

Mayo County Council

Determination on the need for an environmental assessment of the Proposed Amendment of Charlestown-Bellaghy Local Area Plan 2010-2016 in accordance with the Planning & Development (SEA) Regulations 2004 (as amended)

Pursuant to the Planning & Development (Strategic Environmental Assessment) Regulations 2004 (as amended) the Planning Authority carried out a Strategic Environmental Assessment (S.E.A.) Screening exercise for the proposed amendment to the Charlestown-Bellaghy Local Area Plan, in conjunction with Sligo County Council. The resulting SEA Consultation Screening Report stated that it was the opinion of the Planning Authorities that the proposed amendment would not be likely to have any significant adverse impacts on the environment.

Having complied with the requirements as set out in the Planning & Development (Strategic Environmental Assessment) Regulations 2004, Mayo County Council and Sligo County Council, having regard to the responses received from the prescribed environmental authorities, have determined that the proposed amendment will not require an environmental assessment, and the preparation of an Environmental Report for the following reasons:

1. The proposed amendment outlines how substantially less land is required for residential development than is zoned in the existing plan. This will result in the phasing of zoned residential lands in Charlestown over a prolonged period whereby lands shall not be considered for development in Phase 2 until 70% of the lands in Phase 1 have been fully developed. Lands in Bellaghy will be designated as Strategic Land Reserve and proposals for housing developments on these lands during the period of the LAP will not be considered. The implementation of the proposed amendment will result in prioritising the completion of unfinished housing estates and contribute towards a sustainable plan-led approach to development within the LAP area.
2. The proposed amendment includes proposals to rezone residentially zoned lands which are at risk of flooding or identified as 'Benefitting lands' to open space and amenity zoning. The removal of residential zoning from these areas ensures the implementation of a risk based planning approach to flood management in order to prevent or minimise future flood risk in the plan area.
3. The current Charlestown-Bellaghy LAP and the proposed amendment thereto have been and will be made pursuant to the provisions of the Planning and Development Acts 2000-2010; as such, the plan seeks to achieve development in a sustainable manner. The proposed amendment is consistent with the objectives of the current LAP, the Mayo County Development Plan 2008-2014 and the Sligo County Development Plan 2011-2017, all of which were subject to SEA. The implementation of the proposed amendment to the Charlestown-Bellaghy Local Area Plan will have no predicted significant effects on the environment as it will not put any additional pressure on existing infrastructure which is in place to support the further development of the town.

Any amendments to the proposed amendment procedure that arise will be screened for the need for an environmental assessment.

Signed:



Paddy Mahon, Director of Services
Mayo County Council

Date

25/4/12