

Kiltimagh Local Area Plan

2010 – 2016



Proposed Amendment of the Kiltimagh Local Area Plan 2010-2016

April 2012

Comhairle Contae Mhaigh Eo
Mayo County Council



Introduction & Background

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

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

New Regional Planning Guidelines for the Western Region 2010-2022 were adopted on the 19th October 2010. Accordingly Mayo County Development Plan 2008-2014 was varied (Variation No.2) on the 17th of October 2011 in order to include a Core Strategy which reflects the revised population targets in the RPG's.

The Kiltimagh Local Area Plan 2010–2016 was made prior to the incorporation of the Core Strategy into the County Development Plan. Accordingly this amendment is required to align it with the revised population targets and associated residential land requirements in the Core Strategy.

Implications of the Core Strategy for Kiltimagh Local Area Plan

The Core Strategy sets out population targets and associated residential land requirements for the County overall and for the towns and villages in the settlement hierarchy. It also identifies the shortfall/excess of residential zoned lands in relation to population targets¹.

In the current Kiltimagh Local Area Plan, there are 60 hectares of residential zoned lands. The Core Strategy identifies a requirement of 41 hectares of residential zoned lands to meet population targets to the end of the Plan period (2015). Therefore, there is an excess of 19 hectares of residential zoned lands.

This amendment proposes to address the excess zoning by:

- Introducing a phased approach to future multiple residential development within the plan area.

As a result of the above, changes shall be made to Map 1.5 Land Use Zoning and other sections of the LAP text.

Format of this Amendments Display Document

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

Text which remains unchanged is in black.

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

Proposed new text is shown in green.

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

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

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

¹ Core Strategy Tables 1, 2 and Table 10: Mayo County Development Plan 2008-2014

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

Making Written Submissions/Observations

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

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

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

Written submissions or observations should be addressed to:

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

or emailed to:

forwardplanning@mayococo.ie

The closing date for submissions or observations is Monday 9^h June 2012 (5pm).

Schedule of Proposed Amendments

TA-1

Introduction (p.2)

Add an introduction to the text which sets out the format of the document and includes incorporation of the amendment into the plan

This **Local Area Plan for Kiltimagh** 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.

The Plan –consisting of a written statement accompanied by maps, will guide development in the area for 6 years from 14th June 2010:-

This document incorporates an amendment to the plan on (date) following a variation of the County Development Plan which incorporated a Core Strategy.

TA-2

Sub-Section **1.2.1 National, Regional and Local Policy Context** contained in **Section 1.2 Strategic Context** (p6)

Delete text and replace with text which incorporates updated RPG's into the document:

Regional Planning Guidelines for the West Region 2010-2022

The Regional Planning Guidelines not only promote the Gateways, Hubs and Linked Hubs but also support a settlement strategy that will encourage the growth of towns and villages.

~~The guidelines subdivide the west into a number of zones of which Kiltimagh is located in 'Zone B: Central Mayo'. Key towns in Zone B include Kiltimagh, Charlestown and Westport. The guidelines acknowledge the potential and strengths of relevance to Kiltimagh which include:~~

- ~~• Ireland West Airport Knock, which has the potential to act as a driver for economic growth for the region.~~
- ~~• Served by the N5 and N26.~~
- ~~• Potential good national rail links.~~
- ~~• Potential for increased revenue from the fishing industry e.g. on the River Moy.~~

~~Needs (or requirements for change/development) of relevance to Kiltimagh include:~~

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

The Regional Planning Guidelines set out a vision for the West Region which will be achieved through strategic goals and objectives. The development of the Region will be measured through targets for population and housing, infrastructure, economic and social trends and preservation of the environment. As a result the RPG's have influenced the overall strategy, the Core Strategy, of the Mayo County Development Plan.

TA-3

Section 1.2 Strategic Context (p6):

Delete text and add text incorporating the Core Strategy into the document

Mayo County Development Plan 2008-2014 (MCDP)

The **Core Strategy contained in the MCDP 2008-2014** recognises Kiltimagh as a key town in its **Settlement Hierarchy** ~~County Settlement Strategy~~.

~~Kiltimagh has been identified as a key town in the overall development of the county and~~ In order to realise its potential role as a key town, public and private investment will be required. Physical and social infrastructure including water services, roads connectivity, telecommunications, energy, development lands and business support infrastructure, social and recreational facilities will need to be either upgraded or provided. The physical attractiveness of the town as a place in which to invest, live and work in is also important and will therefore require attention to the built environment particularly the town centre in terms of caring for, restoring and renewing the physical fabric of the town.

A number of policies have been included in the MCDP **Core Strategy** which set out the strategic framework for key towns such as Kiltimagh, these include:

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

P/CSS – 2.3 Seeks to promote and support the growth and sustainable development of towns located along the Western Rail Corridor.

~~According to the County Settlement Strategy of the Mayo County Development Plan 2008-2014, the projected population growth of Westport & Key Towns (11 key towns in total) is 5,438 persons by 2013. Kiltimagh is included as one of these key towns. The County Development Plan has indicated that the population growth rates of the key towns will be 3.7% per annum up to 2013.~~

The **Core Strategy in the Mayo County Development Plan 2008-2014 sets out population targets for the County overall and for the towns and villages in the County Settlement Hierarchy. In the Core Strategy, the target population for Kiltimagh by 2016 (the end of the plan period) is 1473 persons, an increase of 225 persons over the 2010 population estimated at 1248.**

Other Plans and strategies at the local level relevant to the preparation of the Kiltimagh LAP include Le Neart Le Cheile, a 10 year Integrated Strategy for Economic Social and Cultural Development, Mayo County Council Housing Strategy 2008 and Mayo County Council Retail Strategy 2008

TA-4

Section 1.2.3 Local Context: Trends and Conditions in Kiltimagh Town (p.11)

Add in additional bullet point in **'Key issues identified in Population review'** to reflect current situation in relation to vacant housing units in the town:

Key issues identified in Population review:

- A recent analysis carried out in the **Core Strategy contained in the Mayo County Development Plan identified a substantial number of vacant units in Kiltimagh. This is considered to be a significant trend in town and has been taken into consideration in determining residential land requirements for the town in the Core Strategy.**

TA-5

Section 1.3.2 Strategic Vision (p12)

Include text relating to the Core Strategy to the opening paragraph of the section:

1.3.2 Strategic Vision

The strategic vision for Kiltimagh has identified a number of key themes for the future development of the town including balanced growth **in accordance with the Core Strategy contained in the Mayo County Development Plan**, consolidation, environmental protection and the development of the Western Rail corridor.

TA-6

Section 1.4 Population Targets and Land Use Requirements for 2008-2014 (p15-17)

Delete text and add additional text incorporating the requirements of the Core Strategy into the LAP:

1.4 Population Targets & Land Use Requirements ~~for 2008-2014:~~ **Core Strategy Requirements for the Kiltimagh LAP**

Kiltimagh has been identified as a key town in the MCDP 2008-2014. Under the County Settlement Strategy, Kiltimagh is included in a category of key towns which include Westport and a number of other towns. The combined projected population growth for this category of towns up to 2013 is 5,438. A 3.7% population increase per annum has been allocated under the County Settlement Strategy for this settlement category of towns. It is anticipated however that not all of these towns will grow at similar rates. Some towns may exceed the 3.7% growth rate while others may struggle to achieve this growth rate.

Future projected population growth

The 2006 Census recorded a population of 18,729 persons for Westport and the key towns. A population of 24,16 is projected for this category of towns in 2013. Not all towns are however of equal size and it is therefore important to give them a weighting according to their populations in order to ascertain the possible growth projections. In the 2006 Census, Kiltimagh recorded a population of 1,096 persons or 5.85% of the population recorded for these towns:

If a figure of 5.85% is then applied to projected increase in population (5,438), it would indicate a possible population increase of some 318 persons over the lifetime of this Local Area Plan.

According to DoEHLG Guidelines on the formulation of Development Plans or Local Area Plans, sufficient land should be zoned for nine years and indeed beyond. With that in mind and given the indicative population projections for that period, a matrix of land zonings and densities has been formulated (See Table 1.3):

A 3.7% annual increase in population is a reasonable expectation of growth for a town the size of Kiltimagh.

The growth of the population over the Plan period and beyond (nine years *) would possibly see an increase of 477 persons.

DoEHLG recommends that a LAP zones enough land for a period of six years (plan period) plus three years to present choice and address inertia etc.

Existing Town Population — 1096 persons

———— Future Population Increase 2008-2014 (over six years) — 318 persons

———— Future Population Increase 2008-2017 (over nine years) — 477 persons

———— Total projected population of Kiltimagh 2008-2017 (over next nine years) — 1573

Table 1.3: Residential Land Capacities and Densities

Zonings	Minimum No. of Housing Units per Hectare	Total Area in hectares	Minimum No. of Housing Units	Population Equivalent
Low Density	4	4.46	4	10
Medium Density	16	14.06	225	585
Town Centre *	27	7.69*	104	270
Total		26.21	333	865

Zonings	Maximum No. of Housing Units per Hectare	Total Area in hectares	Minimum No. of Housing Units	Population Equivalent
Low Density	40	4.46	45	117
Medium Density	26	14.06	365	949
Town Centre *	35	7.69 *	135	351
Total		26.21	545	1,417

Source: NBA Survey and Analysis

* It is assumed that 50% of development will be residential in TC.

* For indicative plot ratios for residential, commercial and industrial use please refer to Section 3.8.1 (A) Plot Ratio/Site Coverage in the Urban Design Assessment & Guidelines.

Some 26.2 hectares of undeveloped land was deemed suitable for residential zoning based on projected population forecasts over the next nine years. The undeveloped land was identified under the following densities:

L – low density = Up to 10 units per ha (up to 4 units per acre) M – medium density = 16-26 units per ha (6-10 units per acre) TC – town centre = 27-35 units per ha (11-14 units per acre)*

Having identified the various zonings, the scenario of minimum densities was applied. If all undeveloped residentially zoned land were to be developed to its full potential, the lands could possibly accommodate a minimum of 865 persons or maximum 1,417 persons. These figures are unlikely to be achieved due to numerous circumstances such as the economic climate, lack of land release and various infrastructural issues. This potential figure should be taken as an estimate only.

It is expected that future population growth will be accommodated through a pattern of consolidation with an emphasis on infill development and the development of outer edge sites to the northwest, west and south of the town. As previously stated, there are sufficient lands zoned within this Plan to accommodate the projected population growth; however, it is expected that population growth in the town will not be of the same magnitude as the last plan period.

Land Requirements

In the short and medium term it is important that suitable lands are reserved to accommodate the required additional houses. It is also important that suitable lands are identified for longer term needs.

In relation to densities and land requirements, particular issues arise in small towns like Kiltimagh, it is important to have an appropriate mix of densities. Kiltimagh also has a number of vacant town centre sites, which are optimum development opportunities. Suitable development lands on the edge of the town should also be identified for a period longer than the Plan in order to avoid these lands being compromised by unplanned development.

A total of 26.2 hectares for residential use has therefore been identified for development.* This land will be zoned with appropriate densities so that it provides future land needs indicated by both Mayo County Councils population target for the town to 2013 and land needs up to 2016 and beyond. Additional lands will be zoned for commercial, public and community uses.

~~* This figure excludes residential lands where planning permission has been granted but remains undeveloped. Although the phasing of residential development is recommended by the Department of the Environment, Heritage and Local Government, the small and compact nature of the town means that any residential land zoned in this Plan is no more than a ten minute walk from the Town Centre. In order for the Plan to allow flexibility for residential development over the period of the Plan and beyond, a system of sequential residential development (with higher densities allowed closer to the Town Centre) would be the preferred option over a system of phasing~~

Kiltimagh Local Area Plan is required to be consistent with the Mayo County Development Plan and its Core Strategy. 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 the Core Strategy, the target population for Kiltimagh by 2016 (the end of the plan period) is 1473 persons, an increase of 225 persons over the 2010 population estimated at 1248.

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 Kiltimagh together with details of potential housing yield from vacant units, unfinished estates and live planning permissions and residential zoned lands including excess residential zoned lands are summarised below in Table 1.3 (based on Core Strategy Tables and Table 10: Core Strategy MCDP)².

TABLE 1.3 KILTIMAGH LOCAL AREA: POPULATION TARGETS; ASSOCIATED HOUSING REQUIREMENTS; EXCESS (derived from Core Strategy in Mayo County Development Plan 2008-2014)											
Population Target to end of plan period	Population Increase from 2010 to end of plan period	No. of Res Units Required from 2010 to end of plan period Including 50% Headroom	No of Housing Units that could be provided from:			Potential Housing Yield Total ⁴ from VU + UFE + LPP	Res Units Shortfall / Excess (+/-) from 2010 to end of plan period	Residential zoning 2010 to end of plan period based on shortfall or excess in Res units (Hectares)			
			VU ¹	UFE ²	LP ³			T ⁵	UD ⁶	R/ND ⁷	E ⁸
1473	225	135	85	52	84	221	+86	60	24	41/5	19

The Core Strategy tables identify an excess zoning in the current LAP for Kiltimagh in the region of 19 hectares.

² 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.

¹ VU= Estimated No. of Vacant Units; ² UFE= Unfinished Housing Estate; ³ LPP= No. of units permitted (in developments of 2+ units) but not yet commenced; ⁴ Potential Housing Yield Total = VU+UFE+LPP; ⁵ T= Total lands zoned for residential development; ⁶ UD = Total lands that have a residential zoning but have not been developed; ⁷ 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. ⁸ 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 objectives²

Having regard to the current surplus in potential housing units and residentially zoned land in the plan area, and to ensure that the Kiltimagh 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;

Phase 1 lands are residentially zoned lands that meet the needs of the projected population over the lifetime of the plan

The revised zoning policy, which is shown on Map 1.5: 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 136 housing units which is an excess of the required number of units for the plan period by one unit.

All land in Phase 1 shall be developed in compliance with their current zoning as indicated on Map 1.5 or in compliance with the existing planning permission (where relevant).

Phase 2 Residential Land

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

TA-7

Table 1.5 Additional Land Use Areas Proposed (p17) contained in **Section 1.4.1 Land Use Zoning**:

Add Phase 1 and Phase 2 zonings and include revised figures:

Table 1.5: Additional Land Use Areas Proposed

Land Use Category	Existing Hectares (Acres) Undeveloped
Residential Low Density Phase 2	4.46 Ha (11 acres)
Residential Medium Density Phase1	14.06 4.2 Ha (10.39 acres)
Residential Medium Density Phase2	14.11 Ha (34.88 acres)
Town Centre	7.69 (19 acres)
Community Facilities	1.36 Ha (3.36 acres)
Industrial - Commercial	6.12 Ha (15.12 acres)
Open Space Amenity	1.81 Ha (4.47 acres)
Public Utility	1.12 Ha (2.77 acres)
Agricultural/Rural	76.72 Ha (189.57 acres)

TA-8

It is proposed to amend **Section 1.4.2 Zoning Objectives** (p18) as follows:

R1-R2: Residential (Phase 1 and Phase 2) - To provide for new residential development and services associated with residential development at appropriate densities. Housing is the primary use in this zone but childcare and recreational facilities are also envisaged for this zone.

There are two different density zones:

R1 (Phase 2) - Low Density at up to 10 units/ha (up to 4 units/acre).

R2 (Phase 1 and Phase 2) - Medium Density at 16-26 units/ha (6-10 units per acre).

R1 and R2 Phase 2 residential lands shall not be considered for development until such time as 70% of the lands in Phase 1 have been fully developed.

TA-9

Subsection 2.5.4 Housing Policies contained in **Section 2.5 Housing** (p26-28):

Add additional text and new policies to implement the phasing approach and the requirements of the Core Strategy

HP1: Provide for sufficient zoned land to allow for the target population of an additional 477 225 persons by 2016 from 2010, in compliance with the Core Strategy contained in the Mayo County Development Plan 2008-2014

P27 New Policy:

HP2: To ensure that Lands phased for development in Phase 2 shall only be considered for development when 70% of the land in Phase 1 has been fully developed and subject to the establishment of proven evidence based demand for the development in accordance with the Regional Planning Guidelines for the West Region.

P27 New Policy:

HP3: 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).

P27 New Policy:

HP4: To monitor and manage the implementation of the phasing policy within the plan area.

All other policy numbers in this section shall be changed accordingly as follows:

~~HP2~~ HP5: Ensure that the necessary services and utilities required in residential developments are provided concurrent with the construction of new dwellings.

~~HP3~~ HP6: Promote orderly and sustainable development by encouraging where necessary land assembly and shared access arrangements.

~~HP4~~ HP7: Promote the concept of living over the shop in order to preserve the residential function of the town centre.

~~HP5~~ HP8: Ensure that residential development is managed in such a manner that infill development and backland development can be prioritised in advance of greenfield sites.

~~HP6~~ HP9: Require high standards of urban and architectural design in proposed residential developments. The Council will promote a permeable road/street network with a general presumption that connections to surrounding developments/lands will be facilitated.

~~HP7~~ HP10: Ensure the provision of a wide-range of housing types and sizes to cater for the differing needs of the population, including the provision of sheltered housing for the elderly.

~~HP8~~ HP11: Have regard to "Quality Housing For Sustainable Communities Best Practice Guidelines for Delivering Homes Sustaining Communities" (DoEHLG 2007) in terms of scheme layout, dwelling design and internal design standards.

~~HP9~~ HP12: Ensure new developments shall not be considered on areas of lands designated as public open space in existing residential estates.

~~HP40~~ HP13: Encourage the integration of social and affordable units within private developments.

TA-10

Table 2.1 Housing Densities (p28) contained in **Section 2.5.5 Housing Densities:**

Include Phase 1 and Phase 2 zonings in table as follows:

Table 2.1: Housing Densities *

Zoning	Objective	Densities
R1 (Phase 2) (Low Density)	Preserve and Improve residential amenity - Low Density* Proposals that would give rise to a multiple access/ribbon form of development along approach roads will not be permitted. Development shall not be permitted on lands in Phase 2 until 70% of lands in Phase 1 have been fully developed	Up to 10 units per hectare (Up to 4 units per acre)
R2 (Phase 1) (Medium Density)	Preserve and Improve residential amenity - Medium Density	16-26 units per hectare (6 to 10 units per acre)
R2 (Phase 2) (Medium Density)	Preserve and Improve residential amenity - Medium Density Development shall not be permitted on lands in Phase 2 until 70% of lands in Phase 1 have been fully developed	16-26 units per hectare (6 to 10 units per acre)
TC (Town Centre)	Preserve and Improve residential amenity - Town Centre	27-35 units per hectare (11 to 14 units per acre) (assuming residential use constitutes up to 50% of a buildings Gross Floor Area)

TA-11

Sub-section **2.11.5 Surface Water Quality, Drainage Systems and Flood Control** contained in **Section 2.11 Infrastructure, Engineering and Utilities** (p49)

Include new text and policies and objectives for flood risk following the undertaking of SFRA on the plan area:

2.11.5 Surface Water Quality, Drainage Systems and Flood Control

~~According to the Office of Public Works, Kiltimagh town is not under threat from flooding. However flooding does occur occasionally at the GAA pitches due to its proximity to the Pollagh River.~~

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 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 Kiltimagh LAP, a Flood Risk Assessment was carried out. This has identified areas within which development proposals shall be the subject of a site specific Flood Risk Assessment. Flood Risk Assessments shall be appropriate to the type and scale of the development being proposed and shall be carried out in line with the Guidelines.

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

New Policy:

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

New Objective:

O- 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.

New Objective:

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

~~Although flooding is not an issue at present, it must be borne in mind that increased development in urban areas increases the area of impervious surfaces (car parks, roads, buildings) and therefore increases surface water run-off. It is therefore also important to mitigate any negative impacts arising from surface water run-off.~~

Surface Water Systems shall be designed in accordance with SUDS (Sustainable Urban Drainage Systems) and Surface Water Attenuation provided to restrict flows from development to greenfield run-off rates. Surface Water Management Systems shall be designed in accordance with Dublin Corporation Stormwater Management Policy for Developers.

Underlying soil conditions will influence the suitability of the most appropriate control techniques. The Source Control approach should be adopted irrespective of whether the drainage is to surface water sewers or directly to a watercourse. Future development in Kiltimagh should incorporate the following guidelines (see Guidance Note 2.4) in order to reduce the rate of surface run-off.

Guidance Note 2.4

- Hard surface areas should be constructed from permeable or semi-permeable materials.
- On site storm water ponds to store and or attenuate additional run-off from the development should be provided.
- Soakways or french drains should be provided to increase filtration and minimise run-off.

TA-12

Appendix D: List of Appropriate Uses in Land Use Zones (p100):

Include Phase 1 and Phase 2 to land use objectives.

Land Use Objective	Uses Generally Permitted
<p>Land Use Zone RE: Existing Residential Phase 1</p> <p>To protect and enhance existing residential amenities and to accommodate appropriate infill residential development having regard to the character and density of existing and adjacent developments and to provide new and improved ancillary services and appropriate community uses.</p>	<p>(i) Apartments, Houses, Extensions, Granny Flat, Retirement Home, Childcare Facilities, Residential or Day Care Centres, Community Facilities, Recreational Facilities, Open Space.</p> <p>(ii) Use as a professional office (Provided it does not reduce the amenity of the nearby dwellings, where the layout of the site provides for sufficient car parking and where visual amenities are not disrupted by material alteration or demolition of front boundary walls, railings or other structures).</p> <p>Proposals for facilities such as a crèche, local shop etc. should have regard to the Childcare Guidelines and Mayo Retail Strategy. Uses that would not be compatible with existing residential uses will not generally be permitted. These include industry, warehouses, heavy engineering works or similar uses.</p>
<p>Land Use Zone R1-R2: (Phase 1 and 2)</p> <p>R1 (Low Density) Residential at up to 10 units/ha (up to 4 units/acre).</p> <p>R2 (Medium Density) Residential at 16-26 units/ha (6-10 units per acre).</p> <p>To provide for new residential development and services associated with residential development at appropriate densities. Housing is the primary use in this zone but childcare and recreational facilities are also envisaged for this zone.</p> <p>Residential development shall not be permitted on Phase 2 lands until 70% of lands in Phase 1 have been fully developed</p>	<p>(i) As above for Existing Residential Phase 1.</p>

MA-1

It is proposed to make the following amendments to Map 1.5 Land use Zoning Map:

Map Amendment MA1

All lands previously designated Residential (Existing) shall be zoned Residential (Existing) Phase 1.

Map Amendment MA2

Lands previously designated Residential R2 shall be zoned Residential R2 Phase 1

Map Amendment MA3

Lands previously designated Residential R2 shall be zoned Residential R2 Phase 1

Map Amendment MA4

Lands previously designated Residential R2 shall be zoned Residential R2 Phase 1

Map Amendment MA5

Lands previously designated Residential R2 shall be zoned Residential R2 Phase 1

Map Amendment MA6

Lands previously designated Residential R2 shall be zoned Residential R2 Phase 2

Map Amendment MA7

Lands previously designated Residential R2 shall be zoned Residential R2 Phase 2

Map Amendment MA-8

Lands previously designated Residential R2 shall be zoned Residential R2 Phase 2

Map Amendment MA9

Lands previously designated Residential R2 shall be zoned Residential R2 Phase 2

Map Amendment MA10

Lands previously designated Residential R2 shall be zoned Residential R2 Phase 2

Map Amendment MA11

Lands previously designated Residential R2 shall be zoned Residential R2 Phase 2

Map Amendment MA12

All Lands previously designated Residential R1 shall be zoned Residential R1 Phase 2

