statutory Agencies in raising public awareness of the value of the water resource by encouraging conservation of resources and protection of water quality, etc.
- I 9:** To ensure that all works designed, constructed and completed are to the satisfaction of the governing Planning Authority.
- I 10:** It is the policy of Mayo and Sligo County Council to monitor the situation regarding adequacy of water supply in Charlestown-Bellaghy. Where the County Council considers existing infrastructure is inadequate to service the need of proposed developments, such developments may be considered premature.

#### ***Specific Actions / Objectives***

- O-I 1:** To develop solutions for the short, medium and long term water supply for Charlestown-Bellaghy.

#### **Communications and Gas network**

Mayo County Council supports the development of a high quality Communications and Gas network in the County and the provision of services at Key Towns such as Charlestown. Sligo County Council promotes the development of telecommunications in rural areas and also acknowledges that to achieve growth, the provision of infrastructure is required.

#### ***Strategic Goal & Objectives***

- To encourage the roll out of high quality communications network in Charlestown-Bellaghy to meet the needs of the business sector.

#### ***Policy Statements***

- CG 1:** To facilitate information and communication technologies including the enhancement of the broadband network in the area.
- CG 2:** To assess the proposed provision of telecommunications infrastructure having regard to prevailing National policies as well as the interests of social and economic progress, public health, environmental quality and the protection of residential amenities and the local heritage.
- CG 3:** Mayo County Council and Sligo County Council will support the provision of communication technologies to encourage 'working from home'.
- CG 4:** Mayo County Council and Sligo County Council will seek the extension of the Gas Network to Charlestown-Bellaghy.

#### ***Specific Actions / Objectives***



- O-CG1** The Councils will have regard to the Government guidelines on telecommunications infrastructure, including Telecommunications Antennae and support structures – Guidelines for Planning Authorities (DoEHLG, 1996) and any subsequent revisions.
- O-CG2** The visual impact of masts and related infrastructure on the architectural and heritage quality of the area will be assessed at planning application stage.
- O-CG3** To enhance the quality of the town centre by ensuring where possible overhead electricity lines are placed underground.

### **2.3.4 Transport**

Mayo County Council and Sligo County Council will facilitate the development of a Relief Road, the N17 by-pass, to the east of the town centre. In addition, both Mayo and Sligo County Council will safeguard against any development that could potentially compromise the Western Rail Corridor.

Mayo County Council and Sligo County Council will work with the relevant agencies to improve the public transport services to and from Charlestown-Bellaghy. In addition, each Council will secure appropriate sites for town centre parking.

### **Strategic Goal & Objectives**

- Both Mayo and Sligo County Council will support the various agencies in the development of the proposed N17 Charlestown-Bellaghy bypass to the east of the town.
- To carry out road improvements within the existing town centre area.
- To support and promote the reinstatement of the Western Rail Corridor.
- To support and promote a new ring road to the east of the towns.
- To support Mayo County Council's objective to provide a rail link to the Ireland West Airport Knock from one of the towns served by the Western Rail Corridor.
- To secure site(s) for the provision of Town Centre parking and ensure parking is provided in all new Town Centre developments.

### **Policy Statements**

In terms of Transport it is the policy of both Mayo and Sligo County Council's:

- T 1:** To ensure that the needs of those with special mobility requirements are addressed through both Council's own work programmes as well as individual developments through the creation of safe and usable environments, the provision of conveniently located disabled parking bays, dishing of kerbs, use of tactile paving, audio facilities on traffic lights, etc.
- T 2:** To ensure access points onto the N17 servicing zoned lands comply with the relevant road safety standards.
- T 3:** To implement the movement and permeability strategy shown in *Maps No. 1 and 2* and to ensure that all development proposals have regard to, and implement these objectives.
- T 4:** To work with the Regional Planning Authority and the relevant Statutory Agencies to advance the opening of the Western Rail Corridor. In addition, the Council will aim to work with sectoral partners such as Iarnrod Eireann and the Regional Authority to prepare and implement a detailed urban study to maximise the consolidation of the urban form around the re-opened railway station.
- T5:** To require the submission of a Traffic Impact Assessment/ Road Safety Audit as part of a significant planning application.

### ***Specific Actions / Objectives***

- O-T 1:** To prevent inappropriate development in the vicinity of the proposed N17 Relief Road.
- O-T 2:** To enhance and improve entrance points into Charlestown-Bellaghy through roads improvements, landscaping, maintenance of boundaries, hedgerows, grass verges, signs etc, as resources permit.

### ***2.3.5 Retail Sector***

It is an objective of both County Council's to implement the provisions of the Retail Planning Guidelines and their respective County Retail Strategies. Charlestown is categorised in the third tier of the County Mayo Retail Strategy hierarchy, within the *Central Mayo Development Zone*, which encourages the retention and improvement of all retail and services of established town centres to consolidate their role and function within the retail hierarchy. The Sligo County Retail Strategy outlines the need to maintain and enhance the existing retail environment to serve and benefit local communities. In particular, the strategy encourages sustainable patterns of development by ensuring the convenient location of facilities.

The retail core of Charlestown-Bellaghy is characterised by small scale indigenous shops, which are for the most part locally operated. In addition, there are a number of petrol stations on the approach roads into the town that also provide local convenience shopping.

### ***Strategic Goals & Objectives***

- To revitalise the town centre and encourage the redevelopment of the backland areas as shown on the Land Use Zoning map (**Map no.1**) to provide additional mixed use development with a strong emphasis on retail at ground floor level and a mix of office and residential development at upper levels.
- To strengthen the retail/commercial core of Charlestown-Bellaghy by ensuring that there is a critical mass in terms of a population base that in turn could attract additional investment in the sector.

### ***Policy Statements***

In terms of Retailing it is the policy of Mayo and Sligo County Council:

- R 1:** To zone appropriate areas of land, at appropriate locations throughout the Town for the development of additional retail and commercial units in the Town.
- R 2:** To have full regard to the provisions of the Retail Planning Guidelines published by the Department of Environment, Heritage and Local Government particularly with regard to the acceptability of sites for retail development as indicated by the sequential test, and the protection of town centres as primary urban retail centres.
- R 3:** To implement the policies of the respective County Retail Strategies and County Development Plans.
- R 4:** To favour the enhancement of the retail function of the town centre over outlying areas by consolidating the urban footprint with the zoning of backland areas for mixed used and commercial development appropriate to a town centre location.
- R 5:** To encourage the redevelopment of the derelict buildings facing onto the main streets of Charlestown-Bellaghy.
- R 6:** To identify sites suitable to new retail development having regard to the specialised and contemporary needs of the retail sector servicing a growing town.
- R 7:** To ensure that all shop-fronts and advertisements do not visually detract from the quality of the local environment and conform with the policies set out in **Section 3**.

**R 8:** To ensure that all new development – both public and private, enhances the function and appearance of the existing town centre as the prime retail zone in Charlestown-Bellaghy by:

- Implementing high quality design standards with respect to:
  - Shop-front and façade design;
  - Façade elements such as window and door treatments as well as the specification of finishes and materials; and
  - Signage and advertising structure.
- Building design and layout – paying particular attention to the impact of buildings on the quality and safety of adjoining streets and public areas;
- Maintaining the town centre in an appropriate manner;
- Improving the town centre in a sensitive and appropriate way – particularly with respect to the implementation of road or street improvement schemes and programmes, the selection of street furniture and finishes, etc; and
- Having regard to the key principles outlined in the Retail Planning Guidelines.

**R 9:** To limit the provision of non-retail uses at ground floor level, within the primary retail area, to protect the vitality of the main shopping street. The primary retail area will include the streets that make up the areas of Town Centre zoning.

#### ***Specific Actions / Objectives***

**O-R 1:** To encourage development of the Opportunity Sites in the town core areas as described in *Appendix 1* and implement the urban design principles noted.

#### ***2.3.6 Community Facilities***

Mayo and Sligo County Council's aim to provide adequate, appropriately zoned areas to meet future demands for community facilities in the area while working with all relevant partners in the enhancement and management of existing facilities in the area. The Mayo County Development Plan 2008 includes objective **O/HC-SOS 2**; '*to put in place a one-stop recreational centre encompassing cinema, bowling alley and swimming pool and any other facilities that the Council deem appropriate, in all of the Key Towns*'. The Sligo County Development Plan 2005 contains the objective to '*assist, as far as possible, in the provision of community facilities, by reserving suitable located sites, by facilitating their development and, where appropriate, by the use of development control to ensure provision.*'

The Sligo Sport and Recreation Partnership have formulated a Strategic Plan for the years 2007-2012. Entitled *Making Sport and Recreation a Way of Life in Sligo*, the objectives of which the Sligo County Development Plan will have regard.

#### ***Strategic Goals & Objectives***

- To facilitate and support the provision or enhancement of a broad range of community facilities in the town.

#### ***Policies Statements***

**C 1:** To work with State and Local Agencies to implement Mayo and Sligo County Councils' objectives in relation to social inclusion.

**C 2:** To identify and reserve, through land-use zoning objectives, suitable sites for the provision of community facilities in the Town in the future. In relation to schools and educational facilities, Mayo and Sligo County Council's will co-operate with the Departments of Education and Health, the Church and School Authorities and the Health Services Executive in the reservation and development of sites for new facilities.

- C 3:** To facilitate the provision of crèches and childcare facilities at convenient locations throughout the Town, in-line with planning practice and the prevailing *National Policies on the Provision of Childcare Facilities*.
- C 4:** To work with Local and Statutory agencies, and the local community, in the maintenance of existing community buildings, burial grounds and other public facilities in Charlestown-Bellaghy and, to provide for upgrades of such facilities where resources and funding are available.
- C 5:** Both Mayo and Sligo County Council's will identify and strengthen partnership structures between providers of family, children and youth support services to facilitate the provision of community based services.

#### *Specific Actions / Objectives*

- O-C1:** To support local sports and community groups in developing facilities through land-use zoning including the development of the new Town Park.
- O-C2:** To ensure the provision of additional play areas, playing fields and other recreational amenities in-line – and integrated with, new housing developments including affordable and social housing schemes.
- O-C3:** To reserve land for an extension to the schools to meet the long-term needs of the Town with respect to educational services.
- O-C4:** To develop and maintain walking routes throughout the Town – particularly those linking key amenity areas, as shown on *Map No.3*.
- O-C5:** The Council will consider the key pedestrian links, illustrated in *Map No.3*, which will:
- Enhance quality and function of pedestrian paths, crossings etc.
  - Ensure that development enhances the quality of the streetscape.
  - Examine opportunities for future works such as street planting.

#### **2.3.7 Housing**

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.

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.

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

**Table 2.2 Housing Units.**

<b>Land Use Zone</b>	<b>Notes</b>	<b>Quantity of land zoned</b>
<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.	3.47 ha Bellaghy
<b>Existing Residential Land Phase 1</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.	29.28 ha Charlestown

<b>New Residential Phase 2</b>	<p>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.</p>	<b>Total: 6.43 ha</b>
<b>Site C1</b>	<p>Site suited to residential development at a maximum density of <b>25</b> 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.</p> <p><i>Anticipated yield:</i> 36 units</p> <p><i>Phasing:</i> Phase 1.</p>	1.43ha
<b>New Residential Phase 2</b>	<p>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.</p>	<b>Total: 6.43 Ha</b>
<b>Site C2</b>	<p>Development shall not be permitted on Phase 2 lands until 70% of lands in Phase 1 have been fully developed.</p> <p>Site suited to infill residential development of a small scale 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>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.</p> <p>Pedestrian linkages to sites C3 and the amenity River Walk area to the west will be important.</p>	
<b>Site C3</b>	<p><i>Phasing:</i> Phase 2 Criteria applies 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 <b>25</b> 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>	0.33 Ha
<b>Site C4</b>	<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><i>Anticipated yield:</i> 25 units</p> <p><i>Phasing:</i> Phase 2 Criteria applies 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 <b>25</b> 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>	1.0 ha

	Pedestrian linkages to the amenity River Walk area to the west will be important.	1.4 Ha
	<i>Anticipated yield:</i> 37 units	
	<i>Phasing:</i> Phase 2 Criteria applies subject to the development of on-site services, infrastructure and waste water treatment capacity.	
<b>Site C5</b>	Site suited to residential development at a maximum density of <b>30</b> units per hectare subject to good planning and design and the protection of amenities of adjoining sites.	
	Pedestrian linkages to the new Town Park and existing Community Facilities will be important.	
	<i>Anticipated yield:</i> 88 units	2.94 Ha
	<i>Phasing:</i> Phase 2 criteria applies subject to the development of on-site services, infrastructure, and waste water treatment capacity.	
<b>Site C6</b>	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.	
	<i>Anticipated yield:</i> 11 units	0.76 ha
	<i>Phasing:</i> Phase 2 criteria applies subject to the development of on-site services, infrastructure, and waste water treatment capacity.	
<b>Strategic Land Reserve</b>	Proposals for multi-unit housing developments on such lands will not be considered during the remaining lifetime of the Charlestown-Bellaghy LAP.	
		<b>Total: 5.73 ha</b>
<b>Site C7</b>		1.85ha
<b>Site C8</b>		2.28ha
<b>Site C9</b>		1.6 ha
<b>Town Centre / Commercial</b>	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. 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.	18.65 ha Charlestown 6.77 ha Bellaghy  25.42 ha Total

**Table 2.2 Housing Units.**

Note these are approximate figures only and are wholly contingent on the satisfaction of other criteria and standards set out in **Section 3**.



### ***Strategic Goals & Objectives***

- 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 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 or subject to the establishment of proven evidence based demand for a specific house type not available in Phase 1 or an overriding justification for development on Phase 2 lands based on changed circumstances that may require the release of additional lands.
- 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).

### ***Policy Statements***

**H 1:** 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 Strategic contained in the Mayo and Sligo County Development Plan.

**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.

**H 5:** To promote ‘living above the shop’ in the Town Centre to ensure the retention of a vibrant population and 24-hour activity in that area.

- H 6:** To ensure that all residential developments contain an appropriate mixture of housing units and styles.
- H 7:** To ensure that all developments cater for pedestrian and cycle links as well as vehicular through-ways.
- H 8:** To encourage housing estate layouts to have regard to site topography and landscape characteristics as well as requirements associated with circulation and movement. Moreover, where possible such existing features should be retained and integrated with the design and landscaping of the development.
- H 9:** To ensure that in providing open areas and recreational spaces the quality and usability of open areas – as well as the quantity of space provided, is assessed.
- H 10:** To ensure that the place-names of new residential developments reflect local place-names, language, heritage and features of the landscape.
- H 11:** To ensure compliance with Mayo County Council and Sligo County Council’s stated development management standards and criteria including the specific place-making criteria set out in *Section 3* of this plan.
- H 12:** To require the provision of Childcare Facilities in all new residential developments as appropriate. The indicative standard is one childcare facility, accommodating 20 children, for each 75 dwellings. This standard may be modified in any particular case where there are significant reasons for doing so. Criteria that may be taken into account in such an assessment include the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.
- H 13:** To require the preparation of a Masterplan for the development of lands identified as C2, C3, and C4.

It is a policy of Mayo County Council to require the preparation of a detailed site Masterplan for the development of the lands identified at C2, C3, and C4. A Masterplan shall be prepared for the entire site. That Masterplan should be prepared by landowners – working together, and in consultation with Mayo County Council and any other service providers. The Masterplan must comply with all of the policies and objectives of this LAP. This Masterplan shall be fully agreed with Mayo County Council prior to the granting of any planning permission on these lands.

The Masterplan will:

- Include a localised *landscape / topographical* and *ecological* assessment to identify views, aspects and vistas into and out of the site (existing and proposed) and also habitats of significance, within the site, and connecting to the wider environment. These assessments should inform later policies in relation to works and characteristics of development that can add to the character of these features – such as location of taller buildings, planting, open spaces, building lines, road alignment, etc.
- Examine site microclimate and issues associated with aspect, sunlight and overshadowing given that the appropriate siting and design of buildings and spaces can considerably enhance their usability and overall sustainability. A study of indicative layouts, open spaces and building lines that can take full advantage of aspect of the lands and the availability of sunlight for both buildings and spaces should be undertaken. Furthermore a review of best practice with regard to development standards that improve the overall sustainability of development should be undertaken.
- Identify *specific phases for development*;

- Provide an ***architectural and urban design palette*** for new development having regard to the policies and objectives of this Local Area Plan and the County Development Plan,
  - A ***density strategy*** for development within the site having regard to National and County policy and densities outlined in Table 2.2 herein.
  - Identification of ***'Character Areas'*** i.e. discrete 'zones' within the site and the reflection of these local areas in the style and form of new development.
  - An assessment of the vernacular ***architecture and character*** of Charlestown and an analysis of how this can influence new, contemporary development thereby allowing new development to compliment the established character of the area and physically integrating it with the existing town;
  - Proposals in relation to land-marking within the site including – if appropriate, the contribution of new buildings to the skyline as seen from the surrounding road network; and important views and vistas;
  - Proposals in relation to ***edge treatment*** including characterisation of edges (built, soft, etc.) and details given for their treatment – whether by means of building frontage, planting or strategic reservation of open areas.
  - A strategy for ***building character and height*** including consideration of the aforementioned views, prospects and visual axes with the wider locality, proposed materials, etc.
- Detailing of access / egress to the site by car / other vehicles; parking strategies for public and private use; and a 'permeability strategy' for the site including details of the proposed vehicular, pedestrian and cycling routes into and throughout the site having regard to the guidance set out in the 'Manual for Streets' and other prevailing policy and guidance documents;
- An assessment of the ***existing and required engineering services and infrastructure*** will be carried out in consultation with the relevant departments of the County Council.
- Include a ***Landscape strategy*** - prepared by a suitably qualified person.
- Access to the land, the subject of the Masterplan, is via roads within the appropriate speed limits.

#### ***Specific Actions / Objectives***

- O-H1** To implement the development standards set out in ***Section 3*** of this Plan.
- O-H2** Phase sufficient land to meet the requirements of the Core Strategies contained in the Mayo 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

#### ***2.3.8 Natural and Built Heritage***

The heritage and environment of the local area are important resources that must be protected and enhanced to add to the local sense of place and belonging and also to increase the attractiveness of the area as a place to live and work. Vernacular architecture makes a strong contribution to the character of streetscapes and it is an objective of Mayo County Council and Sligo County Council to protect

vernacular architecture in Charlestown-Bellaghy for the benefit of future generations. The protection of these resources is a key consideration in this Plan and all policies and objectives are formulated, and will be implemented, with a view to improving the overall quality of that environment.

Architectural Conservation Areas are places, areas, groups of structures or a townscape, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or contribute to the appreciation of protected structures. Architectural Conservation Areas (ACA) are provided for in accordance with section 81 of the Planning and Development Act. It is Mayo County Councils intention to designate an area within the Town Centre as an ACA.

Development in areas at risk of flooding, particularly floodplains, shall be avoided by not permitting development in flood risk areas unless where it is fully justified that there are wider sustainability grounds for appropriate development and unless the flood risk can be managed to an acceptable level without increasing flood risk elsewhere and where possible, reducing flood risk overall. Flood Risk assessments shall accompany planning applications as relevant and these assessments shall be incorporated into the process of making decisions on planning applications and appeals.

The Councils shall fulfil their responsibilities under the Flood Risk Directive 2007/60/EC assist and co-operate with the Office of Public Works in developing Catchment-based Flood Risk Management plans. Any relevant recommendations and outputs arising from Flood Risk Management Plans will be required to be incorporated into LAPs.

### ***Strategic Goals & Objectives***

- To ensure that this Plan and other strategies are successfully implemented to protect and enhance the quality of the local environment, and deliver on Mayo County Council and Sligo County Council's strategies and programmes relating to the Environment.
- To protect areas likely to flood, through the identification of a flood risk buffer and linear park, where appropriate, alongside the River Mullaghanoe. (River Moy SAC 2298).
- A sequential approach to flood risk management based on avoidance, reduction and then mitigation of flood risk as the overall framework for assessing the location of new development in the development planning process, shall be adopted.
- To protect and enhance the context of local features of the environment and heritage, including the towns industrial heritage, and to work with other agencies to ensure these are understood and accessible for all.
- To preserve and enhance the amenity and natural beauty, by preserving in so far as possible; surface water features, individual trees, woodlands and hedgerows.
- Protect natural heritage sites designated in National and European legislation, specifically the River Moy Special Area of Conservation (SAC 2298) through designating an appropriate riverside buffer that protects the integrity of the River Mullaghanoe and assists in the management of flood risk.
- Similarly, local monuments and features of interest – such as burial grounds, add to the fabric of the area and are an important part of local heritage. There are currently 2No. structures in the Town that are recorded as Protected Structures in County Mayo and County Sligo's Record of Protected Structures and both County Councils are committed to updating their respective Records, and will, if considered appropriate, make additions to these Records during the life of the Plan. These structures are identified in ***Appendix 3*** of this document for clarity.
- It is the objective of Mayo County Council to examine the possible designation of areas of special interest and importance as Architectural Conservation Areas (ACA) as provided for in Section 81 of the Planning and Development Act 2000.

- It is an objective of Mayo County Council and Sligo County Council to encourage redevelopment and refurbishment of derelict and under-utilised buildings and sites throughout the town centre.
- Protect the River Moy Special Area of Conservation (SAC) in accordance with National and European legislation, ensuring that any development in or near the River Mullaghanoe will avoid any significant adverse impact on the features for which this site has been designated.
- To ensure that an appropriate assessment, under Article 6(3) of the EU Habitats Directive (92/43/EEC), be prepared in respect of any proposed development likely to have an impact on a designated natural heritage site, including the River Moy SAC or any additional sites proposed to be designated.
- The Councils support and are committed to the National Climate Change Strategy, and to facilitate measures that seek to reduce emissions of greenhouse gases. The Councils will support any initiatives taken to provide for more sustainable forms of energy use.

### ***Policy Statements***

- NB 1:** To continue to protect structures as included on the Record of Protected Structures contained in this LAP (see Appendix 3) and the Mayo and Sligo County Development Plans.
- NB 2:** To consult with the Department of Environment, Heritage and Local Government on Applications for development which would impact on a Protected Structure or its context.
- NB 3:** To consult with the prescribed bodies and relevant Government agencies when assessing developments which are likely to impact on designated natural heritage sites, including the River Mullaghanoe (River Moy SAC) and any additional sites proposed to be designated.
- NB 4:** To implement and protect a riverside buffer to ensure protection of the Mullaghanoe SAC and assist in the management of flood risk.
- NB 5:** To ensure that all works on Protected Structures are carried out in line with the prevailing best practise guidelines.
- NB 6:** To encourage and promote works which enhance the architectural heritage character of protected structures, and any other structures that might be added to the Record of Protected Structures (RPS) during the life of this Plan.
- NB 7:** To strongly discourage development which would result in the demolition of a Protected Structure except in exceptional circumstances.
- NB 8:** To encourage redevelopment of derelict sites.
- NB 9:** Where development is proposed in an area where existing landscape features (including trees, planting, stone walls, other boundaries, etc) are found, to require a Landscaping Scheme to be submitted at the time of application incorporating, where possible, those existing features in a sensitive and appropriate manner, having regard to all other development criteria.
- NB 10:** To work with local heritage groups and Statutory Agencies in improving the access to and understanding of, the natural heritage of the area.
- NB 11:** To protect, conserve and enhance the geological and geo-morphological systems in the area.
- NB 12:** To protect all water courses and surface waters, their water quality, ecology, and function as ecological corridors, in this regard developers are required to show that the proposed development will not adversely impact on the integrity of the Natura 2000 site (River Moy SAC).
- NB 13:** To identify any new views and prospects of significance that may arise as new vantage points such as new roads are constructed.

**NB 14:** To design and manage amenity and recreation areas for the benefit of natural heritage and biodiversity.

**NB 15:** To ensure that development proposals incorporate Sustainable Urban Drainage Systems (SUDS) as relevant.

**NB 16:** To minimise emissions to the air of greenhouse gases in order to contribute to a reduction and avoidance of human induced climate change in accordance with the Kyoto agreement.

***Specific Actions / Objectives***

**O-NB1:** To protect all structures included in the Record of Protected Structures in line with the prevailing legislation.

**O-NB2:** It is an objective of Mayo County Council and Sligo County Council to investigate other buildings and structures for inclusion on the Record of Protected Structures.

**O-NB3:** To work with local and statutory agencies to improve understanding of the architectural and natural heritage.

**O-NB4:** It is an objective of Mayo County Council and Sligo County Council to invoke the provisions of the Derelict Sites Act 1990 to address problems of dereliction.

**O-NB5:** Within the lifetime of the Charlestown-Bellaghy LAP both Councils shall aim to complete a study on the Mullaghanoe River and its tributaries including: an examination of the current state of the river including an identification of any pollution sources, and; measures to mitigate against any pollution in the river.

**O-NB6:** To examine the opportunity of designating, within the lifetime of this Plan, part of the town centre within Charlestown as an Architectural Conservation Area.

***2.3.9 Amenities and Open Areas***

Open areas are to be incorporated into all new developments within the Town. A site has been identified which is to be developed as a new Town Park for the town. The new park will provide areas of open space; a high quality children's play area and associated parking. Sports Grounds in both Charlestown and Bellaghy currently serve as the primary open space for the local population.

***Strategic Goals & Objectives***

- To identify and reserve, through land-use zoning objectives, suitable sites for the provision of additional publicly accessible amenity and recreational areas in the Town for the future.

***Policy Statements***

**A 1:** To ensure that all residential development applications incorporate sufficient open areas for the enjoyment of residents. Furthermore, the quality of these spaces should be high with passive observation and appropriate overlooking achieved by careful orientation of adjoining buildings.

**A 2:** To provide a new Town Centre River walkway as part of the development of an integrated recreational project, as outlined in Opportunity Site 01 (note this will not infringe on the SAC) - *Appendix 1*.

**A 3:** To discourage the loss of existing public or private recreational open space except in exceptional circumstances.

***Specific Actions / Objectives***

**O-A1:** To develop a riverside walk along that section of the river within the area highlighted as OPS01 in Map no.2 – Strategic Objectives. This walk will not encroach into the



area relating to the River Moy Special Area of Conservation (SAC). This will provide a local amenity as well as mitigating any flooding impacts that may arise from development in the vicinity. All developments in this area must have regard to and provide for this objective with any applications for development requiring sufficient landscape details so as to enable the Planning Authority to assess the quality of the walkway in terms of overlooking, passive surveillance, and general safety. It is proposed that a right of way will be provided along this area to ensure it is open to the public.

- O-A2:** To support local sports and community groups in developing facilities, including the delivery of a new Town Park on a site identified adjacent to the Church. This park will provide high quality accessible, permeable open space for all residents and visitors of Charlestown-Bellaghy.

### ***2.3.10 Re-Use and Regeneration of Derelict Sites and Buildings***

Working with landowners, Mayo County Council and Sligo County Council have a core responsibility with regard to the re-use and regeneration of derelict sites and buildings, particularly given the legal mechanisms available to it under the Derelict Sites Act.

#### ***Strategic Goals & Objectives***

- To promote the appropriate re-use, re-development and re-generation of derelict sites and buildings in the local area.

#### ***Policy Statements***

- DS1:** To survey obsolete and renewal areas and to encourage and facilitate the re-use and regeneration of derelict land and buildings in Charlestown-Bellaghy. Mayo County Council and Sligo County Council will use their powers, where appropriate, and consider such sites for inclusion in the Register of Derelict Sites.
- DS2:** To encourage acceptable forms of urban renewal through the provision of expert planning advice and the formulation of design and development briefs, where appropriate.
- DS3:** To identify and secure redevelopment of obsolete areas, including areas of backland, derelict sites and incidental open spaces; which are identified as ‘Opportunity Sites’ for development.

## ***2.4 Land Use Zonings***

The key method of implementing this plan is through the identification of Land Use Zonings and Objectives for specific sites in Charlestown-Bellaghy. These are shown on **Map No.1** attached, with terms and indicative land uses set out below.

The purpose of land use zoning is to indicate to property owners, and to the general public, the types of development which Mayo County Council and Sligo County Council consider most appropriate in each zone. In the promotion of redevelopment and renewal, this allows the developer to plan investment with some certainty. In the control of development, zoning seeks to delimit competing and incompatible uses in order to promote greater environmental quality.

In considering the extent and types of land use zoning objectives, the following factors have been taken into consideration:

- a) the present development area and recent trends in development;
- b) the amount of committed and uncommitted land within the existing development area;
- c) the accessibility, availability and location of land for development;
- d) the location and adequacy of existing social infrastructure (schools, community facilities, etc.);
- e) the character of the Town with regard to the scale and pattern of development;
- f) the need to promote planning and sustainable development in accordance with national, regional and local policies and framework plans in this regard;
- g) physical features and amenities of the Town; and

- h) the present and future situation regarding the provision of essential physical infrastructure – especially water, wastewater and roads.

The following land use zoning objectives and generally permitted uses have been established for Charlestown-Bellaghy:

**Table 2.3 Land Use Zoning Objectives and Generally Permitted Uses**

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>	Existing Residential/Infill Phase 1. As above for Existing Residential/Infill.	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	As above for Existing Residential/ Infill

	<p>availability of supporting services.</p> <p>Specific notes on each site are outlined in Table 2.2.</p> <p>Residential development shall not be permitted in Phase 2 until 70% of lands in Phase 1 have been fully developed.</p>	
<b>SLR</b>	<p><b>Strategic Land Reserve</b></p> <p>To ensure the future availability of residential lands at appropriate locations</p>	Residential and associated uses per the Zoning Matrix contained in the Sligo CDP 2011-2017, subject to policy H1-C in this LAP.
<b>E</b>	<p><b>Community &amp; Educational –</b></p> <p>To provide for the expansion of existing community and educational facilities to meet local needs.</p>	Schools, places of public worship, community health centres and other community health related facilities, community centres and halls, swimming pools, libraries, community sports facilities, cemeteries, bring banks, public car parks, childcare facilities.
<b>F</b>	<p><b>Open Space &amp; Amenity –</b></p> <p>To protect and enhance open lands and areas with a high amenity value, retaining them free from development in order to provide active and passive amenity areas for the growing community.</p>	Open space, amenity facilities, recreational buildings and facilities, sports clubs and facilities, existing uses and public utilities.
<b>G</b>	<p><b>Biodiversity and Conservation –</b></p> <p>To protect and enhance designated areas.</p>	Proposed uses to be considered on a case by case basis in line with their potential for adverse impacts on the conservation objectives of the Special Area of Conservation (SAC).
<b>H</b>	<p><b>Industry &amp; Employment –</b></p> <p>To provide for the growth and expansion of industry, employment and related opportunities.</p>	Modern, high quality design, business and technology park type premises, both offices and industrial premises, research and design enterprises, non-retail and retail warehouses, wholesale premises, builder providers, car show rooms, repair garages, civic amenity centre, agricultural outlets, distribution depots, car parks, industrial premises, enterprise units, incubation centres, workshops.
<b>T</b>	<p><b>Light Industrial/Commercial -</b></p> <p>To provide for the growth and expansion of light industry, warehousing and employment related opportunities.</p>	Modern, high quality design, business and technology park type premises, both offices and light industrial premises, research and design enterprises, non-retail and retail warehouses, enterprise units and incubation centres.
<b>TZ</b>	<p><b>Transitional Zoning –</b></p> <p>To maintain an orderly urban-rural edge.</p>	All proposals within these areas shall be assessed on their individual merits having regard to the proper planning and sustainable development of the area, the related land use objective and the overall objectives of the Local Area Plan. Permissible uses will be very much governed by the nature of the development proposed and its location in relation to surrounding uses. Uses in this zoning will be required to be highly sensitive to the nature of existing uses on adjoining sites and the overall character of the area.

**Table 2.3 Land Use Zoning Objectives and Generally Permitted Uses**

Special planning and land use objectives are identified on **Map No. 2** and are defined in **Appendix 1**. These sites are considered ‘Opportunity Sites’ and have a clear range of objectives for the sites.

#### **2.4.1 Compliance with Land Use Zoning**

Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use-zoning objective.

The ‘*Land Use Generally Permitted*’ table above is intended to provide guidance to potential developers. It is not intended to supplant the normal planning process. An indication that a proposal would be ‘*Land Use Generally Permitted*’ from the table above should not be taken to imply a granting of permission, or indeed that a planning application may be necessarily successful. Individual applications are a matter for the governing Local Authority to decide and the final decision rests with them, taking into consideration the merits of individual cases and circumstances that may be relevant at a specific time or at a specific location. The table relates to land use only and important factors such as density, building height, design standards, traffic generation, etc., are also relevant in establishing whether or not a development proposal would be acceptable in a particular location.

#### **2.4.2 Application of Zoning Policy**

Where land uses are not included in this table, applications for same will be assessed on their individual merits having regard to the general policies and zoning objectives for the area and the general principles of proper planning and sustainable development in the area.

#### **2.4.3 Non Conforming Uses**

It is not intended that existing uses within the zones outlined in this Plan which appear to be inconsistent with the primary use zoning objective should be curtailed. All such cases, where legally established by continued use for the same purpose prior to October 1, 1964 or by a planning permission, shall not be subject to legal proceedings under the Acts in respect of the continued use. Where extensions to, or improvements of, premises accommodating these uses are proposed, each shall be considered on its merits and having regard to the proper planning and sustainable development of the area.

### **2.5 Flood Risk Management**

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 Mullaghanoe 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.

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.

O- FR M1: 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.

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.

### Section 3 Development Management Standards

Development Control will be exercised by Mayo County Council and Sligo County Council in a positive manner, having regard to the provisions of the Planning and Development Acts, as amended, and to the proper planning and sustainable development of the area, its amenities, and the Councils' policy objectives for Charlestown-Bellaghy. The requirements and standards set out herein should be seen in this light, as a form of guidance for developers.

This section deals with design and development. This section of the Plan will set out specific control measures for future development. These control measures will ensure that new development is of a quality, character, scale and layout and form appropriate to the area in question.

**This section is to be read in conjunction with the Mayo County Development Plan and Sligo County Development Plan development management standards and where there is conflict the relevant County Development Plan is to take precedence.**

#### **3.1 Development Management Standards – Design and Layout**

##### **3.1.1 Development Densities**

Development densities will vary depending on the proximity to the town core area. A suitable mix of densities is required. Mayo County Council and Sligo County Council will have regard to prevailing Guidelines and Standards in this area. In the Town Centre, higher densities are more appropriate and residential density will be determined on the basis of plot ratio (see section 3.1.3 below).

##### **3.1.2 Site Coverage**

Site coverage standards are intended to avoid the adverse effects of over-development. Site coverage is calculated by dividing the total area of ground covered by buildings by the total ground area within the site curtilage. Particular site coverage may be accepted only where it is consistent with other factors such as open space requirements, parking, height, fire safety standards, plot ratio and the protection of the amenities of adjoining properties, particularly dwellings.

##### **3.1.3 Plot Ratio**

The purpose of plot ratio standards is to prevent the adverse effects of over-development on the layout and amenity of buildings on the one hand and to ensure an adequate sense of enclosure and the efficient and suitable use of serviced land on the other.

Plot ratio is the gross building floor area divided by the gross site area. The gross floor area is the sum of all floor space within the external walls of the buildings, excluding plant, tank rooms and car parking areas. The gross site area is all land within the curtilage of the site. Maximum Plot Ratios shall generally be as set out in Table 3.1 below.

The applicable Planning Authority will exercise a certain amount of flexibility in applying site coverage and plot ratio standards. Where standards cannot be met, quality of design and layout and the protection of amenities (particularly residential amenities) will be prime factors in determining whether a proposal is acceptable or not. Development proposals in excess of these standards will also be considered where they would contribute to the rehabilitation of a run down area, or make a significant positive contribution to the townscape and its amenities. Minor extensions which infringe plot ratio or site coverage standards may also be permitted where the applicable Planning Authority are satisfied that they are necessary for the satisfactory operation of the buildings.

Use	Plot Ratio	
	Town Centre/Commercial Area	Other Areas
Residential	1.5	See Section 3.3
Commercial	1.5	1.0
Industrial	0.5	1.0

**Table 3.1 Plot Ratios**

### **3.1.4 Overlooking and Overshadowing**

#### **A. Overlooking**

In general, a minimum distance of 22 metres between opposing above ground floor level windows is required for habitable rooms. In cases of innovative design where overlooking into living areas does not occur, this figure may be reduced. A separation distance of 35 metres should be considered in the case of overlooking living room windows and balconies at upper floors.

#### **B. Overshadowing**

Where proposed development of significant height is located close to existing development, the Planning Authority may require daylight and shadow projection diagrams to be submitted. The recommendations of Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (BRE 1991) or BS 8206, Lighting for Buildings Part 2 1992: Code of Practice for Day Lighting, should be followed in this regard.

### **3.1.5 Building Lines**

An innovative approach to building lines may be taken where an applicant can demonstrate, to the satisfaction of the applicable Planning Authority that a deviation from an established building line will add to the sense of arrival or place within the Town – particularly in the Town Centre. Furthermore, the staggering of building lines within residential developments will be recommended in order to accommodate more innovative road layouts and to promote alternative approaches to the provision of car-parking.

### **3.1.6 Materials**

Regarding materials the following should be taken into consideration:

- Both Councils encourage the use of hardwood for windows and doors in all new structures rather than uPVC, which is considered to be environmentally unsustainable.
- Both Councils encourage the use of local materials in the construction of new dwellings so as to enhance and maintain the character of the local area.
- The choice of colours for external finishes should blend in with local traditions and surrounding buildings.

## **3.2 Development Management Standards – Access and Permeability**

### **3.2.1 Access for All**

Mayo and Sligo County Councils will require that the layout and design of a proposed development will give consideration to the needs of the aged, people with disabilities, and people with children. Building designs shall allow full access to the building for all persons, whether employees, residents or the visiting public. Part M of the Building Regulations (S.I. No. 179, 2000) sets out standards to ensure that buildings are accessible and usable by everyone. The Technical Guidance Document in relation to Part M provides guidance on the access requirement for public buildings and for residential dwellings.

Public and private open space associated with a development shall be designed with the needs of the disabled and mobility impaired in mind.

In addition to the above, all developments must make provision for car parking for the disabled in accordance with the recommendations of ‘Buildings for Everyone’ 2002 published by the National Disability Authority and Part M of the Building Regulations (S.I. No. 179, 2000) and any subsequent amendments.

In assessing applications, which relate to protected structures, regard shall be had to the protected status of the structure and the need to protect the special character.

Mayo County Council and Sligo County Council will ensure that all footpaths and public areas are accessible and safe for people with disabilities and/or reduced mobility by way of footpaths, location of crossings etc.

Mayo County Council and Sligo County Council will ensure in so far as is possible, that all transport facilities and mobile services that operate in the area are accessible for people with disabilities and/or reduced mobility.

### **3.2.2 Access onto Public Roads**

Generally, where the capacity, width, alignment or surface condition of the road is inadequate, development will not be favoured.

Where new development would adversely impact on road drainage, development will not be permitted unless applicants agree proposals with the relevant Council to improve the road.

Mayo County Council or Sligo County Council may require the submission of a Traffic Impact Assessment/ Road Safety Audit as part of an application. Applicants should consult with the roads design section of the Council prior to the submission of an application. The National Roads Authority has prepared Traffic and Transport Assessment Guidelines (TTA). The guidelines seek to promote best practise for the preparation of Traffic and Transport Assessments.

It is a requirement to implement the objectives of S.I no 140 of 2006 Environmental Noise Regulations. Any planning applications where development proposals are brought forward within the zone of influence of existing national roads or of planned new national roads must identify and implement noise mitigation measures, where additional traffic generated by the development results in a breach of noise design goals on national roads for sensitive receptors exposed to traffic noise. The cost of implementing mitigation measures shall be borne by the developer.

### **3.2.3 Access Requirements**

Generally, it is the policy of Mayo County Council and Sligo County Council to discourage the proliferation of access points onto the public road, particularly in areas where the maximum speed limit applies. Mayo County Council and Sligo County Council therefore encourage and promote shared access points in all circumstances.

### **3.2.4 Car Parking**

Mayo County Council and Sligo County Council's requirements in relation to Car Parking are stated in:

- **Para. 4.3.1** of the Mayo County Development Plan 2008
- **Table 9.D** of the Sligo County Development Plan 2005-2011

In all developments Mayo County Council and Sligo County Council will normally require the provision of car parking spaces within or convenient to the site of the development. The provision should be based on the extent to which the development is likely to generate demand for additional parking spaces. The parking standards for Charlestown are set out in **Table 4.8** of the Mayo County Development Plan 2008 and repeated below for clarity. The parking standards for Sligo County Development Plan 2005-2011 are set out in **Table 9.D** and repeated below for clarity.

The following shall also be taken into consideration:

- Mayo County Council and Sligo County Council reserve the right to alter the requirements outlined in their respective parking standards as outlined in both the Mayo and Sligo County Development Plans, having regard to the circumstances of each particular development.
- The minimum size for a car parking space shall be 2.5m x 4.75m and circulation aisle 7m wide.
- Mayo County Council and Sligo County Council may require the submission of a Mobility Management Plan with planning applications where developments include substantial parking requirements. Complimentary or shared usage of car parks will be encouraged, especially where opening hours are at variance. In addition to car parking standards sufficient space will



be required within the curtilage of the site for all service vehicles involved in the operation of the business or building.

- Where provision of car parking is required by this plan, such provision will normally be met by providing the required spaces within the curtilage of the development. Where, in the opinion of the relevant Council, it would be impracticable for individual developers to provide for on-site parking, a contribution will be required in accordance with the Development Contribution Scheme.

#### **Residential**

Category	Type	Towns	Rural/Suburb	Notes
1	Apartment	1.25 space per unit	1.25 space per unit	Innovation Considered
2	Dwelling House	2 spaces per unit	2 spaces per unit	Innovation Considered
3	Hotel/Motel	1 space per bedroom	1 space per bedroom	In addition, function room and/or bar as Category 14 & 17 below.
4	Guesthouse	1 space per bedroom	1 space per bedroom	Parking required as per Category 2 if used as permanent residence
5	Self Catering	0.5 space per bedroom	1 space per bedroom	
6	Hostel	0.5 space per bedroom	0.5 space per bedroom	Alternatively 1 space/60m2

#### **Manufacturing**

Category	Type	Towns	Rural/Suburb	Service eg Delivery
7	Manufacturing Industry		1 space/50m2	90m2 per 2000m2 gfa
8	Light Industry	1 space/65m2	1 space/65m2	90m2 per 2000m2 gfa
9	Warehousing	1 space/65m2	1 space/65m2	90m2 per 2000m2 gfa

#### **Commercial**

Category	Type	Towns	Rural/Suburb	Service eg Delivery	Notes
10	Shopping Centre	1 space/25m2	1 space/20m2	90m2/1000m2 gfa	
11	Shops	1 space/25m2	1 space/20m2	90m2/2000m2 gfa	
12	Offices	1 space/40m2	1 space/25m2	50m2/1000m2	
13	Banks	1 space/45m2	1 space/35m2	50m2/1000m2	
14	Public House	1 space/4m2	1 space/2m2	50m2/500m2	
15	Restaurants	1 space/10m2	1 space/5m2	50m2/1000m2	
16	Hotels	1 space/bedroom	1 space/bedroom	50m2/500m2	Add for bar area, restaurant & function area as per categories 14, 15 & 17
17	Discotheques Function Room	1 space/3m2 of public area	1 space/3m2 of public area	50m2/500m2	

18	Retail Warehousing	1 space/30m2	1 space/30m2	50m2/1000m2	
19	Car Sales with Showroom	1 space/100m2 gfa plus 20 spaces/ Ha of sales area	1 space/50m2 plus 20 spaces/ Ha of sales area	50m2/1000m2	
19a	Car Sales without Showroom	40 spaces/Ha of sales areas	40 spaces/Ha of sales area		
20	Garages	1 space/30m2	1 space/30m2	50m2/1000m2	
21	Service Stations	N/A	1 space/300m2	135m2/site	Additional space for shop as per category 11

### **Health & Education**

Category	Type	Town	Suburb/Rural
22	Hospitals	1 space/bed	1 space/bed
23	Nursing Homes	1 space/bed	1 space/bed
24	Surgeries	2 spaces/ consulting room	3 spaces/ consulting room
25	Primary Schools	2 spaces/classroom	3 spaces/classroom
26	Secondary Schools	1.5 spaces/classroom	2 spaces/classroom
27	Third Level	1.5 spaces/employee & 0.25 spaces/student	1.5 spaces/employee & 0.25 spaces/student
28	Crèche/Nurseries/Playschool	1.5 spaces per employee & 0.25 spaces/student	1 space per employee & 0.25 spaces/student

### **Community Facilities**

Category	Type	Town	Suburb/Rural
29	Churches/Church Halls	1 space/6 seats	1 space/6 seats
30	Art Centre, Library, Museum	1 space/36m2	1 space/36m2
31	Community Centres	1 space/14m2	1 space/10m2
32	Cinemas Theatres	1 space/4 seats	1 space/4 seats
33	Funeral Homes	1 space/10m2	1 space/10m2

### **Sport**

Category	Type	Town	Suburb/Rural	Notes
34	Golf Course Pitch & Putt	-	3 spaces/hole	
35	Golf Driving Range	-	1 space/baseline	
36	Athletic Track Playing Field	15 spaces per track/field	15 spaces per track/field	
37	Tennis Court	2 spaces/court	2 spaces/court	
38	Bowling Alley	4 spaces/lane	4 spaces/lane	
39	Swimming Pool	1 space/20m2	1 space/10m2	
40	Sports Centre	1 space/14m2	1 space/10m2	
41	Leisure Centre			Calculated by facilities provided using, relevant categories.
42	Marina	1 space/berth	1 space/berth	

**Table 3.2 Mayo County Council Development Plan 2008 (Table 4.8 – Car Parking Standards)**

**(Table 9.D Sligo County Development Plan)**

Class of Development	Unit	Minimum Parking Spaces Per Unit
House	dwelling	2.00
Apartment	dwelling	1.25
Retail unit outside speed limit	100 sq.m gross floor area	10.00
Retail unit inside speed limit	100 sq.m gross floor area	6.00
Office	30 sq.m gross floor area	1.00
Church	seat	0.25
School	classroom	1.00
Hospital	bed	0.25
Theatre/cinema	seat	3.00
Nightclub/dance hall outside speed limit	9 sq.m gross floor area	1.50
Nightclub/dance hall inside speed limit	9 sq.m gross floor area	1.00
Hotel (excluding bars and function rooms)	bedroom	1.00
Hotel staff accommodation	3 employees	1.00
Bar lounge outside speed limit	2.5 sq.m public space	1.00
Bar lounge inside speed limit	4.0 sq.m public space	1.00
Restaurant	10 sq.m dining space	2.00
Manufacturing industry	100 sq.m gross floor area	2.00
Warehousing	100 sq.m gross floor area	1.00
Community hall	5 sq.m gross floor area	1.00
Bank	100 sq.m gross floor area	5.00
Vehicle service garage	service bay (cars)	3.0
	service bay (lorries)	3.0
	4 sq.m gross floor area	1.0
Funeral home	5 sq.m	1.00
Service industry	100 sq.m gross floor area	3.00
Leisure/sports facility	100 sq.m gross floor area	3.00
Nursing home	3 bedrooms	1.00
Museum/gallery	100 sq.m gross floor area	5.00
Golf/pitch and putt	hole	2.00
Golf driving range	bay	1.00
Bowling alley	lane	3.00
Guesthouse/b & b	bedroom	1.00
Surgery	consulting room	3.00
Cash-and-carry outlet	90 sq.m gross floor area	2.00

**Table 3.3 Sligo County Council Development Plan 2005-2011 (Table 9.D – Car Parking Standards)****3.2.5 Bicycle Parking**

Both Mayo and Sligo County Council's will require the provision of a minimum level of bicycle parking facilities in association with all new development and a change of use.

Mayo County Council's requirements in relation to bicycle parking are as stated in **Para. 4.3.2** and **Table 4.9** of the Mayo County Development Plan 2008.

Sligo County Council's cycling objectives are set out in **Section 8.1.4.1** of the Sligo County Development Plan 2005. The number of stands required for development in Bellaghy, will be one quarter of the number of car spaces required for the development, subject to a minimum of one stand.

Cycle facilities shall be provided in conjunction with any new development proposals (except sites of individual, single family dwellings) in Charlestown-Bellaghy. Stands should be in a secure location and

should be conveniently located to the main entrance of the development or to employee entrances. Both Planning Authorities will also encourage the provision of bicycle parking facilities, where possible, at existing transport nodes, public buildings, retail centres and leisure facilities.

### 3.3 *Development Management Standards – Residential Development*

#### 3.3.1 *Housing Layout*

The layout of new residential development should be designed to create a strong sense of identity and a sense of place. New developments should take full account of the characteristics of the natural and built environment of the site, the views and vistas to and from the site, and the surrounding areas.



#### **Examples of Good Practice**

- Staggered building lines give this contemporary terrace an interesting look with hard and soft landscaping creating attractive shared parking and play areas.
  
- A mixture of building materials and heights is used here to good effect in marking out this urban corner.
  
- Colour and the unusual orientation of this house relative to the public road, ensure privacy for the occupants and create a more interesting building line here.
  
- Landscaping and different materials are used to good effect at this end of terrace site.

Where land is being developed for housing, the following considerations will be taken into account in the assessment of the proposal:

- Compliance with good planning and design practice,
- the need for land to be used economically;
- appropriate density;
  - It is proposed to provide a mix of densities in areas zoned for new residential development as set out in *Section 2* above.
- adequate privacy for individual dwelling units;
- the safety of proposed layouts and the capacity of existing roads to absorb future development;
- adequate provision for car parking, open space, landscaping and planting; and

- integration with existing development and the preservation of features on site.

### **3.3.2 Apartments**

The provision of apartment schemes may be considered in appropriate locations.

Where apartment blocks are proposed their height should respect surrounding developments and the general scale and height of buildings in Charlestown-Bellaghy.

With specific regard to apartment developments, the layout should:

- present a live edge to the street by locating doors and windows onto the street frontage;
- in the case of residential accommodation over shops or other business premises, a separate access should be provided for the upper floor accommodation;
- where ground floor commercial use consists of restaurants/take-aways, public houses, dry cleaners or printing shops, with apartments above, then proper sound-proofing, ventilation and storage must be built into the design of the building;
- provide car parking generally at basement level;
- provide concealed refuse bin storage areas and bicycle storage areas which are accessible to each of the apartments;
- allow accessibility to Post Boxes for all;
- provide suitable play spaces for children; and
- Mayo County Council and Sligo County Council will require the installation of lifts in apartment blocks over two storeys in accordance with Part M of the Building Regulations.

### **3.3.3 Management Companies**

The Mayo County Development Plan 2008 states that Management Companies are not required and are not envisaged for conventional housing developments other than apartment developments. Apartment developments are not taken in charge by the local authority and therefore a management company is required. The policy in relation to this development control matter will be reviewed to assess any issues or difficulties arising.

The Sligo Development Plan 2005-2011 acknowledges Section 180 of the Planning & Development Act 2000, which is the framework applied to the taking in charge of estates by Sligo County Council. In relation to holiday home developments, it is the policy of Sligo County Council not to take these in charge. It is the policy of Sligo County Council to impose a condition on all permitted housing schemes, deferring the commencement of development work until adequate security for the satisfactory completion of the proposed development has been submitted to and accepted by the Planning Authority. This security will be released on the satisfactory completion of the estate.

### **3.3.4 Residential Mix in new Developments**

A key aim in the provision of new housing is to encourage diversity rather than uniformity and as far as possible to relate the kind of housing to the different needs of the population. In all housing proposals the relevant Council shall also encourage an appropriate mix of dwelling types, not just within the overall development, but throughout the development. An appropriate mixture of dwelling types and sizes of houses and duplexes shall be needed to meet the needs of different categories of households.

Properly designed schemes will be expected to integrate one, two, three and four bedroom units in new streets and developments focused on courtyards, squares and greens. Such schemes will facilitate the further integration of social and affordable housing into existing communities.

### **3.3.5 Layout of Apartment Developments**

#### **Internal Design of Apartment Schemes**

Apartment scheme developments in Charlestown must have regard to **Section 4.9.9** of the Mayo County Development Plan. In general, apartments will be required to have the minimum floor areas as set out in Table 4.10 of the Mayo County Development Plan and repeated below - as well as National standards.

Apartment Type	Size
One Bedroom	45 sq m
Two Bedroom	73 sq m
Three Bedroom	90 sq m

**Table 3.4: Minimum overall apartment floor areas as per Table 4.10 in Mayo County Development Plan**

- The internal dimensions of all rooms should be proportioned to allow for an adequate space for normal living purposes. The shape and layout of rooms should maximise the amenity of residents. Design solutions should be employed to minimise overlooking/overshadowing and to preserve and enhance the residential amenity of the entire development.
- Where combined kitchen/living areas are proposed, the apartments should have separate facilities for clothes washing and drying. This could be in the form of a utility room or a communal washer/dryer room.
- The ratio of one bed apartments within developments where the applicant seeks to build apartments shall be restricted to 25% of the overall development.

#### Individual Storage Facilities

- A minimum internal storage area as per **Table 4.14** in the Mayo County Development Plan 2008 and repeated below – as well as National Standards - should be provided within each apartment unit. Wardrobe or hot-press space is not acceptable in this regard.

Apartment Type	Minimum Storage
One Bedroom	3sqm
Two Bedroom	6sqm
Three Bedroom	9sqm

**Table 3.5: Minimum Storage Requirements as per Table 4.14 of County Development Plan**

- Well-designed and secure bicycle parking areas should be provided for apartment complexes.

#### Refuse Storage

All apartment complexes should provide easily managed communal waste and recyclables collection points that are conveniently located, well ventilated and comply with all public health and fire safety requirements.

#### **3.3.7 Separation between Dwellings**

A minimum distance of 3m between semi-detached and detached housing is required. In general, this distance should be equally divided between dwellings so separated so as to allow for a usable side entrance.

#### **3.3.8 Private Open Space for Residential Development**

Privacy is an essential part of human living and is particularly important in relation to homes. Private open space should be designed for maximum privacy and orientated for maximum sunshine and shelter.

#### Private Open Space for Houses

In order to achieve adequate privacy and open space between houses in new residential developments, the Mayo County Development Plan has stated that all private houses shall have a private open space behind the building line. In general, the Mayo County Council requirements shall be for 100 square meters for 3/4/5 bedroom houses. A slightly reduced standard may be acceptable for 1 or 2 bedroom houses where a high standard of design is demonstrated, where the majority of houses comply with the minimum garden sizes and where a particular house performs a particular architectural/townscape role in the overall layout. Where terraced housing is proposed an archway shall be provided to allow direct access to rear gardens.

The following criteria should be taken into consideration in relation to private open space:

- High quality boundary treatments are generally required to enclose private open space. A 1.8m – 2m high wall of solid block and capped and plastered on both sides is generally acceptable although this should be in keeping with the overall design of the estate. Post and wire or timber fencing is not permitted.
- Two metre high screen walls should be provided between all areas of public open space and gardens to the rear of dwellings. Where concrete screen walls along the edge of public areas are proposed, they should be suitably rendered and capped in a manner acceptable to the council.
- Private open space should be designed so that it is usable for the proposed residents. Long narrow rear gardens or awkward shapes are therefore not acceptable.
- Generally windows in the gable/side walls of dwellings will not be permitted where the window would closely overlook the curtilage of the adjoining dwelling.

The Sligo County Development Plan 2005 outlines a requirement of 60 sq.m. of private amenity space to be provided to the rear of dwelling houses. A minimum standard of 22 metres between directly opposing first-floor windows should be achieved. A minimum of 2.3 metres shall be provided between the side walls of detached, semi-detached and end- of-terrace dwellings to ensure privacy and ease of access/building maintenance.

#### Private Open Space for Apartments/Duplexes

Private open space in apartment and duplex type schemes can be provided in the form of landscaped areas, courtyards, terraces/patios and balconies as set out in the Mayo County Development Plan 2008. All developments would be expected to have some form of private open space in the form of balconies directly accessible from the apartment; however when the level of open space cannot be provided in a balcony alone, then semi-private open space, as described above, would be acceptable.

In relation to apartment schemes the absolute minimum standards should range from:

Location	1 bedroom	2-3 Bedroom
Town Centre	10sqm	20sqm
Outside Town Centre	20sqm	30-40sqm

**Table 3.6 Private Open Space requirements for Apartments/Duplexes as per Mayo County Development Plan**

The Sligo County Development Plan, 2005 states that private amenity space associated with apartment and duplex-type schemes should be provided in the form of landscaped areas, courtyards, terraces/patios, roof gardens and balconies.

#### **3.3.9 Public Open Space for Residential Development**

The Mayo County Development Plan, 2008 and the Sligo County Development Plan, 2005 acknowledges that public open space must be carefully designed as an integral part of the layout and should be addressed at the initial design stages.

The following should be taken into consideration in relation to public open space:

- Areas with high gradients or otherwise impractical to function effectively will not be acceptable as open space.
- Narrow tracts of land (less than 10m) or pieces of land ‘left over after planning’ are not acceptable.
- Passive Supervision i.e. Public Open Space should be overlooked by as many dwellings as possible.
- The retention of natural features is of key importance.
- On large sites, areas should be identified for a various hierarchy of uses e.g. – more casual places for smaller children to play, informal kick areas and passive amenity etc.
- Appropriate pedestrian and cycle linkages between open spaces should be clearly indicated on the site layout plan.
- The use of hard landscaping elements should also be identified.
- In greenfield sites, the minimum area of open space that is acceptable is 15% of the total site area. In all other cases, public open space should be provided at the rate of 10% of the total site area (excluding road margins and private amenity space).
- In all cases emphasis on the quality of the Public Open Space will be paramount. Playgrounds and other functional play areas will be encouraged.

### **3.3.10 Road Layouts in Residential Areas**

The layout and detailed design of roads is crucial to the shaping of all developments. Road layouts should be considered as part of the overall concept and should not be the starting point of the design layout. Housing layouts dictated solely by the geometry and size of roads lead to bland, anonymous residential housing estates with no 'sense of place' or neighbourhood. The following should be taken into consideration:

- The arrangement of buildings, rather than roads, should be the primary consideration to create enclosure and a sense of space with which residents can identify.
- The creation of attractive urban forms, where security for pedestrians, cyclists and children is paramount.
- 'Traffic calming', to ensure low ambient traffic speeds, should be designed into the layout from the outset, rather than added as an afterthought.
- Distributor roads are generally required to be 6m wide, unless otherwise agreed with the Planning Authority.

Additional guidance can be found in The DoEHLG *Recommendations for Site Development Works for Housing Areas* (1998) and also *Design Bulletin 32, Residential Roads and Footpaths – Layout Considerations*, (2nd edition) published by the British Department of Environment, Transport and the Regions.

Access roads in residential areas and housing schemes in Bellaghy shall be designed to physically limit vehicle speeds to an appropriate limit and all roads shall be designed with due consideration to vulnerable road users, including pedestrians, cyclists, children, the elderly and people with a mobility/sensory impairment in accordance with the Sligo County Development Plan 2005.

### **3.3.11 Car Parking in Residential Areas**

Car parking standards are laid out in **Table 4.8** of the *Mayo County Development Plan 2008* and Table 9D of the *Sligo County Development Plan 2005* and as discussed in section 3.2.4 above. Residential layouts should generally not be dominated by car parking along the access roads. New residential development should generally take account of the following criteria regarding car parking:

- Car parking for detached and semi-detached housing should be within the curtilage of the site.
- Car parking for apartments and terraced housing should be in informal groups overlooked by housing units. The visual impact of large areas of car parking should be reduced by the judicious use of screen planting, low walls and the use of different textured or coloured paving for car parking bays.

### **3.3.12 Family Flat**

This refers to a temporary arrangement to accommodate a family member within an existing dwelling unit.

- The proposed unit should be linked directly to the main dwelling by a connecting door.
- Accommodation should be limited to a maximum of two bedrooms.
- External doors shall be limited to the side or rear of the house.
- Applicants shall submit documentary evidence at application stage to support their case for the necessity of a 'family' flat.
- It is normal procedure to include conditions in any grant of permission that the 'family' flat cannot be sold, conveyed or leased separate to the main residence. Also when the need for the 'family' flat no longer exists the dwelling must be returned to a single dwelling unit.

### **3.3.13 Gated Developments**

Gated developments will not be permitted as they reduce social inclusion and integration within the existing community and generally fail to address the existing streetscape.

### **3.3.14 Backland Development in Town Centre and Other Infill Sites**

Mayo County Council and Sligo County Council will encourage the provision of comprehensive backland development where the opportunity exists.



**Key Design Advice: Backland Development and Other Infill Sites**

Key considerations in the development of these sites will be:

**1. Protection of Existing Amenities**

All applications for development on these sites will be assessed having regard to the potential impact on adjoining developments. Disproportionately negative impacts will not be accepted. New dwellings that closely overlook the rear curtilage of existing dwellings will not normally be permitted.

**2. Site Assembly and Access**

The development of individual backland sites can conflict with the established character and pattern of development and also as piecemeal development, inhibit the development of a larger backland area. Therefore both Mayo and Sligo County Council will actively encourage comprehensive schemes which provide a unified approach to development and where consensus between all property owners has been agreed in advance.

Moreover:

- Sites that do not have independent road frontage are generally discouraged as this can conflict with the established pattern of development in the vicinity and diminish the residential amenities of adjacent dwellings.
- Where a comprehensive plan is prepared for an area where a number of landowners propose a shared independent access road to serve new development to the rear of existing dwellings, and can demonstrate that the residential amenities of existing dwellings in the vicinity are not compromised, the relevant Council will facilitate such development. The landowners will be responsible for the cost of providing the access road. Generally such development will only be permitted in serviced areas.

**3. Qualitative Standards**

Compliance with the following standards will be taken into account in the assessment of any such development proposal:

- Do the proposed buildings complement the character of the access road / lane and also adjoining buildings with regard to scale, massing, height, building depth, roof treatment and materials?
- Does the proposed scheme represent an innovative architectural response to the site?
- Does the proposal have regard to established building lines and plot width?
- Is the access road of adequate quality and standard to accommodate vehicular, pedestrian and cyclist movements as well as service requirements such as wheelie bins and emergency vehicle access?
- Is off-street parking provided so as to protect and maintain access?
- Does the development proposal comply with other Development Management Standards outlined herein?



*Traditional and contemporary mews / backland developments on previously under-utilised sites represent an efficient use of land as well as a good opportunity for landowners in Town Centre locations*

### **3.4 Development Management Standards - Landscaping**

#### **3.4.1 Soft Landscaping**

Mayo and Sligo County Council will ensure that a firm emphasis is placed on qualitative standards to achieve the highest quality of landscaping in the planned environment. Planting and landscaping can be used to incorporate new buildings into their surroundings and provide privacy between dwellings. New planting should consist of local plant types indigenous to the area and be incorporated into the site so as to enhance the overall appearance.

When selecting plant species for landscaping, consideration should be taken of the proposed location of the site and its attendant character such as: soil conditions, pollution, safety, maintenance requirements, the possibility of vandalism of the site and aesthetic potential.

A phasing programme may be considered necessary to prioritise soft landscaping within certain developments.

#### **3.4.2 Hard Landscaping**

Hard landscaping design, including paving and street furniture, is an important element in defining the character of the spaces between buildings and public open spaces. Hard landscaping works can help to:

- provide a visual link to the surroundings;
  - define and enclose spaces, and delineate public from private space;
  - provide security to private areas;
  - distinguish between pedestrian, cycle and vehicle movement; and
  - provide suitable play space for children.
- Materials must be appropriate, durable and of a good quality. Careful consideration must be given to the design of hard surfaces such as streets, squares, open spaces, paved areas, footpaths and driveways.
  - The textures and colours of the materials chosen must be sympathetic to the locality and be an integral part of the design.
  - Walls, fences, metal railings and gates used to define spaces and their usage have a major impact on the visual character of the development. These should be carefully selected with local distinctiveness in mind and will need to be an integral part of the overall design concept.
  - The siting of street furniture should not provide undue obstacles for people with disabilities.
  - The integration of art into the public domain can contribute positively to the urban form creating local distinctiveness and enhancing a public space. Major development schemes will be expected to contribute to public art in the locality.

#### **3.4.3 Naming of New Developments**

It is the policy of Mayo County Council and Sligo County Council that the names of residential developments shall reflect local heritage by encouraging the use of local place names or geographical, historical, cultural names in the naming of new residential and other developments. The use of non-traditional names is not acceptable (e.g. The Downs, Tudor Lawns etc.). The Council's shall approve the naming of residential developments, in order to avoid confusion in regard to similar names in other

locations. No development work shall be allowed on development sites, or advertising of housing schemes, until the name has been agreed with the relevant Council.

Nameplates of the Mayo County Council standard type shall be provided for developments within Charlestown and erected on all housing estate roads. Similarly, in order to assist the general public and the postal authorities, all houses shall be provided with numbers that shall be visible from the adjoining roadway. Such an approach will be a requirement of planning permission for new developments.

#### **3.4.4 *Street Lighting and Public Utilities***

Street lighting should be at least to the standards set out in the ESB publication “Public Lighting in Residential Estates”. Pedestrian links must also be illuminated. Lighting levels within a new development must create a secure environment. Dark corners and alleyways should be avoided. The use of low pressure sodium lighting and full cut off lighting shall be encouraged for environmental, economic and road safety reasons. Lamp posts in prominent positions can help to define an area and promote a sense of place among the residents. To preserve the amenity and visual character of an area, and in the interests of public safety, all services including electricity, public lighting, telephone and television cables shall be provided underground in all new developments. Provision should be made for the unobtrusive siting of transformer stations, pumping stations and other necessary service buildings. Pole mounted equipment (such as transformers) will not be permitted.

#### **3.4.5 *Access to Land***

It is the policy of Mayo and Sligo County Council to ensure that no development takes place in such a fashion that would prejudice the provision of vehicular, pedestrian access or key infrastructural services in adjoining lands. Development will be designed so as to ensure ‘ransom strips’ will not inhibit future development.

### **3.5 *Development Management Standards - Industrial Development***

In Charlestown-Bellaghy, significant areas of land are zoned for Industrial Development to the south and east of the Town Centre, served by the N5 to Swinford and the N17 to Knock Airport. These sites are therefore prominent gateway sites to the Town and their appropriate development is important in establishing a link between the Town and high-tech employment and industrial activities, with the proposed Government decentralisation project to be located in one of the key sites on the N17.

The development of attractive and functional industrial and employment zones is of particular importance and the Council will, as policy, require adherence to the following standards on all developments within this zoning.

### **Key Design Advice: Industrial and Employment Lands**

Industrial and employment areas shall be designed and laid out to create a strong sense of place. Features such as landscaping – hard and soft, and the use of gateway buildings will be important in creating attractive places to work and visit and in ensuring that high quality commercial environments become characteristic of the Town.

Key considerations in the development of these sites will be:

#### **1. Entrance Treatments and Gateway Buildings**

The front of industrial and employment sites should be treated to create a positive impression.

Landscaping and treatment front boundary should both provide an entrance feature, informative and directional signage and screening of larger scale buildings. Buildings to the front of a site should be orientated to act as landmarks and architectural features.

The front building line shall be as determined in consultation with the Planning Authority and, where required, the existing roadside boundary shall be set back.

#### **2. Site Layout and Hierarchy of Uses**

Where an employment site accommodates a mixture of office and industrial type uses, the front of the site – and indeed each plot, should be characterised by areas – such as reception and administration areas, frequented by visitors. Heavier industrial uses should be set back within the site so that, in time, the industrial area develops as an office / administration zone to the front with industrial areas concealed to the rear.

#### **3. Provision of On-Site Parking and Service Areas**

Adequate provision shall be made on the site for parking of vehicles, storage and stacking space. Storage and stacking areas shall be located to the rear of the building or where such facilities are located at the side, provision for screening shall be made.

#### **4. Compatibility of Adjoining Land Uses**

Any industrial or commercial development shall not be injurious to the residential amenity of adjoining properties.

#### **5. Landscaping**

A landscaped buffer zone (minimum 5-10 metres) will be a requirement of planning permission for any Industrial/Warehousing development where it adjoins another zoning or where it would seriously injure the amenities of adjoining land uses.



*Landscaping and innovative layouts minimise the scale of large-scale industrial developments*

### **3.6 Development Management Standards - Retail Development**

The policies of Mayo County Council and Sligo County Council, in relation to Retail Development, are set out in their respective **County Retail Strategy**. With regard to Charlestown-Bellaghy, the relevant

retail planning policies will apply having regard to the site specific development objectives as set out in this Plan particularly with respect to the development of the Town Centre.

Applications for all retail development will be assessed in accordance with the criteria specified in the Retail Planning Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government in December 2000 or as subsequently amended and the relevant County Retail Strategy. The applicable Planning Authority will consider hours of operation in assessing planning applications for Retail development and may attach conditions restricting same.

### **3.6.1 Service Stations**

New petrol stations and refurbished existing stations will be required to have a high standard of overall design and architectural layout to ensure an attractive development that integrates with and complements or enhances its surroundings. The forecourt canopy should be integrated into the overall design and sited so that it does not dominate the surrounding buildings.

The essential purpose of petrol stations is to provide facilities for the sale of fuels for vehicles. However, Mayo County Council and Sligo County Council recognise the more intensive role of petrol stations in recent times and the expansion from merely fuel depots to the provision of a wide range of convenience and other goods and services. Applications for planning permission for such development should contain the following elements:

- Detailed proposals for the service station will be required, including method of disposal of wastewater from carwash areas, traffic management, surface water outlet and oil interceptors etc. The development shall be designed and operated in such a manner that it does not adversely affect existing road drainage in the area.
- High quality design and material content. Advertising material should be restricted to a minimum and no lighting shall be installed so as to cause glare or interference to any user of an adjacent public road.
- The modification of standard corporate designs will be required by Mayo County Council in order to reduce the visual impact of the development. In such instances, standard petrol station canopies can be replaced with more sympathetic canopies designed to the satisfaction of the Council, such as light steel and glass or slated roofs with no attached advertising.
- Strident and multiple colouring should be avoided and will be discouraged. The size and colour should be such as to take cognisance of its setting and location in the landscape.
- Any associated shop shall remain secondary to the use as a petrol filling station and any application must clearly demonstrate that the retail element would not adversely affect the existing retail development in the town centre.
- Ancillary retail uses may be permitted such as small convenience type shops with a floor area not exceeding 100 sq. metres of sales space. Planning applications for the provision of such shops however shall be specifically applied for. The layout of the station forecourt should be arranged to allow dedicated parking for those shopping at the shop. Where an associated shop is proposed, the application shall be considered in accordance with the Retail Planning Guidelines published by the Department of the Environment, Heritage and Local Government, 2005.
- A minimum street frontage of 30 metres shall be required. A low wall of approximately 0.6 m height shall be constructed along the frontage with allowance for two access points, each 8 metres wide.
- Advertising or commercial signage shall not obstruct visibility over the site access points or front boundary/wing walls. The pump island shall be not less than 7 metres from the footpath/road boundary.

### **3.6.2 Shopfront Design**

Shopfronts are one of the most important elements in determining the character, quality and image of retail streets. It is important to acknowledge and retain such elements of the built environment, to protect the development potential of Charlestown-Bellaghy.

In order to increase the attractiveness of the Town, both Mayo and Sligo County Council promote a dual approach to shopfront design:

- Protecting traditional and original shopfronts.
- Encouraging good contemporary shopfront design.

In all instances, the relevant Council will encourage a discipline in this area that acknowledges the basic principles of good shopfront design. The design of shopfronts should reflect the scale and proportions of the existing streetscape. Mayo and Sligo County Council will seek to retain the remaining traditional shopfronts of townscape importance.

It should be noted that the replacement of an existing shopfront, or the insertion of a new shopfront requires planning permission, and is not considered by both Mayo and Sligo County Council as constituting exempted development. Applications for planning permission for such development should contain the following elements:

- Detailed plans at a scale of 1:50 shall be submitted with all applications. Such plans shall include details regarding the design, colour and detailing with regard to signage, advertising and lighting. The use of garish colour should be avoided.
- Standard logos and advertising may not be permitted. All signage must be compatible with the existing streetscape. Timber, stone, glass and steel are preferred materials.
- The use of external roller shutters and projecting brand signs are unacceptable.
- Contemporary shopfronts will be encouraged provided that they are designed to traditional principles of scale, proportion and detailing.
- The appearance and proportions of the original shopfront shall be retained. Changes in internal ceiling heights, where required, should not interfere with the proportions and depths of fascias.
- The twin elements of a fascia board (to carry names and advertising) and pilasters (to frame and delineate the shopfront boundary) shall be provided in all cases.
- The design must be approached in an integrated way (relate to the whole facade), including advertising, lighting and other features.
- Colour schemes should co-ordinate with adjoining buildings and shopfronts and should be chosen to enhance the proportions and detailing of the whole building.
- Vertical emphasis and proportions should be kept and plot divisions should be expressed externally (even if the shop crosses them internally).
- The removal of service wires associated with existing facades will be actively promoted.

Mayo and Sligo County Council's will actively discourage, through their advice and guidelines and through the imposition of conditions in planning permissions, or refusal of permission in certain cases, the following:

- the removal of features or alterations to existing shopfronts where they are considered by the relevant Council to be of historical or architectural interest, or of townscape value;
- the enlargement or remodelling to a horizontal emphasis of existing windows above ground floor level;
- the construction of fascias linking two or more buildings/plots which have different architectural identities;
- the use of standardised brand names or corporate designs as part of shopfront fascia advertising;
- the use of roller shutters and their boxes on the exterior of shop-fronts;
- the use of large areas of undivided glass or the provision of new display windows with a horizontal emphasis; and
- the permanent removal of the shopfront and the creation of an opening through which direct trading onto the pavement is carried out.

### **3.6.3 Advertising**

In respect of shops and other business premises, advertising should be designed as an integral part of the shopfront and in most cases will be required to be located within the fascia. Signs will not be allowed to dominate the facade or interfere with windows or other features or detailing on the building.

Mayo and Sligo County Council will encourage the following types of advertising:

- the use of traditional painted sign-writing on fascia boards, using appropriate colour schemes;
- the use of solid block individual lettering affixed directly to fascia boards or facades;
- the use of spotlighting or floodlighting of fascia boards, shopfronts or entire facades (provided that the light fixtures are of modest form and size and that such lighting will not cause a traffic hazard);
- the painting of stallrisers and other features to enhance the design of the shopfront, using appropriate colour schemes; and

- the provision of traditional timber or wrought iron hanging signs, with painted or enamelled finishes. Such signs shall be of a limited size and projection and shall be limited to a maximum of one sign for each building facade.

The following types of advertising will not be permitted by Mayo or Sligo County Council, and will be actively discouraged:

- the use of plastic, PVC, Perspex and neon signs or lettering or detailing on any exterior;
- internally illuminated box fascia signs;
- internally illuminated projecting signs, whether fixed or hanging;
- flashing, reflectorised, neon or glitter-type signs or detailing at any location on the exterior of the building, or so located within the interior as to be intended to be viewed from the exterior;
- the erection of any signs or other devices which project above the level of the eaves or parapet, or obtrude on the skyline, or outside the general bulk of the building;
- the provision of multiple signs, whether small or large, which would cause visual clutter on buildings or within the streetscape of a village or settlement. Mayo County Council and Sligo County Council will co-operate with owners of premises in relation to developing shared signing schemes to minimise the overall impact on the streetscape;
- the use of inappropriate brand or corporate advertising;
- the use of free-standing signs/advertising boards on the public footpath will not be permitted; and
- advertising signs will not generally be permitted along roads in rural areas, outside the boundaries of towns and villages save those relating to heritage or tourist attractions.

#### **3.6.4 Canopies**

The erection of plastic or fabric canopies or the 'Dutch' type will be discouraged. Such canopies disrupt the view along the street and obscure both shopfront detail and neighbouring advertising and are generally not acceptable. Where shading of a window display is required the use of traditional rectangular sun blinds/awnings of the retractable type may be permitted.

The erection of a canopy or awning requires planning permission.

#### **3.6.5 Roller Shutters**

The installation of security shutters can visually destroy and deaden the shopping street at night, thereby detracting from the environment of the town. It is the policy of both Mayo and Sligo County Council to discourage the use of such shutters and to ensure the removal of unauthorised ones. The erection of a roller shutter and its associated housing requires planning permission. Where security shutters are considered to be essential - for example, because of the type of business transacted or goods stored and where the location so indicates, the Council may permit them provided that they meet the following criteria:

- (1) They must be of the open-grille type or timber panelled shutters painted to match the shop-front colour scheme.
- (2) Internal roller shutters located behind display window.
- (3) Steel security shutters may be acceptable for security reasons for certain business.

Each case will be examined on its merits.

#### **3.6.6 Outdoor Advertising Structures**

Outdoor advertising structures will not generally be permitted within the county, whether freestanding or attached to buildings. In cases however where they screen a derelict structure or other eyesore, they may be permitted on a temporary basis. In particular, the use of gables or sides of buildings for the exhibition of advertising structures will not be permitted.

#### **3.6.7 Non-Retail uses**

Mayo County Council and Sligo County Council will aim to limit the amount of non-retail uses in the centre. The cumulative impact of such uses, including take-away restaurants and betting-offices in particular, reduce the vitality and viability of shopping areas. These uses do not enhance the quality of the shopping experience as they can often have dead frontage particularly at night and are not as dependent on passing trade. When dealing with pre-application enquiries, the relevant Planning

Authority will generally encourage such uses to locate in adjacent streets and secondary shopping streets. Impacts such as noise, litter, disturbance and traffic, will also be taken into consideration. The relevant Planning Authority will also control the opening hours of take-aways and betting offices.

### **3.7 Development Management Standards - Environment**

It is the policy of Mayo and Sligo County Council to minimise the threat of air, land, water or other environmental pollution by use of the statutory powers of each local authority. The attention of developers is drawn to the requirements of the Environmental Impact Assessment Regulations.

Due to the presence of an SAC and potential impacts, an Appropriate Assessment is required by the DoEHLG.

Sections 3.7.1 to 3.7.12 below identify a number of measures which are designed to help mitigate potential significant adverse effects of implementing the plan.

#### **3.7.1 Noise**

Mayo and Sligo County Council will seek to ensure that new development does not cause an unacceptable increase in the noise and pollution levels affecting surrounding properties. In considering planning applications for residential development in areas adjoining the main roads, the relevant Council will have regard to any Noise Maps and Noise Action Plans relating to the site location in accordance with the EU Directive on Assessment and Management of Environmental Noise.

#### **3.7.2 Light Pollution**

There has been an increased tendency to illuminate buildings to an excessive degree incorporating lighting that gives rise to glare on public roads. It shall, therefore, be a policy of both Mayo and Sligo County Council to minimise light pollution. Details of any external lighting scheme intended as part of any new development shall be submitted as part of the planning application.

Applicants will be required to demonstrate that the lighting scheme proposed is the minimum needed for security and working purposes.

#### **3.7.3 Designated Ecological Sites**

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of Natura 2000 sites having regard to their conservation objectives arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).<sup>4</sup>

It is a policy of the Council to implement Article 6(3) of the EU Habitats Directive and to subject any plan or project likely to impact Natura 2000 or European sites (SAC's, SPA's) whether directly (in situ) indirectly (ex situ) or in combination with other plans or projects to an appropriate assessment in order to inform decision making. A plan or project may only be authorised after the competent authority has made certain, based on scientific knowledge, that it will not adversely affect the integrity of the site; in the case of derogations, authorisation must be pursued under Article 6(4).

#### **3.7.4 Salmonid Waters**

Any planning applications within 15 metres of the banks of salmonid waters, or surface waters feeding into salmonid waters, shall demonstrate that development would not impact upon salmonid species or the habitats which sustain them.

#### **3.7.5 Ecological Networks**

Planning Applications shall: identify any losses to ecological corridors (including hedgerows and masonry stone walls) which would result if the application in question was granted; and, demonstrate

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<sup>4</sup> Except as provided for in Section 6(4) of the Habitats Directive, viz. there must be:  
(a) no alternative solution available,  
(b) imperative reasons of overriding public interest for the plan to proceed; and  
(c) adequate compensatory measures in place.



how such losses would be fully offset through the replacement of the relevant corridors with corridors composed of similar species or materials. Such replacement shall be required before any losses to the existing corridors occur.

Where opportunity exists between local high value biodiversity areas, applicants shall be encouraged to enhance existing networks or create new networks between these areas.

### **3.7.6 Western River Basin District Management Plan**

When published, the relevant policies and objectives of the Western River Basin District River Basin Management Plan shall be integrated into the Charlestown-Bellaghy LAP.

### **3.7.7 Channelling and Piping of the Streams**

Planning applications to channel and pipe streams in Charlestown-Bellaghy shall demonstrate that development would not result in significant adverse impacts upon biodiversity, flora, fauna and water quality.

### **3.7.8 Waste Water Treatment**

The waste water treatment capacity requirements of new development under the Charlestown-Bellaghy LAP must not exceed available waste water treatment capacity.

Both Mayo and Sligo County Council undertake not to permit new development on zoned lands until appropriate waste water treatment facilities are in place.

The Mullaghanoë River is categorised within the *Article 5 Characterisation Summary Report* (Western River Basin District (WRBD) 2005) as being *at significant risk* of meeting of failing to achieve the Water Framework Directive's objectives by 2015. This categorisation has been arrived at by the WRBD on the basis of:

- EPA diffuse sources model
- Channelisation
- Point source - Waste water treatment plants
- Q value
- Q or point/diffuse
- Risk Diffuse
- Risk Morphology
- Risk Point Source
- Risk Result Overall

Waste water generated by Charlestown-Bellaghy passes through a treatment plant which has a capacity of 1,200 population equivalent. Outfall from this plant flows directly into the SAC. A proposal to upgrade the plant is currently being planned as part of a Design Build and Operate bundle which includes upgrades in Belmullet and Foxford.

In order for permission to be granted for new developments, there must be sufficient capacity available to appropriately treat the waste water arising from such developments. In addition, in order for planning permission to be granted for new developments planning applications must demonstrate that the new developments will be connected to the waste water treatment plant collection network.

### **3.7.9 Existing Septic Tanks**

If capacity in a public waste water treatment scheme, including collection networks, is not provided to all existing development within the plan area in the long term then existing septic tanks, percolation areas and proprietary effluent systems may be required to be upgraded and a monitoring system set up. The relevant planning authority shall examine the introduction of a grant scheme for the upgrading of septic tanks in the plan area.

### **3.7.10 Drinking Water**

Existing and new populations under the Plan shall be served with clean and wholesome drinking water. Mayo County Council and Sligo County Council will achieve compliance as a minimum with the 48

parameters set out under the European Communities (Drinking Water) Regulations (No. 2) 2007 and will resolve any outstanding issues in order to achieve the removal of the town's public water supply from the EPA remedial action list of public water supplies.

### ***3.7.11 Archaeological Heritage***

Landuses shall not give rise to significant losses of the integrity, quality or context of archaeological material - including Recorded Monuments - except as may be conditioned or directed by the appropriate heritage agencies. This shall be achieved by the application of appropriate design standards and criteria. It shall be ensured that archaeological assessment, pre-development archaeological testing, surveying, monitoring and recording are carried out where appropriate. Where an open space zoning coincides with the location of a recorded monument it should be noted that the purpose of the open space zoning in this instance is for protective reasons and should not be used as public open space integral to residential/mixed-use development on adjoining lands. Map No.3 identifies the approximate locations of the Recorded Monuments within the Plan area, however in all cases the Record of Monuments and Places should be consulted.

### ***3.7.12 Architectural Heritage***

It is noted that implementation of the Plan would not be likely to have significant effects on the architectural heritage of Charlestown-Bellaghy.

In order to protect, strengthen and improve the presentation and the general character of Charlestown-Bellaghy, alterations and interventions to Protected Structures shall be executed to the highest standards and shall not detract from their significance or value.

New developments shall contribute to improving their surrounding neighbourhood, and not result in any significant loss in the integrity, quality or character of the area, where appropriate. Planning Applications for developments in sensitive areas shall be accompanied by an assessment undertaken by a suitably qualified person, where appropriate, detailing the impacts of the relevant development upon the special interest and character of the surrounding architectural heritage.

The Record of Protected Structures shall be extended on a phased basis in order to incorporate recommendations from the National Inventory of Architectural Heritage.

## ***3.8 Miscellaneous Provisions***

### ***3.8.1 Bonding to Secure Completion of Development***

To ensure that developments undertaken by private developers are satisfactorily completed, developers will be required to give cash deposits or submit a bond from an insurance company or other financial institution acceptable to the Council for the satisfactory completion of developments and their ancillary services. In determining the method of security, previous records of applicant's compliance and construction standards will be taken into account. This bond or surety is to be submitted and in place before development is commenced.

### ***3.8.2 Development Contributions***

Mayo County Council and Sligo County Council, taking into consideration the capital expenditure necessary for the provision of infrastructure, will require the payment of financial contributions in accordance with the Development Contributions Scheme. Developers may also be required to carry out works at their own expense which facilitates their development and these will be specified as a condition of their planning permission.

## Appendix 1 – Opportunity Sites

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### Introduction

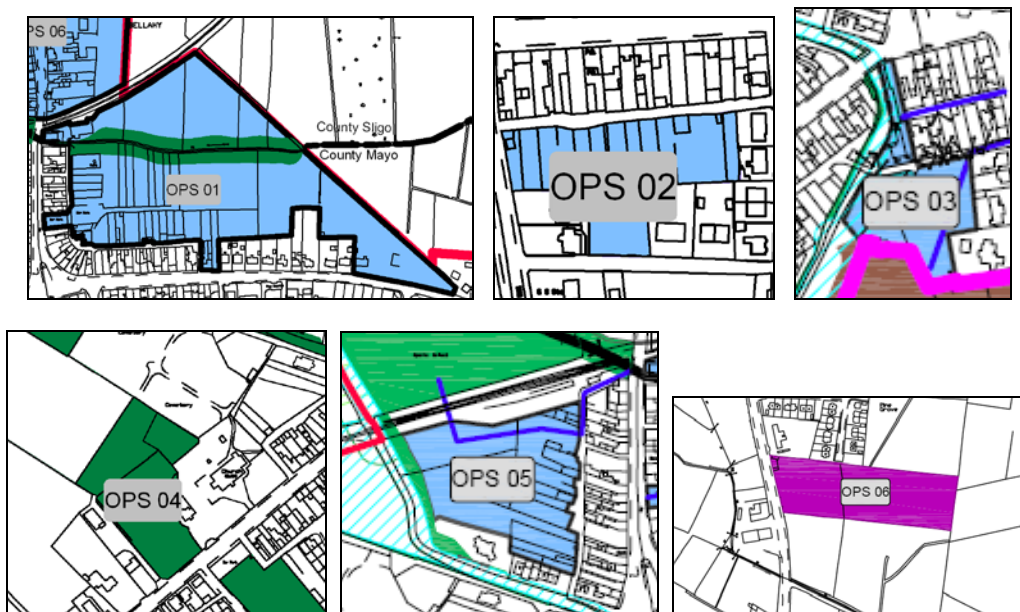
Opportunity Sites are as shown on **Map No.2**. These are sites that both Mayo and Sligo County Council consider could most beneficially be developed or redeveloped over the life of the plan. The development of the Opportunity Sites will play a key role in achieving the objectives of both the Mayo County Development Plan 2008 and the Sligo County Development Plan 2005.

The Opportunity Sites were identified due to their location within the Town Centre or because of other adjacent developments that have recently been developed or granted permission. The text associated with each Opportunity Site provides an overview of the appropriate use considered by the relevant Council to contribute towards achieving the related Development Plan objectives.

It should be noted that ownership of the area may not be solely one party. While it is feasible that the development of the site could take place in stages, it is expected that the development of each site should be comprehensively planned with the production of a masterplan and any proposals should secure or facilitate the future of the site as a whole. It may be necessary for developers to enter into legal agreements to permit the comprehensive planning of the whole of the Opportunity Site.

The legal rights of owners and occupiers of land and buildings within an Opportunity Site are not affected by this designation. Planning permission for any development must be obtained in the normal way and will be determined in accordance with the Plan.

It is noted that any Protected Structures, Proposed Protected Structures, or any structure on the Sites and Monuments Records will not be affected by these designations and any such structure located on any Opportunity Site must be treated in accordance with the Guidelines relating to development of such structures.

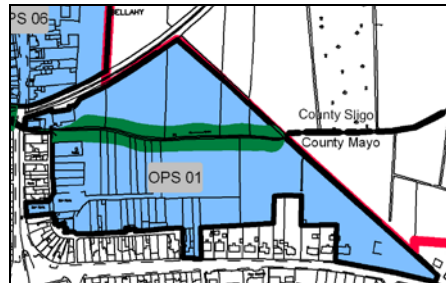


### **Opportunity Site 1, OPS 01:**

**Appropriate Uses:** Town Centre

**Ownership:** Private (TBC)

**Site Area:** 6.55Ha



**Map:** Opportunity Site 1, OPS 01 – See Map 2

**Objectives:** This site straddles the Mayo-Sligo County border and is one of the more important sites in Charlestown-Bellaghy. The development of this site will enable the river walkway to be constructed and will open up a considerable amount of ‘backland’.

The site is centrally located although access is constrained and may require demolition of existing properties adjacent to laneways (subject to planning permission) to provide wider access. For this reason, OPS 01 includes the area of existing residential land to the east. Development on this particular site may include/comprise town centre type activities where access to the lands to the north (rear) is provided.

The site is suitable for a mix of retail and residential uses as it is located within the area zoned *Town Centre*. The site would be suitable for medium density of development given its proximity to the town centre and ready access on foot.

Any development proposals should be of high quality and include details of the river walkway which must be incorporated into the overall scheme.

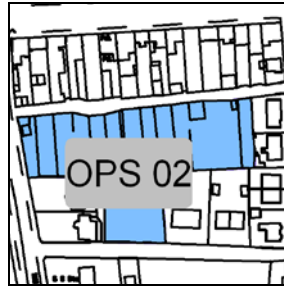
Development proposals for this area shall require the completion of a design-led Masterplan of the entire site, prior to application for permission on the site. This is to ensure that the site is assessed in its entirety and that any proposal for its development shall ensure that the site is developed in such a way as to enhance and improve the town and to ensure that the site is developed to its full potential, incorporating and assessing elements such as amenity, services, access and different uses of the development e.g. residential and commercial. This approach ensures that development does not occur in a piecemeal or uncoordinated fashion.

### **Opportunity Site 2, OPS 02:**

**Appropriate Uses:** Nursing Home, Sheltered Housing Development for elderly

**Ownership:** Private (TBC)

**Site Area:** 0.55Ha



**Map:** Opportunity Site 2, OPS 02 – See Map 2

**Objectives:** Due to the location of this site in the town core area and the proximity to existing sheltered housing units for the elderly, further nursing home/sheltered housing schemes are encouraged in this area. Sheltered housing suits those who cannot live alone in isolated areas but don't need to be hospitalised, who can benefit from living in proximity to local retail, religious and community services and facilities.

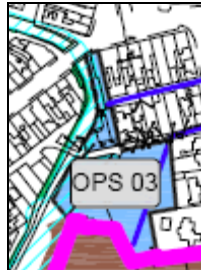
Development of the site should create a permeable scheme, with houses opening out on to a central courtyard. Associated facilities and amenities, including a day room and laundry, should also be provided. Permeability of the site should be maximised, to ensure ease of access to various areas of the town.

**Opportunity Site 3, OPS 03:**

**Appropriate Uses:** Town Centre – Mixed Use

**Ownership:** Private (TBC)

**Site Area:** 0.65Ha



**Map:** **Opportunity Site 3, OPS 03 – See Map 2**

**Objectives:** Centrally located, this site is suited to commercial development. The site is currently zoned *Town Centre*.

Elements of the site should include:

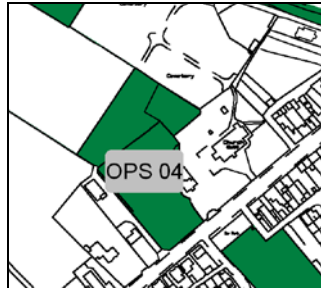
- A strong building line addressing the River with the provision of adequate off street parking located to the rear.
- New access (pedestrian & vehicular) to backlands to south (rear) of town centre
- A mix of uses with residential and commercial.
- Development should take full cognisance of the River and the SAC area.

**Opportunity Site 4, OPS 04:**

**Appropriate Uses:** Town Park

**Ownership:** Public and Private (TBC)

**Site Area:** 0.94Ha



**Map:** Opportunity Site 4, OPS 04 – See Map 2

**Objectives:** Development of a Town Park for the benefit of residents and visitors alike.

**Opportunity Site 5, OPS 05:**

**Appropriate Uses:** Town Centre – Mixed Use

**Ownership:** Public and Private (TBC)

**Site Area:** 1.57 Ha



**Map:** Opportunity Site 5, OPS 05 – See Map 2

**Objectives:** This central site is strategically located adjacent to the railway line, the Town Park and existing sports facilities; a hub of activity. The development of this site should strengthen and re-establish the traditional mixed-used character of the town centre. Existing local industries should be supported and encouraged.

The provision of a crèche and park 'n ride should be integrated into the future development of a railway station in Charlestown-Bellaghy. A new pedestrian link should also be included to increase pedestrian connectivity between Charlestown and Bellaghy across the railway line.

**Opportunity Site 6, OPS 06:**



**Appropriate Uses:** Industrial and Employment

**Ownership:** Public and Private (TBC)

**Site Area:** 1.9 Ha



**Map:** Opportunity Site 6, OPS 06 – See Map 2

**Objectives:** This site has been identified as the proposed location for the Decentralisation of Government Offices in Charlestown. The site is suitable for a mix of employment and industrial uses, with the proposed offices to the front of the subject site forming an attractive introduction to the lands, with heavier industry to the back – furthest from the road.

Any development proposals should be of high quality and shall require the completion of a design-led Masterplan of the entire site, prior to application for permission on the site. This is to ensure that the site is assessed in its entirety and that any proposal for its development shall ensure that the site is developed in such a way as to enhance and improve the town and to ensure that the site is developed to its full potential, incorporating and assessing elements such as amenity, services, access and different uses of the development e.g. employment and industry. This approach ensures that development does not occur in a piecemeal or uncoordinated fashion.

## **Appendix 2 – Implementing the Local Area Plan: Making it happen**

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The function of this Local Area Plan is to guide development in Charlestown-Bellaghy over the plan period. While both Mayo County Council and Sligo County Council have a key role in ensuring that policies and objectives contained in the plan are achieved, the achievement of these is also dependant on the financial and human resources of others, especially the private sector. External factors such as the economic climate, political support, allocated Local Authority funding, and the availability of funding from other sources will be influential if the objectives are to be achieved within the life of the Plan. Mayo County Council and Sligo County Council will require that developers incorporate the objectives of this Plan, including those relating to the provision of physical and social infrastructure, into their development proposals. Other objectives, particularly key physical infrastructural elements may require Government funding and support. Where appropriate, the relevant Council will seek financing from specified sources, both the public and private sector. Mayo County Council and Sligo County Council intend to exercise all of its legal powers to ensure the objectives are implemented. This includes using compulsory acquisition powers where necessary to facilitate site assembly or to secure the realisation of objectives contained in the Plan.

### Appendix 3 – Record of Protected Structures

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Listed below are the Protected Structures that are located within Charlestown-Bellaghy Town – i.e. within the Townland boundary the subject of this Local Area Plan.

There are no protected structures listed under the current Sligo County Development Plan 2005.

There are two protected structures listed under the current Mayo County Development Plan 2008.

0163

Charlestown RC Church

Free standing six bay double height gable fronted Roman Catholic Basilica c. 1860. The sacristy is located to the northern side elevation having a single-span pitched roof.



0230

Henry House

Two storey three bay semi detached townhouse c.1846 which forms part of a gateway into Charlestown.

