



Proposed Alterations to the Draft Claremorris Local Area Plan 2012-2018



**Mayo County Council
Comhairle Contae Mhaigh Eo
February 2013**

**Prepared in Accordance with Section 20(3)(e) of the Planning and
Development Acts 2000-2010**

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Proposed Alterations to the Draft Claremorris Local Area Plan 2012-2018 as resolved by the Elected Members of Mayo County Council, at the Council meeting on the 11/2/2013 and considered at the Electoral Area Meeting on the 6/2/2013

1.1 Introduction

The Draft Claremorris Local Area Plan 2012-2018 was on public display from the 6th December 2012 to the 29th January 2013. Submissions and Observations in respect of the draft LAP were made during this display period. A Manager's Report was prepared on the submissions and observations received and submitted to the members of the Council in accordance with Section 20 of the Planning and Development Acts 2000 – 2010.

Mayo County Council, at its meeting of the 11th February 2013 and the Claremorris Electoral Area Meeting on the 6th February 2013 resolved to make a number of alterations to the Draft Claremorris LAP having considered the submissions, the Managers Report and the Draft LAP. The Proposed Alterations to the draft LAP are outlined in this document.

In accordance with Section 20(f) of the Planning and Development Act 2000-2010 the planning authority determined that a Strategic Environmental Assessment (SEA) and Appropriate Assessment was not required as respects one or more of the Proposed Alterations to the draft LAP.

Section 20(3)(e) of the Planning and Development Act 2000-2010 requires the Planning Authority to make the Proposed Alterations available for inspection for a period not less than 4 weeks and to publish notice of same.

The Proposed Alteration documents comprise of:

- The Proposed Alterations to the Draft Claremorris Local Area Plan 2012-2018 (this document)

As this document shows only the proposed alterations to the draft LAP, not the entire draft LAP, it should be read in conjunction with the Draft Claremorris Local Area Plan 2012-2018.

The following coding is used to show the changes made to the draft LAP as a result the proposed alterations

Black Text = Text in the draft LAP as published

~~Black Text with a strikethrough~~ = text in the draft LAP to be deleted as a result of the Proposed Alterations

Red Text = text added to the draft LAP as a result of the Proposed Alterations

Written submissions in relation to these Proposed Alterations only may be submitted to Mayo County Council between the 14th February 2013 and the 15th March 2013 inclusive. All submissions shall be taken into consideration before the making of the Proposed Alteration. Submissions should be marked **Draft Claremorris Local Area Plan 2012-**

2018 and referenced with the Proposed Alteration' and submitted by 4pm on the 15th March 2013 to:

Dette Cunningham
Senior Executive Planner,
Forward Planning Section.
Aras an Contae
The Mall
Castlebar
Co. Mayo County Council
Or by email to forwardplanning@mayococo.ie

2.1 Alteration 1 (A1)

A1 changes the wording of Policy EPP1 in Section 5.12 of the draft LAP as follows:

EPP1	It is the policy of the Council to seek the preservation, protection and enhancement of the existing high quality environmental standards of Claremorris Town, including air, water and other environmental components. the environmental quality of Claremorris ²
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2.2 Alteration 2 (A2)

A2 extends the boundary of the LAP to include additional lands and to zone the lands for Industry.

The change in boundary will alter; MAP2; MAP 3 and MAP 4 of the draft LAP. Zoning the land for Industry will change MAP 3 of the LAP.

The changes to all maps are shown in Appendix 1 at the end of this document.

2.3 Alteration 3 (A3)

A3 adds text to Section 3.9 of the LAP as follows:

3.9 Housing

Claremorris has seen a considerable amount of residential development over the last 6 years. Approximately 300 housing units have been constructed with a further potential 360 units that have planning permission and could still be developed within the LAP boundary. In terms of local authority housing, Mayo County Council constructed a small housing scheme of 10 units on the Ballyhaunis Rd.

The population target for Claremorris over the lifespan of the LAP is 3845 persons which equates to a growth of 433 persons from 2011 to 2018. The associated number of units required to accommodate this growth is 174¹ (population growth divided by average household size).

¹ This figure has been re-adjusted using the 2011 Census of Population data as the Core Strategy Data in the County Development Plan 2008-2014 was based on the 2006 Census of Population.

2.4 Alteration 4 (A4)

A4 adds text to Section 4.3.2 of the LAP as follows:

4.3.2 Accommodating Population Growth

In order to accommodate the population target outlined above, it is necessary to ensure that adequate provision is made for residential zoned land in a sustainable manner. The methodology used in zoning residential lands in the plan area is outlined below:

- identify suitable lands for residential zoning in the plan area based on previous residential zoning, proximity to town centre and location in relation to other uses

- identify residential zoned lands comprising of unfinished housing estates listed by the DoECLG and lands within the plan area with existing planning permissions for residential development
- identify lands outside the town centre area which are considered suitable for residential zoning with the aim of linking existing residential areas with the town centre.
- provide a mix of densities to provide for choice of housing types
- phase development of residential lands to ensure sustainable development
- the present and future situation regarding the provision of services such as water supply and waste water treatment.

The 2006 Claremorris LAP has 132 hectares of undeveloped residential zoned lands. The draft LAP has reduced this to 64 Hectares. The area of undeveloped residential zoned lands has been reduced as follows:

- 35 Hectares has been removed resulting in the change in the LAP boundary
- 37 hectares as a result of re-zoning.
- Hectares was added due to recent planning permissions on unfinished estates

2.5 Alteration 5 (A5)

A5 adds text to Section 4.3.4 and 6.3.2 of the LAP as follows:

4.3.2 Phasing Strategy of Residential Development

As the area of land identified as suitable for residential development within the LAP area is in excess of the requirements for the LAP period, the phasing of such lands will be required to ensure they are developed in a sustainable and sequential manner in accordance with the provisions of the Core Strategy of the Mayo County Development Plan. Two phases are proposed as set out below.

Phase 1 Residential Land

Phase 1 Residential Lands comprise all unfinished housing estates listed by the Department of Environment, Community and Local Government (DoECLG) and lands adjoining the town centre which currently have live planning permissions that have not yet commenced. Additional lands, considered infill, are also included in Phase 1 at a lower density to provide for detached house types as an option for those seeking an alternative to a house in the countryside. These lands should be developed in an in-depth manner to avoid the proliferation of accesses onto the public road and to prevent ribbon development. This was an issue that was highlighted at the pre-draft public consultation.

Phase 1 Residential Lands have a potential yield of 286 housing units catering for an increased population of 685 persons. Although this is in excess of the Core Strategy estimate of 174 housing units, it is considered that this strategy ensures adequate provision for residential demand whilst prioritising the completion of unfinished residential development within the LAP Area.

6.3.2 Density

The Council will require that all development proposals are at a density appropriate to their location. Higher densities will be encouraged within the town centre and other areas

close to important local services and good transport links. In this regard, densities within the town centre zoning will be assessed with reference to the Plot Ratio Standard set out in Table 8 above.

Table 9 Residential Densities

Residential Densities	
High Density	up to 20 Houses per Hectare
Low Density	up to 5 Houses per Hectare

The Council will also assess each application's density on the basis in which it meets the following criteria:

- suitability of proposed location
- compatibility with densities of adjoining areas
- layout type
- height (particularly in relation to adjoining buildings)
- public and private open space provisions made
- privacy and amenity available
- pedestrian and cycle links available
- impact on existing residential amenity
- impact on existing traffic patterns
- **avoidance of a ribbon form of development**

2.6 Alteration 6 (A6)

A6 adds text to Section 3.6 of the LAP as follows:

Future Population Growth

The Core Strategy in the Mayo County Development Plan sets out population targets for the County as a whole and for individual towns in the Settlement Hierarchy in accordance with the Regional Planning Guidelines for the West 2010-2022. It also sets out the associated housing and residential land requirements necessary to support population growth in individual settlements.

The Core Strategy sets a population target of 3,488 persons in 2016 and 3845 in 2022. However, the population grew unexpectedly by 31.5% to 3412 persons between 2006 to 2011 almost reaching the Core Strategy target for the year 2016. ~~Due to this unexpected growth the West Regional Authority has advised the planning authority to allocate the 2022 target population as the target population for the lifetime of the LAP~~ **Given the strategic role of the town of Claremorris within County Mayo and the wider sub-region at the confluence of important road and rail routes, the Planning Authority has taken an evidence based approach in determining the future sustainable growth of the town due to circumstances which have arisen. Therefore, in the opinion of the Planning Authority the approach remains consistent with relevant policies and objectives as set out in the Mayo County Development Plan, the National Spatial Strategy and the Regional Planning Guidelines for the West Region. Therefore the population target for Claremorris over the lifetime of the LAP is 3845 persons, an increase of 433 persons from 2011 to 2018**

2.7 Alteration 7 (A7)

A7 updates MAP 3 Land Use Zoning to ensure that the Town Centre Zone corresponds to the boundary of the proposed retail development. (Planning Ref. P08/2102)

Zoning update will change MAP 3 of the LAP

The changes to all maps are shown in Appendix 1 at the end of this document

2.8 Alteration 8 (A8)

A8 relates to the re-zoning of lands from Agriculture to Residential Low Density. As this relates to lands with a live planning permission but not yet commenced Phase 1 will apply to these lands.

Zoning the land from Agriculture to Residential Low Density will change MAP 3 of the LAP

The changes to all maps are shown in Appendix 1 at the end of this document

2.9 Alteration 9 (A9)

A9 extends the boundary of the LAP to include additional lands and to zone the land for Agriculture.

The change in boundary will alter; MAP 1; MAP2; MAP 3 and MAP 4 of the draft LAP
Zoning the land Agriculture will change MAP 3 of the LAP.

The changes to all maps are shown in Appendix 1 at the end of this document.

2.10 Alteration 10 (A10)

A10 updates section 6.2.17 of the LAP in relation to the new consultation distances for the Calor Gas Teo. Seveso II site. Section 6.2.17 of the LAP is updated as follows:

6.2.17 Seveso II Site – Calor Gas Teo

Calor Gas Teo, Ballindine Rd is subject to the European Communities [Control of Major Accident Hazards Involving Dangerous Substances] Regulations, 2000; S.I. 476 of 2000. In terms of land use planning advice, the dangerous substance of principle concern is Liquefied Petroleum Gas, which is a liquefied flammable gas. Potential accident scenarios with off-site effects identified in relation to this plan, involve the bulk storage of LPG and transfer of LPG to/from road tankers that can give rise to explosion over pressure effects and thermal hazards.

The Health and Safety Authority (HSA), pursuant to the above Regulations and following consideration of the risks arising from the above establishment, has submitted advice to the Planning Authority with a view to the provision of appropriate separation distances between the Calor Gas Teo. establishment and various types of land uses.

~~Three Consequence Zones have been determined by the Health and Safety Authority. These are shown in more on Map No 1, Seveso II Site; Consequence Zones. These Zones are set out below in Table 9 along with the relevant advice regarding acceptable~~

uses for each Zone from the Health and Safety Authority. It should be noted however, that some of the uses deemed acceptable by the Health and Safety Authority in this Advise Table may not necessarily be acceptable in terms of the Land Use Zoning as set out in Map 3.

Table 9: Consequence Zones and Planning advice for Calor Gas Teo

Zone	Advice
Inner Zone	From source to 112 metres exposure to 180 TDU. Hence permit Industrial (subject to consultation) and occasional occupation by small number to a distance of 112 metres from source
Middle Zone	From 112 metres to 215 metres exposure to 1800-1000 TDU. Hence permit Commercial & Industrial <100 persons, Retail & Catering < 250 square metres between distances of 112 metres and 215 metres from source
Outer Zone	From 215 metres to 330 metres exposure to 100-500 TDU. Hence permit Commercial, Retail & Catering, Industrial, Small Housing developments between distances 215 metres to 330 metres

A Zone of Consequence of 600m from the Seveso II site has been determined by the Health and Safety Authority. This is shown on Map 1

The Planning Authority shall consult with the Health and Safety Authority regarding any proposals in respect of Calor Gas Teo. and in respect of any development within the ~~Consequence Zones~~ **Zone of Consequence** or any large or sensitive developments outside the Zones. This distance may be subject to change at a later date following review of available information by the Health and Safety Authority. In arriving at its decision in respect of any such proposals, the Council shall have regard to the advice and recommendations of the Health and Safety Authority, both in respect of whether or not to grant planning permission and in respect of the conditions to which permission, if granted, should be subject.

2.11 Alteration 11 (A11)

A11 updates MAP 1 Seveso II Site of the LAP site with the new consultation distance of 600m.

The changes to all maps are shown in Appendix 1 at the end of this document

2.12 Alteration 12 (A12)

A12 updates MAP 4 Objectives MAP of the LAP with the new consultation distances of 600m for the Seveso II Site

The changes to all maps are shown in Appendix 1 at the end of this document

2.13 Alteration 13 (A13)

A13 removes the Phase 1 designation from housing estate along Convent Road as it is no longer classified as an unfinished housing estate.

Up date MAP 3 to show Phase 1 removed from housing estate

The changes to all maps are shown in Appendix 1 at the end of this document

2.14 Alteration 14 (A14)

A14 rezones the line of existing houses along the Old Knock Road from Agriculture to Residential Low Density.

Zoning Residential Low Density will change MAP 3 of the LAP

The changes to all maps are shown in Appendix 1 at the end of this document

Appendix 1

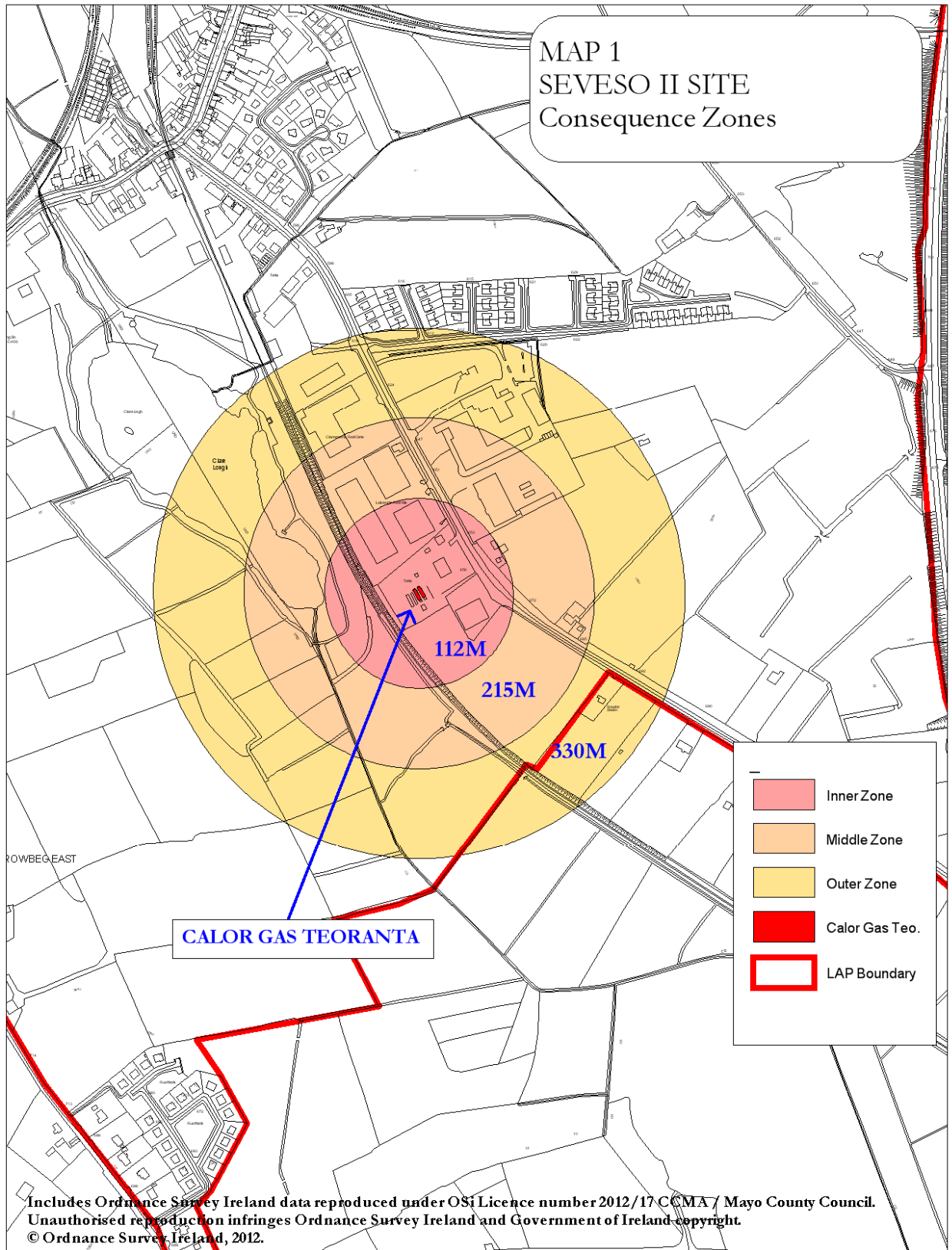
Alterations to

MAP 1: Seveso II Site

MAP 2: Flood Risk

MAP 3: Land Use Zoning

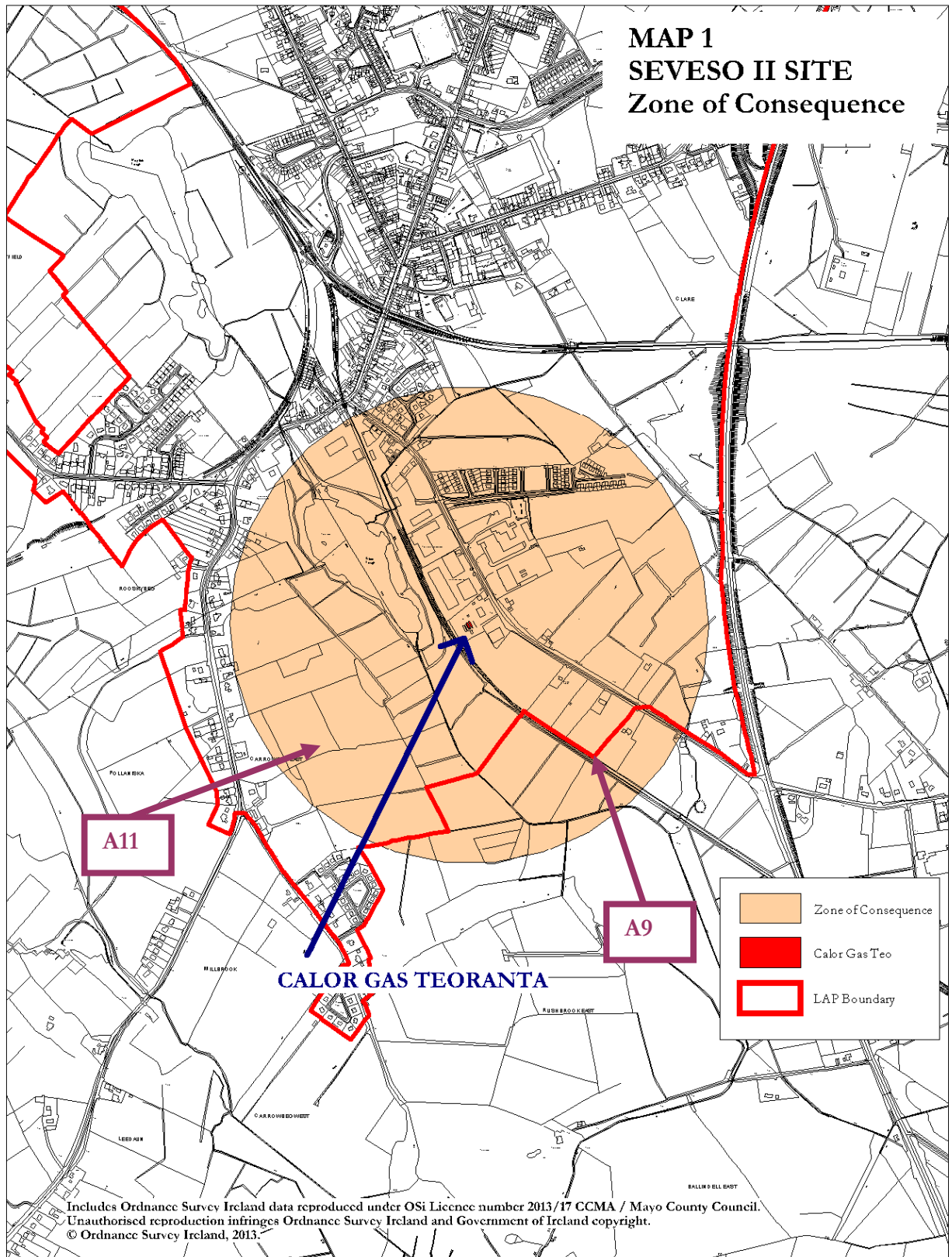
MAP 4: Development Objectives



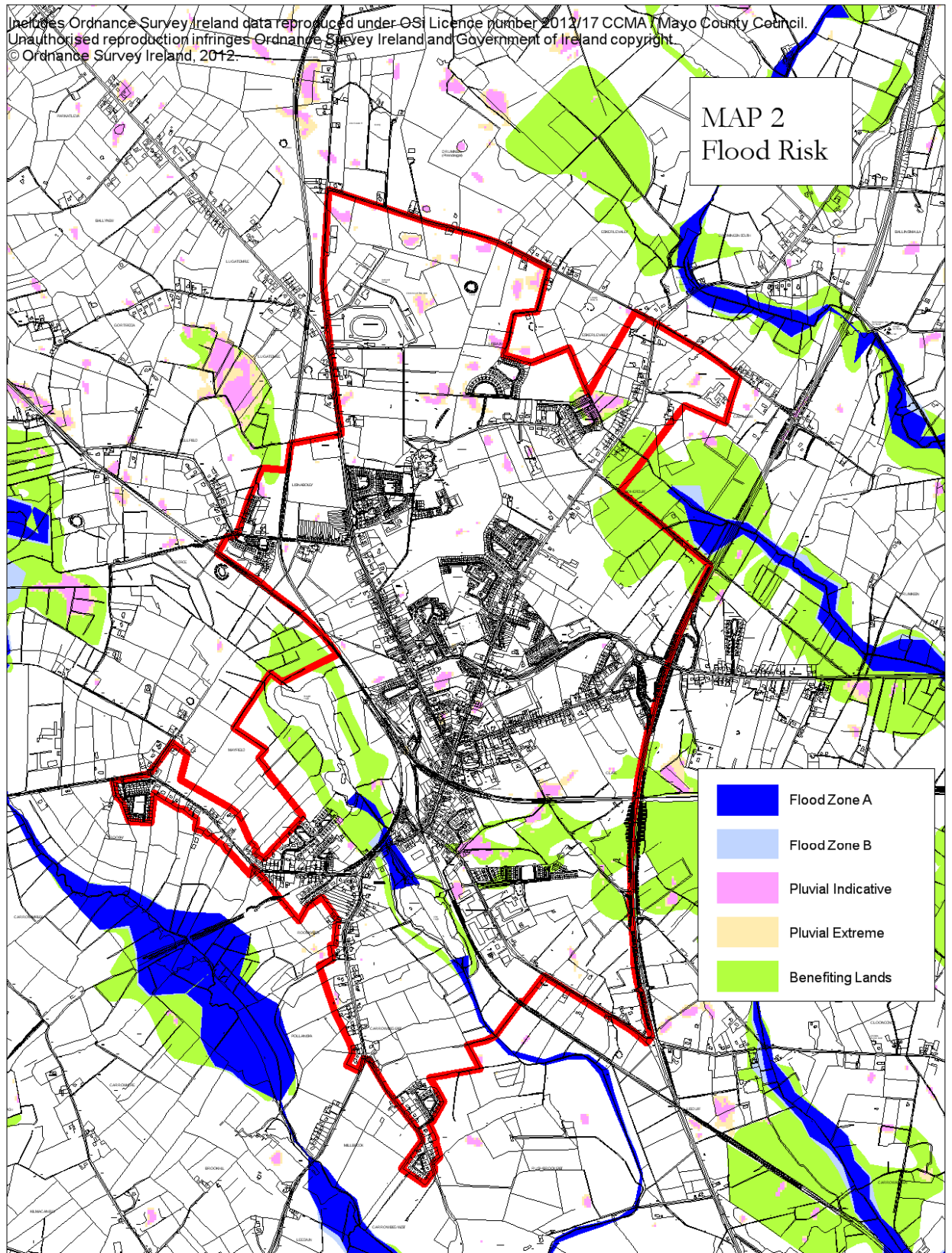
MAP 1 as a result of the following Alterations

A9 – LAP Boundary Extension

A11 – 600m Consultation distance for Seveso II Site



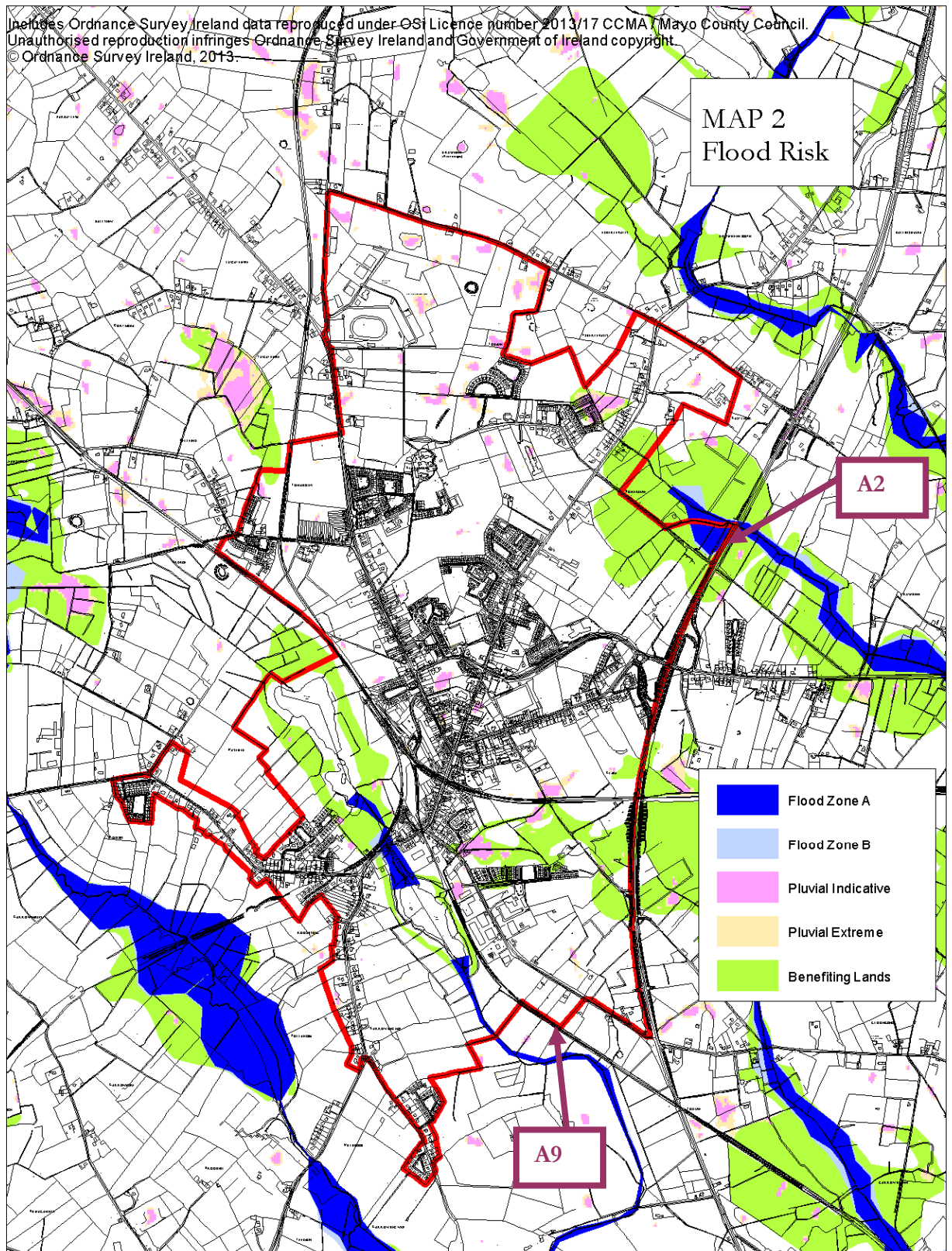
MAP 2 as in the draft LAP

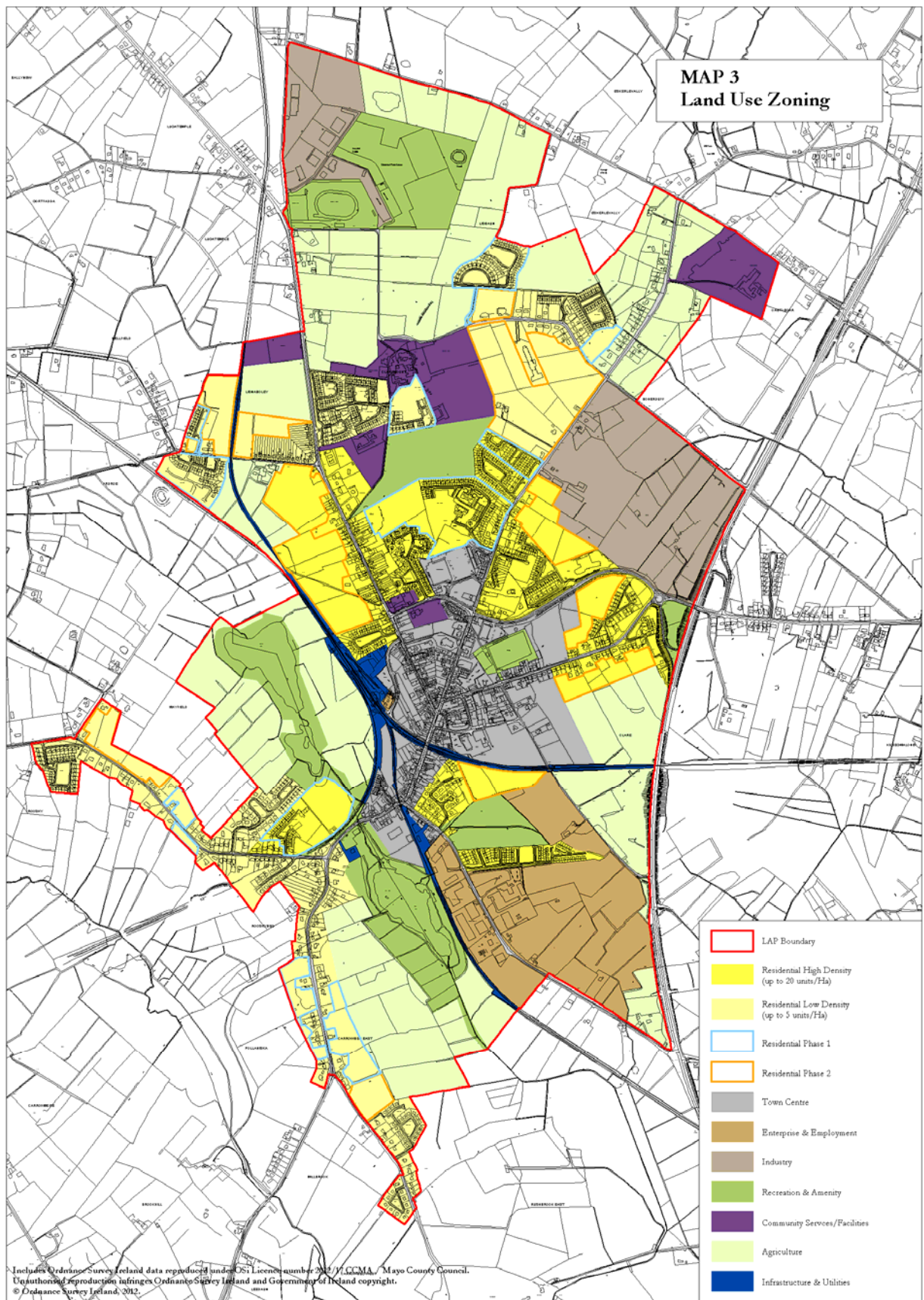


MAP 2 as a result of the following Alterations:

A2 - LAP Boundary Extension

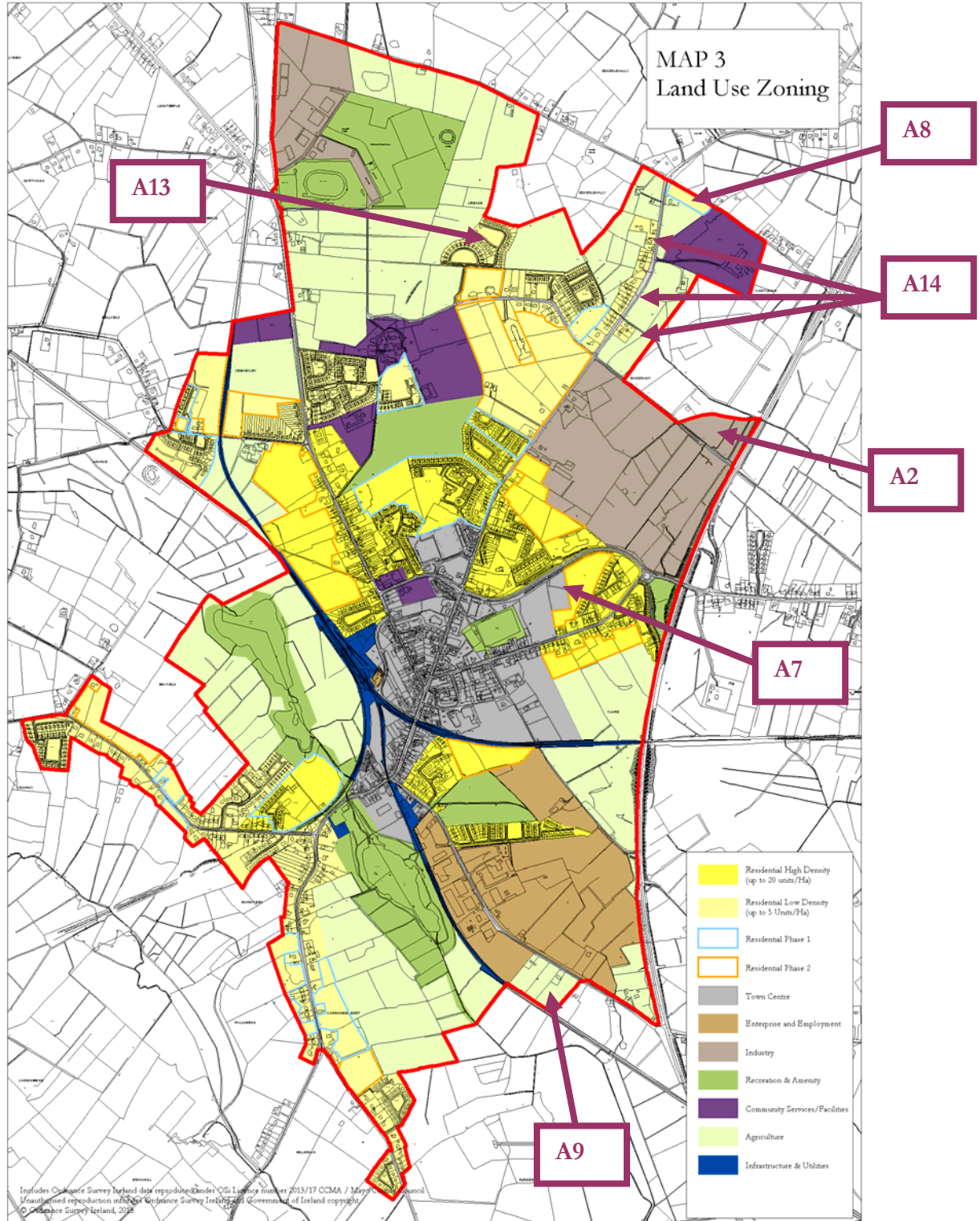
A9 - LAP Boundary Extension





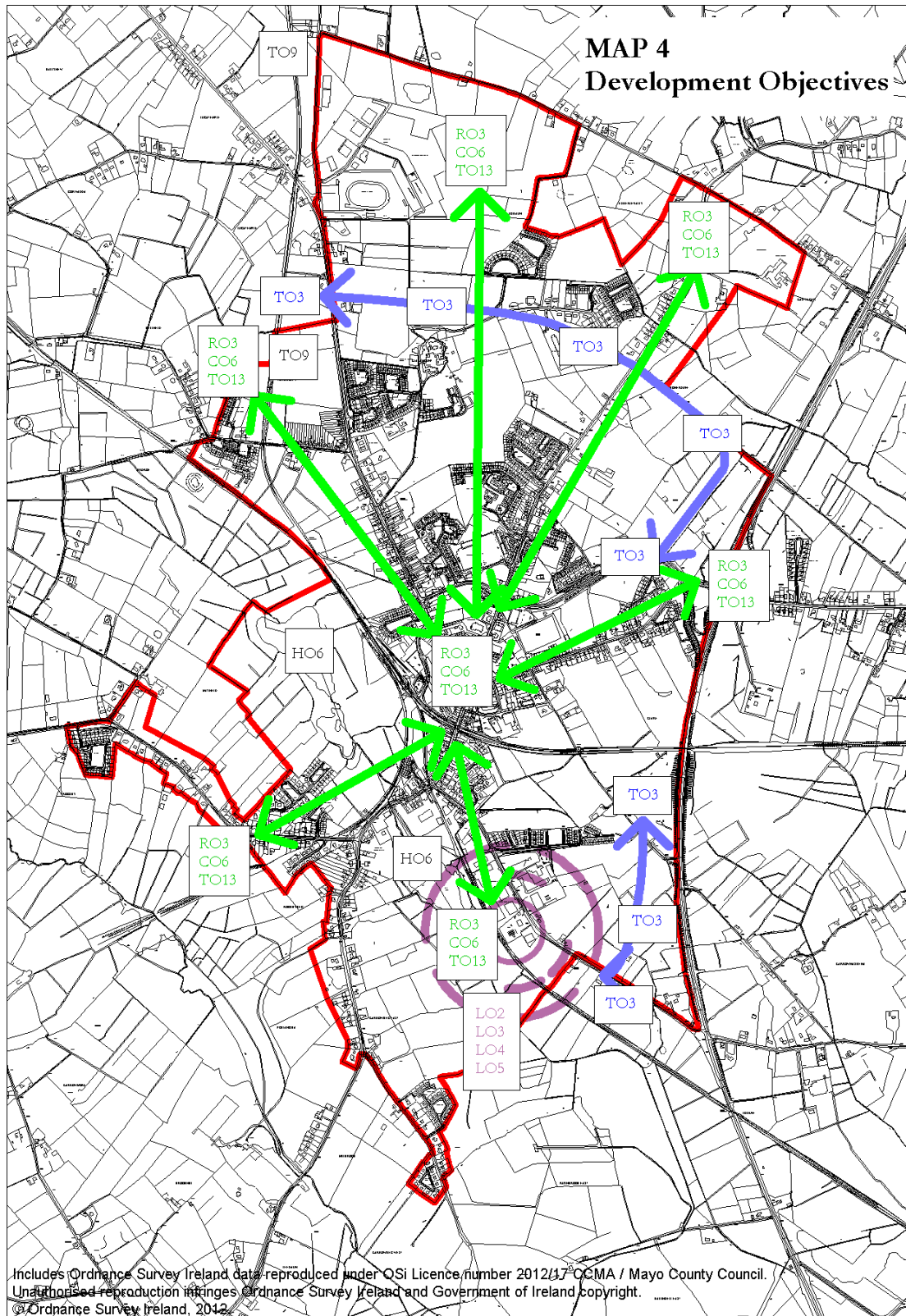
MAP 3 as a result of the following Alterations:

A2 – LAP Boundary extension to include lands and zone for Industry; A7 – Ensure Town Centre Zone corresponds with permitted development boundary; A8 – Rezone land from Agriculture to Residential Low Density (Phase 1) ; A9 – LAP Boundary extension to include lands and zone for Agriculture; A13 – Remove Phase 1 Designation form Land; A14 – Rezone from Agriculture to Residential Low Density



A2 – LAP Boundary extension to include lands and zone for Industry; A7 – Ensure Town Centre Zone corresponds with permitted development boundary; A8 – Rezone land from Agriculture to Residential Low Density (Phase 1) ; A9 – LAP Boundary extension to include lands and zone for Agriculture; A13 – Remove Phase 1 Designation form Land; A14 – Rezone from Agriculture to Residential Low Density





MAP 4 as a result of the following Alterations:

A2 – LAP Boundary extension; A9 – LAP Boundary extension

A12 – 600m Consultation distance for Seveso II Site

