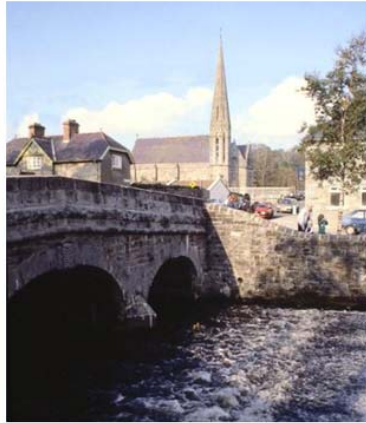


Mayo County Development Plan 2008–2014

Incorporating:

Variation No. 1 made on the 11th November 2009

Variation No. 2 made on the 17th October 2011



Comhairle Contae Mhaigh Eo

Mayo County Council

**Mayo County Development Plan 2008–2014 was made and adopted
by
Mayo County Council on the 6th May 2008**

This Document Incorporates:

Variation No. 1 made on the 11th November 2009 (Ministerial Direction)

Variation No. 2 made on the 17th October 2011 (Core Strategy)



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Maps appear throughout the plan document in A4 format. Maps 4, 5, 6, 7, 8 and 10 are available in A3 format in Appendix XII. Note that all maps are copyright of the OSI and Mayo County Council as per Licence: © Ordnance Survey Ireland. All rights reserved. Licence No. 2008/10 CCMA / Mayo County Council.

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PART 1

1.1 INTRODUCTION & CONTEXT

This is the new Development Plan for County Mayo, which has been prepared in accordance with the Planning and Development Act 2000–2005 and the Planning and Development (Amendment) Act 2010. It relates to the whole of the County excluding the Town Council Areas of Ballina, Castlebar and Westport, and will form the basis for the progressive and sustainable planning of the County for the next six years and beyond. The Plan comprises seven separate parts — a Written Statement & Maps (Main Plan Document); Mayo Housing Strategy; Mayo County Retail Strategy 2008; Mayo Wind Energy Strategy; Record of Protected Structures; Landscape Appraisal of County Mayo and Mayo Rural Housing Design Guidelines 2008.

This Plan builds on the review of the Mayo County Development Plan 2003–2009, taking account of recent key development trends, national, regional and local policy developments and EU legislative requirements, including the application of Strategic Environmental Assessment to certain plans and programmes. The Plan, whilst addressing the planning authority's specific areas of responsibility such as Roads and Sanitary Services, Housing, Environmental Protection, Community and Social Infrastructure, Culture and Heritage, also sets out a longer term vision for the manner in which the County can be developed and its environment protected and enhanced, employing the principles of sustainable development and social partnership.

1.1.1 PLANNING & DEVELOPMENT LEGISLATION

The legal basis for the preparation of the Development Plan is the Planning and Development Act 2000 – 2010. Under this legislation, the new plan is required to set out an overall strategy for the proper planning and sustainable development¹ of the County. It must also be as consistent as possible with such national plans, policies or strategies that relate to proper planning and sustainable development. Under the Planning and Development (Amendment) Act 2010, the overall strategy must incorporate a Core Strategy to demonstrate how the Development Plan and its objectives are consistent with the objectives set out in the National Spatial Strategy and the Regional Planning Guidelines. The Plan must also include a number of mandatory objectives for:

- The zoning of land
- The provision of infrastructure
- The conservation and protection of the environment
- The protection of structures and preservation of Architectural Conservation Areas
- The integration of social, community and cultural requirements with the planning and sustainable development of the area
- The preservation of the character of the landscape
- The renewal and development of areas in need of regeneration
- The provision of traveller accommodation
- The preservation, improvement and extension of amenities and recreational amenities
- Major Accidents Directive (Seveso sites)
- The provision of community facilities
- The protection of the linguistic and cultural heritage of Gaeltacht areas.

Under the provisions of the Local Government Act 2001 the Council must have regard to Government or Ministerial Policy, high environmental standards and sustainable development in preparing and adopting the Mayo County Development Plan

¹ Sustainable Development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

1.1.2 PRE DRAFT CONSULTATION

An integral part of the preparation of this Plan has been a widespread exercise of public consultation that included public meetings, consultation sessions, and consultations with statutory and non-statutory bodies. In addition, a total of 78 written submissions were submitted during the statutory pre-draft consultation period.

Through the consultation process a very wide range of issues, relating to the sustainable, social, economic and physical development of the County were raised. These were influential in determining the strategic aims and objectives set out in the Plan. Accordingly, the Plan should not be viewed merely as a regulatory document prepared by Mayo County Council, but rather as an expression of the Council's vision, in partnership with the wider public, for the sustainable development of the County over the next 6 years, and the steps we need to take to achieve this.

1.1.3 PLAN FORMAT

The Development Plan consists of a Written Statement and Plans indicating the development objectives. Where appropriate development objectives are mapped.

The Written Statement is in 4 sections:

Part 1 describes the broader policy and geographical context in which the plan has been prepared including the National Spatial Strategy and the Regional Planning Guidelines for the West Region 2010–2022. It examines current trends within the County and identifies key issues that the Development Plan should address.

Part 2 sets out the overall strategy, including a core strategy and strategic aims of the planning authority and a Settlement Strategy necessary for their achievement, including a strategy for rural settlement.

Part 3 describes Mayo County Council's Policies and Objectives. These are a statement of the actions that will underpin the Core Strategy and Settlement Strategy and move towards meeting the overall strategic aims of the Development Plan.

Part 4 sets out Development Management Standards necessary to advance the strategic aims of the Core Strategy and Settlement Strategy in the operation of the day-to-day development management system.

The format of the Plan has been influenced by the need:

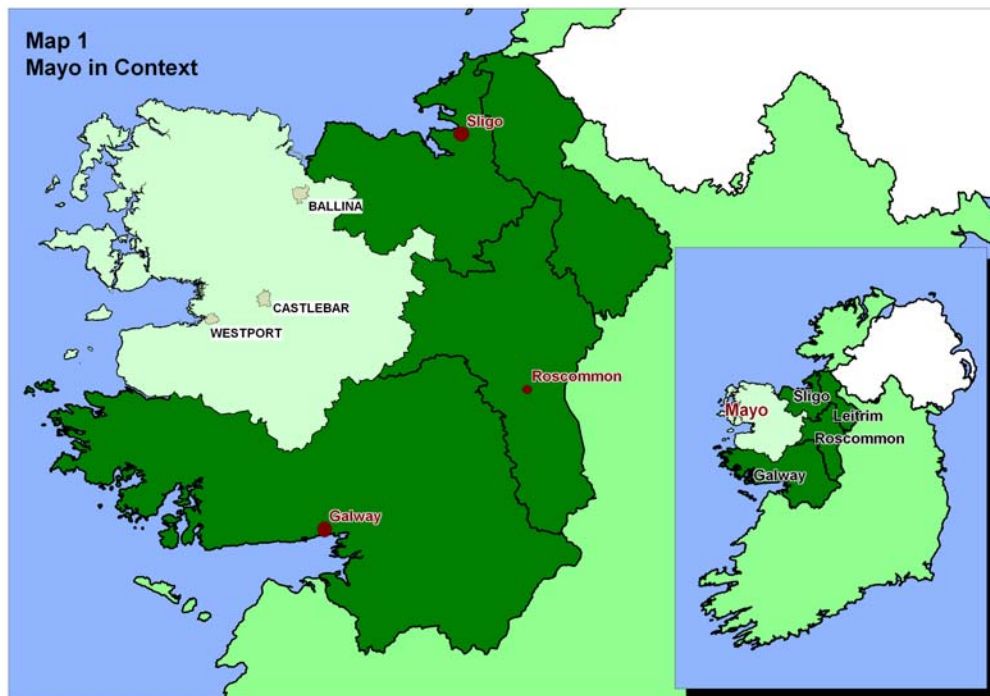
- to ensure that key issues raised are highlighted and comprehensively and coherently addressed in a sustainable manner
- that there is a clear sequence in the approach taken, moving from the Overall Strategy, the Core Strategy and Settlement Strategy through to the Development Aims and more detailed Policies, Objectives and Guidelines, which provide the basis for development management decision-making.

Under current legal provisions the following individual Plans automatically become part of the County Development Plan:

The Replacement Waste Management Plan for the Region 2006–2011

The Sludge Operational Plan for County Mayo

The Mayo Traveller Accommodation Plan 2005–2008.



1.2 CONTEXT, DEVELOPMENT TRENDS & ISSUES

The process of reviewing the County Development Plan and the preparation of a new Plan for the County is not carried out in a vacuum. It is guided and influenced by a considerable range of policy and legislative requirements at the local, national, regional and international levels. Other key factors which have influenced the plan relate to population, economic, environmental, settlement and development trends, together with issues that have been identified during the consultation process.

1.2.1 INTERNATIONAL & NATIONAL CONTEXT & OBLIGATIONS

Agenda 21, the international community's action programme for sustainable economic, social and environmental development, was adopted at the United Nations Conference on Environment and Development (UNCED) in Rio de Janeiro, in 1992. In Ireland, documents such as *Sustainable Development: A Strategy for Ireland, 1997*, *Making Ireland's Development Sustainable, 2002* and Comhar's *Principles for Sustainable Development*, reflect and take forward, in the Irish context, the programme towards sustainable development set out in Agenda 21. Under the Kyoto Protocol, Ireland made a legally binding agreement in 1997 to limit its greenhouse gas emissions growth to an agreed level by the period 2008–2010. *The National Climate Strategy 2002* translates Ireland's international agreement into a programme for action. Mayo County Council recognises that it has a significant role to play towards achieving the target reductions agreed under the Protocol, and in meeting other commitments and obligations as required by EC Directives and under various Conventions and Treaties, the basic aim of which is to ensure sustainable development.

1.2.2 (I) STRATEGIC ENVIRONMENTAL ASSESSMENT

Strategic Environmental Assessment (SEA)² is a formal, systematic evaluation of the likely significant environmental effects of implementing a plan/programme before a decision is made to adopt it. It is an important and integral part of the Development Plan review process. The purpose of SEA is threefold:

1. To provide a framework for guiding the making of policies at an early stage
2. To improve the environmental sustainability of the new Plan and
3. To raise awareness of the potential environmental consequences of its implementation so that these consequences may be mitigated or avoided altogether.

The preparation of an Environmental Report is at the heart of the SEA process and an Environmental Report on the Mayo County Development Plan, a non-technical summary of the Environmental Report and a SEA Statement accompanies this document. Amendments to the Draft Plan were also subject to SEA in accordance with the Department of Environment, Heritage and Local Government (DoEHLG) SEA Guidelines.

The Environmental Report on the Mayo County Development Plan SEA sets out a series of mitigation measures to prevent, reduce and as fully as possible, to offset any significant adverse impacts on the environment of implementing the Plan. Mitigation involves ameliorating significant negative effects. Where there are significant negative effects, consideration is given in the first instance to preventing such effects or, where this is not possible for stated reasons, to lessening or offsetting those effects. Mitigation measures can be roughly divided into those that: *avoid* effects; *reduce* the magnitude or extent, probability and/or severity of effects; *repair* effects after they have occurred, and; *compensate* for effects, balancing out negative impacts with other positive ones. A series of mitigation measures are set out in Section 9 of the Environmental Report and these have been incorporated into the Plan.

SEA and Variation Number 2

Strategic Environmental Assessment Screening was carried out in preparing Variation Number 2 which incorporates a Core Strategy into the Plan as required under the Planning and Development (Amendment) Act 2010.

1.2.2 (II) VARIATION NUMBER 2 AND HABITATS DIRECTIVE ASSESSMENT

Screening of Variation No. 2 of the Mayo County Development Plan 2008–2014 (incorporation of Core Strategy) was carried out in accordance with Article 6(3) of the Habitats Directive.

1.2.3 NATIONAL CONTEXT

In 2002 the Government published the *National Spatial Strategy* (NSS) as an overall spatial policy framework for the country, setting out its detailed approach to achieving more balanced regional development. It represents Government policy in relation to strategic spatial planning policy and therefore, as required under Section 12(11) of the Act, is highly relevant to the functions of the planning authority in preparing and making the development plan.

In a regional context the NSS aims to boost the performance of strategically placed growth centres or “gateways”, acting at the national level to drive development over the urban and rural areas they influence and support more balanced patterns of development. Galway and Sligo are the gateways which are most likely to influence development in Mayo. However, the combined gateway of Athlone/Tullamore/Mullingar could also have significant impacts provided improved infrastructural linkages are put in place.

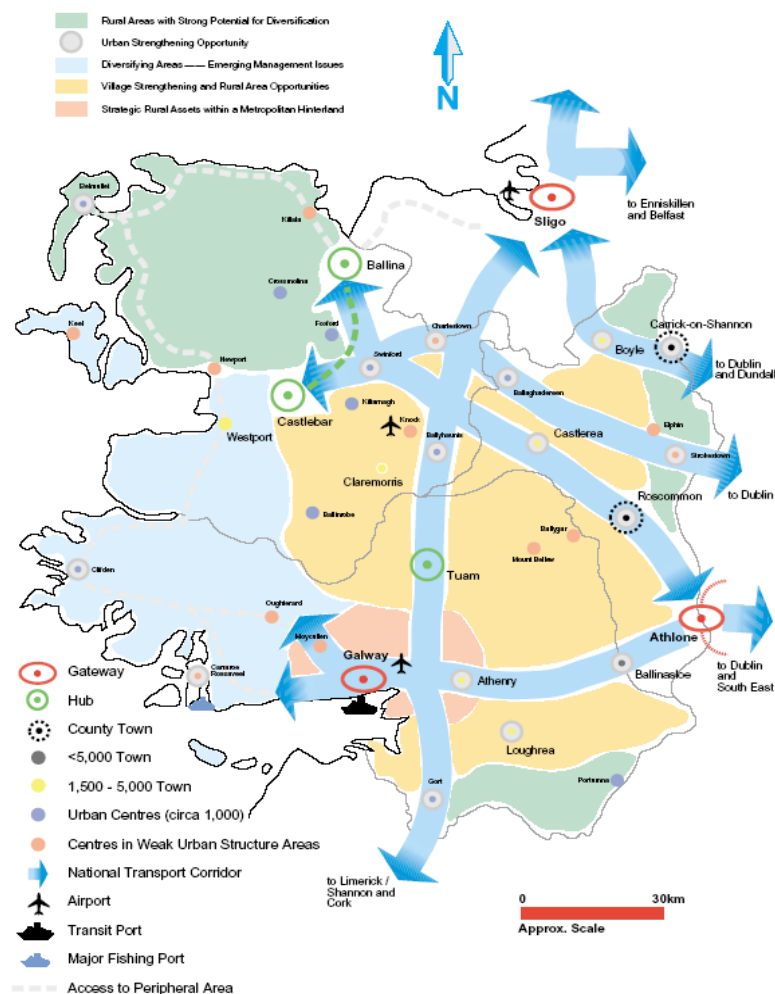
²

The statutory basis for SEA comes from EU Directive 2001/42/EC, which was transposed into Irish law by European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004), and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004).

At the regional level, a number of strategically located hubs have been identified, which will support and be supported by the gateways and act as drivers of local sub-regional development. In Mayo, Ballina and Castlebar are identified as a linked development hub, which with effective connections to and from the gateways, occupy a strategic position between the wider hinterland of west Mayo and a strengthening Galway, Sligo, Donegal axis on the east of the County.

It is intended that Ballina/Castlebar will act as a fulcrum for regional growth drawing on national economic progress, developing its economic strength and as a result helping to energise the wider Mayo/West Roscommon area. A high standard of infrastructural provision, in particular, enhanced connectivity between Ballina/Castlebar and also between the linked hub and the gateways and other hubs is therefore critical if the linked hub is to fulfil its role as set out in the NSS. The Strategy also recognizes that towns such as Westport and Claremorris present opportunities for development and expansion through effective promotion and marketing in association with the Castlebar/Ballina linked hub.

The NSS also identifies an important need to support the role of rural towns and villages at the local level, as a focus for investment, economic activity and housing development, which at the same time will support the vitality of wider rural areas. Mayo has a large number of lower order towns including the former scheduled towns of Claremorris, Ballinrobe, Ballyhaunis, Swinford and a wide network of smaller towns, each having different functions and strengths. The conceptual map below shows the template for development for the West Region as indicated in the NSS.



Map 2: Spatial Framework for the West Region (Source: NSS)

Given the importance of Westport as the third largest town in the County and also that the NSS identifies Westport as having an important function in relation to tourism; it is an objective of Mayo County Council that the town continues to develop as a natural extension of the linked hub of Ballina and Castlebar. It is an objective of Mayo County Council that Westport, as a logical third member of the economical spine, which has and continues to drive the balanced, integrated and sustained development of the County, be included in any future revision of the National Spatial Strategy as a hub town.

The Core Strategy in Part 2 sets out a framework and settlement strategy which is consistent with the aims and objectives of the NSS.

National Development Plan 2007-2013

The year 2007 saw the introduction of a new National Development Plan (N.D.P) *Transforming Ireland, A Better Quality of Life for All*. A fundamental aim of the Plan is to achieve balanced regional development. The Plan sets out a strong framework for the promotion of regional development and aims to integrate strategic development frameworks for regional development with common economic and social and environmental goals. The Plan acknowledges that the key to regional development will be the efficient utilisation of Plan investment, especially in infrastructure. While there is a particular focus on investment in the NSS gateway centres, the issues and challenges that face rural areas are also acknowledged.

National Guidelines

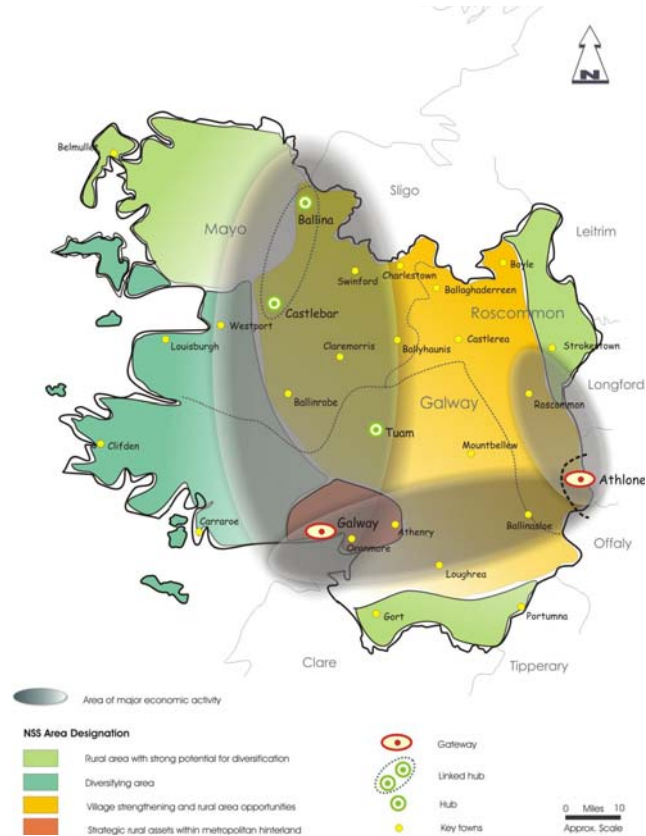
In recent years, a broad range of National Guidelines have been issued relating to Sustainable Rural Housing, Sustainable Residential Development in Urban Areas, Flood Risk Management, Appropriate Assessment of Plans and Projects in Ireland, Wind Energy, Built Heritage, Retailing, Residential Densities, Telecommunications, Quarries, Childcare and SEA. Draft Guidelines have also been issued relating to Landscape and Landscape Assessment and Development Plans. All of these have influenced the formulation of the strategic aims, objectives and development management guidelines in the Plan.

1.2.4 REGIONAL CONTEXT

Regional Planning Guidelines for the West Region 2010–2022

County Mayo, along with Counties Roscommon and Galway, and Galway City Council, form the West Regional Authority. In October 2010 the *Regional Planning Guidelines 2010 – 2022 for the West Region* were adopted, providing a framework and guidance as to the direction and role of the four authorities in this region. Within the overall spatial framework of the NSS, the aim of the Regional Planning Guidelines (RPGs) is to extend the impact of the NSS at the regional and local levels, by linking national spatial policy to the plan-making functions of the planning authority.

The Regional Planning Guidelines set out a vision for the West Region which will be achieved through strategic goals, policies and objectives. The strategic vision for the West Region is: *“By 2022 the West Region will be an innovative and highly competitive region with sustainable settlements located in an outstanding environment with excellent opportunities and quality of life for its citizens”*. Under Section 27(1) of the Planning Act, 2000-2010, the Planning Authority must be consistent with these guidelines when making and adopting a development plan. The development of the Region will be measured through targets for population and housing, infrastructure, economic and social trends and preservation of the environment. Accordingly, the Guidelines have influenced the overall strategy, the Core Strategy, aims and objectives of the Plan.



Map 3 West Region: Spatial Settlement
(Source: Regional Planning Guidelines for the West Region 2010-2022)

In order to comply with the Guidelines the Plan must, inter alia:

- Promote the Castlebar/Ballina linked hub in achieving a projected population of 26,000 by 2016 and 28,700 by 2022 coupled with supporting a settlement strategy that will help encourage the growth of towns and villages, enabling them to service their rural hinterlands
- Support a number of 'key' towns to enable population growth. The 'key' towns identified in the Western Regional Guidelines are Westport, Béal an Mhuirthead (Belmullet), Ballinrobe, Ballyhaunis, Claremorris, Charlestown, Louisburgh, Swinford. Given the importance of Westport as the third largest town in the County, it is an objective of Mayo County Council that the town continues to develop as a natural extension of the linked hub of Castlebar - Ballina
- Support the consolidation of existing compact urban forms and ensure that housing development in rural areas accommodates genuine rural need
- Sustain the population in areas which experienced decline through sustainable development which does not adversely impact on the environment
- Support and provide access and other infrastructure and a framework to meet current and long term infrastructure requirements for the county

- Support an integrated approach to land-use planning and transportation in line with Smarter Travel Transport Policy (Dept. of Transport) and the National Cycle Policy Framework
- Support and facilitate the re-opening of the Western Rail Corridor
- Support the implementation of the National Climate Change Strategy and the transition to a low carbon economy through the sustainable development of the renewable energy sector and a high quality building stock with low energy costs
- Support the realization of the full potential of the Corrib Gas Field
- Support balanced economic development through sustaining local indigenous based industry and supporting the attraction of Foreign Direct Investment
- Support educational, training, up-skilling and research initiatives at all levels and foster strong links with educational institutions and industry and enterprise
- Support and improve the quality of life and accessibility for people in the region
- Support agriculture and the diversification of farming activities and appropriate rural development with support for the natural resource sector
- Support the sustainable development of tourism ‘with a clean, green image’ with emphasis on both the less developed areas and high performing tourism destinations, tourism attractions capable of regional impact, new products, services and facilities
- Support the protection of cultural heritage in County Mayo including the Gaeltacht areas
- Support the provision and retention of healthcare and community services through a sustainable settlement strategy
- Support the development of leisure, sporting, arts, cultural and recreational facilities
- Support the conservation and enhancement of the environment, including water quality through the implementation of measures in the River Basin Management Plan for the Western Region
- Ensure that development of the County is guided by environmental assessments (Strategic Environmental Assessment, Habitat Directive Assessment, Flood Risk, etc.) which minimise or negate impact on the environment.

The Plan has been prepared as an implementation mechanism for the Regional Planning Guidelines as it applies to Mayo and the Overall Strategy, Core Strategy, Settlement Strategy, policies and objectives have been formulated in response to the Guidelines. The plan also supports the sustainable development of the countryside and the facilitation of those who wish to live in the open countryside in accordance with the principles set out in the Sustainable Rural Housing Guidelines.

River Basin Management Plans

The River Basin Management Plan for the West Region was adopted in 2010. It identifies the specific environmental objectives to be achieved by the end of 2015 and corresponding programmes of measures (i.e. actions that will be taken to achieve the objectives). The Core Strategy and plan policies and objectives must have due regard to the programme of measures detailed in the Management Plans.

1.2.5 LOCAL CONTEXT

County Development Board 10-year Integrated Strategy

Preparation of the Development Plan is carried out within the context of other plans and strategies, which impact on the development of the County. *Le Chéile le Neart - Mayo County Development Board 10-year Integrated Strategy* for example, sets out a ten-year integrated strategy for the economic, social and cultural development of the County. The County Development Plan is designed to give physical and spatial expression to many of the objectives of the Strategy.

1.2.6 SUSTAINABLE DEVELOPMENT

The Government's policy for sustainable development is set out in documents such as the *National Sustainable Development Strategy 1997* and *Making Ireland's Development Sustainable, 2002*. Sustainable development is generally defined as '*development that meets the needs of the present generation without compromising the ability of future generations to meet their needs*'. However, sustainable development is not just about protection of the natural and man-made environment, it is equally about the economy and quality of life and therefore relates to social, economic and cultural sustainability and achieving a balance between these three dimensions.

Central also to the whole concept is that development should allow future generations to enjoy a quality of life at least as high as our own and should respect our responsibilities to the wider international community. In Comhar's document *Principles for Sustainable Development*, the need to ensure that sustainable development encompasses environmental protection, economic development and social development **in an integrated manner** is emphasized.

This plan embraces the principles of sustainability in addressing future growth and development as promoted in the above documents.

1.2.7 DEVELOPMENT TRENDS & KEY ISSUES

Many of the issues identified during the last review of the plan are still relevant in the context of the current review, particularly in relation to matters such as infrastructural deficiencies, environmental protection, rural housing, economic development, development of our natural resources and towns/villages. While many of the topics raised relate to broader concerns that are addressed in the Mayo County Development Strategy, it is the role of the County Development Plan to resolve spatially the implications arising from the concerns raised in the pre draft consultation.

Population

Analysis of the 2006 Census indicated that in the period 2002–2006, Mayo experienced its most significant population increase since 1926. A population of 123,839 was recorded in 2006, compared with 117,446 in 2002, representing an increase of 5.4% in four years. The average annual rate of population increase in this four-year period was 1.4 per cent, which was higher than the rate of increase experienced during the 1996–2002 period (0.8%). Despite this growth, Mayo's share of the West Region population continued to decline - from 31% in 2002 to 30% in 2006. The highest rate of decline was recorded in the most recent period (Figure 1).

Analysis of the 2006 Census also indicates declining populations in the urban cores of the three main towns, with the population in the rural EDs adjacent to the urban cores showing significant increases. This suggests that some of the population increase in the environs of the towns may be at the expense of population growth in the town centres. It is reasonable to assume that similar trends (*ie.* declining town centre population, coupled with growth in the environs) are mirrored in the smaller towns throughout the County. Such trends suggest an imbalance, which may have an adverse affect on the overall growth and vitality of the towns.

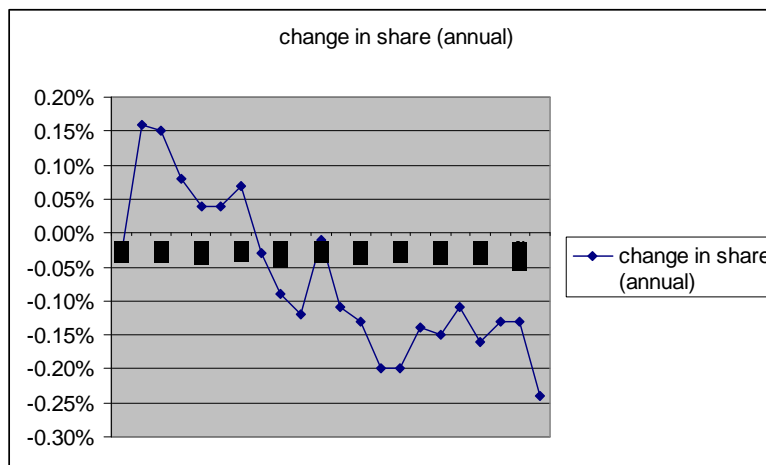


Figure 1: Change in share of regional population

Patterns of Distribution and Change 1996–2006 at Urban and Rural Area Level

Figure 2 shows the pattern of change in combined urban and rural areas within the County since 1996. This shows greater dispersal of growth in recent years, with Ballina, Castlebar and Westport declining in terms of the volume of absolute growth, but other areas increasing.

Table 1:

Change in population of combined urban and rural areas in Mayo– 1996 to 2006

Area	1996	2002	2006	96 to 02	02 to 06
Ballina Urban and Rural	24,030	24,519	25,601	489	1,082
Castlebar Urban and Rural	20,505	23,239	24,797	2,734	1,558
Westport Urban and Rural	19,758	21,576	22,436	1,818	860
Ballinrobe	11,342	11,923	12,916	581	993
Béal an Mhuirthead (Belmulle)	8,339	7,927	7,923	-412	-4
Claremorris	12,618	12,970	14,177	352	1,207
Swinford	14,932	15,292	15,989	360	697
County	111,524	117,446	123,839	5,922	6,393

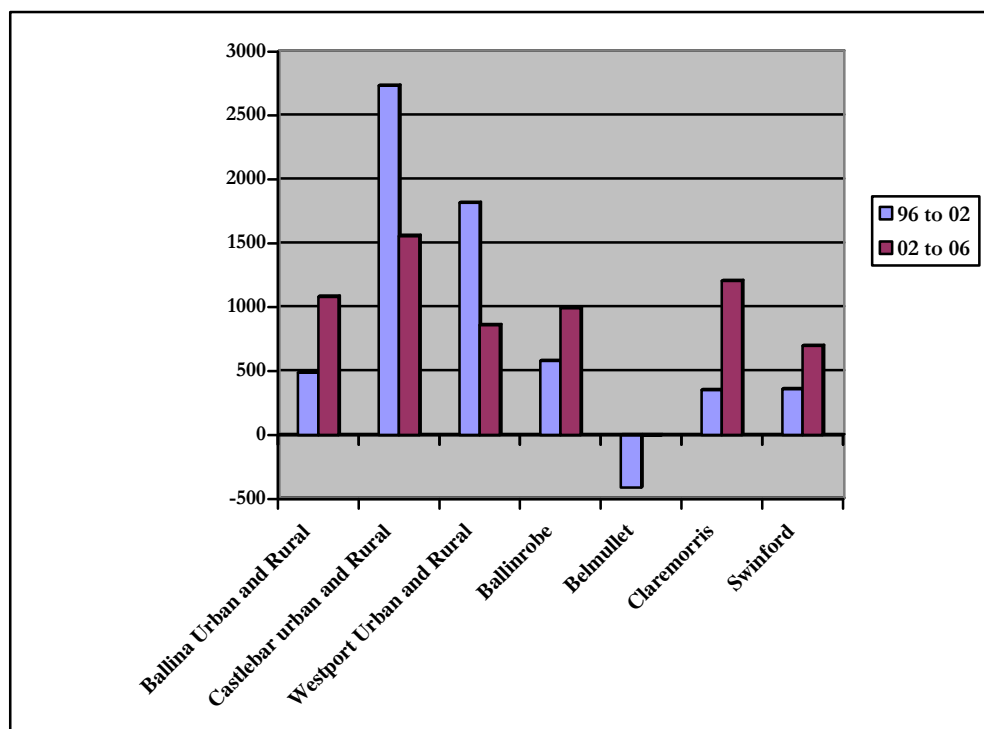


Figure 2: Change in population of combined urban and rural areas in Mayo – 1996 to 2006

Patterns of Distribution and Change 2002–2006 at Town and Rural Level

There are three towns with legally defined boundaries in Co. Mayo namely Ballina, Castlebar and Westport. Of these three towns, Ballina experienced the most growth between the period 2002-2006 at 6.1% compared to Castlebar at 3.6% and Westport which declined by -2.8%. However, notably the environs of Ballina experienced substantial growth at 108.9% whereas the environs of Castlebar experienced a significantly lower growth at 6.1% and Westport environs declined by -2.5%.

All other towns in the County with a population of 1,000 to 5,000 persons experienced population growth at various rates, as set out below:

Table 2 Population Change in Towns with Population of 1,000-5,000 2002-2006	
Town	% change
Claremorris	23.5%
Ballinrobe	29%
Ballyhaunis	23.7%
Swinford	0.3%
Kiltimagh	9.6%
Belmullet	12.8%
Foxford	20.5%
Average	17%

There are 19 smaller towns in the County (those of a population of 100-1000 persons), 12 of which experienced population growth in the period 2002-2006 as set out in Table 3 below. Of the 7 small towns that experienced population decline, Cong is the most notable with a population decline of -32.3%.

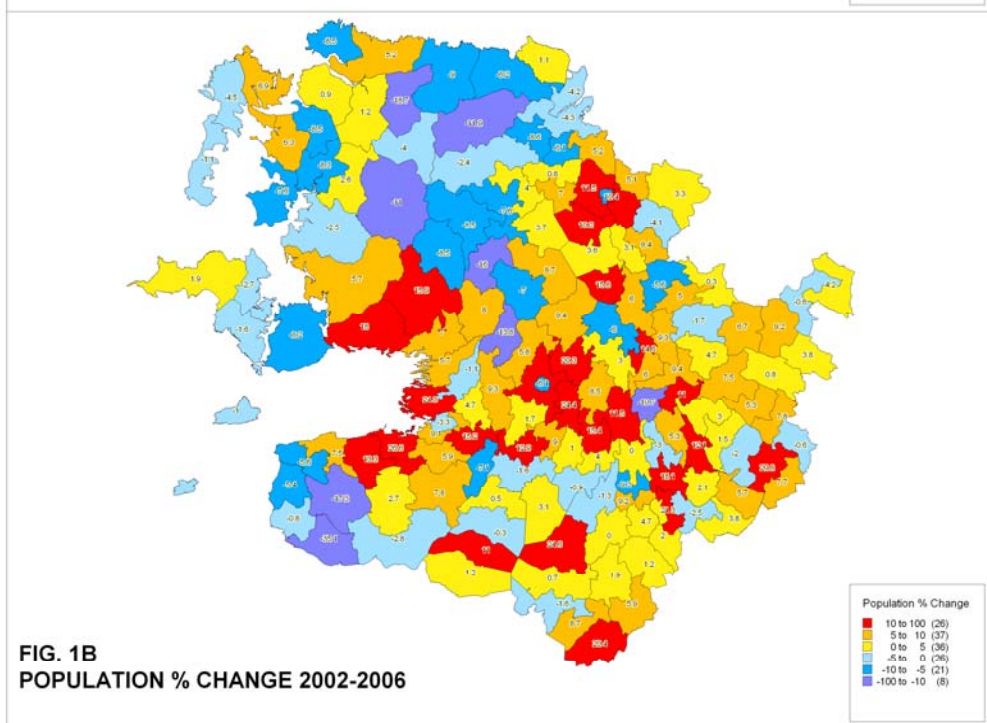
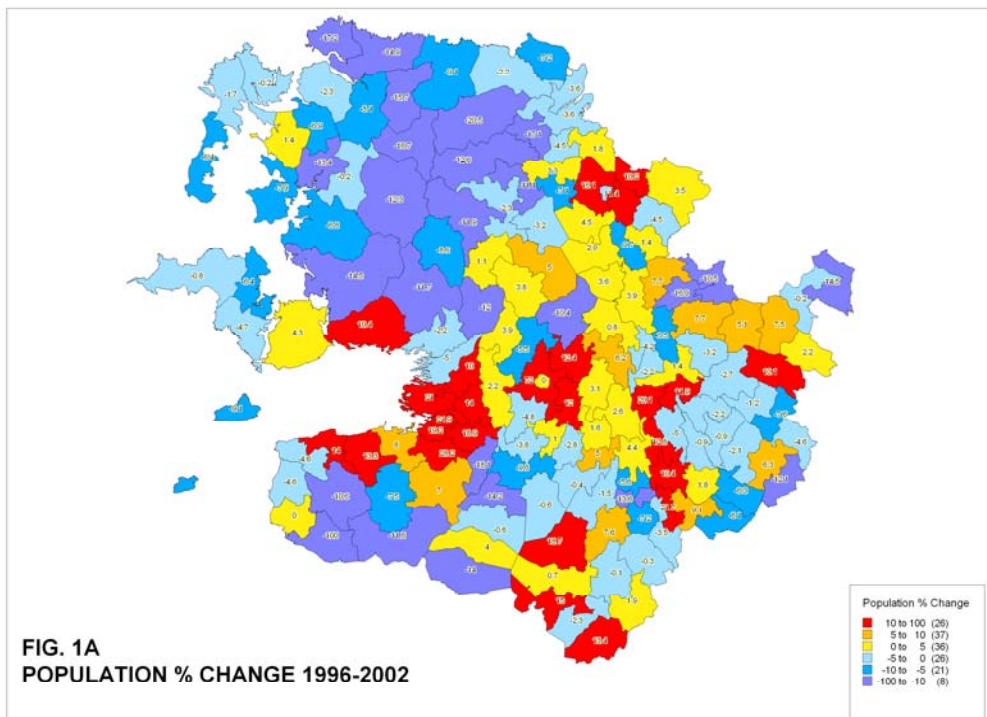
Table 3 Population Change in Towns with Population of 100-1,000 persons 2002-2006	
Town	% change
Foxford	20.5%
Crossmolina	-0.5%
Knock	25.2%
Charlestown-Bellahy	10.2%
Newport	12%
Balla	32.3%
Newport	-12.5%
Keel-Dooagh	3.7%
Shrule	30.4%
Kilkelly	69.1%
Louisburgh	51.7%
Gob an Choire	-14.9%
Bangor Erris	10.9%
Ballindine	-16.2%
Ballycastle	-13.7%
Bunnyconnelan	No comparative figures
Bellavary	No comparative figures
Kilmaine	-22.8%
Cong	-32.2%
Average	8%

There are seven Rural Areas³ (which comprise of a number of EDs) in the County identified in the 2006 Census. Six Rural Areas experienced population growth during the period 2002-2006. Belmullet was the only rural area to experience population decline albeit marginal at -0.1%.

Table 4 Population Change in Rural Areas in Co. Mayo 2002-2006	
Rural Area	% change
Ballina	3.4%
Ballinrobe	8.3%
Belmullet	-0.1%
Castlebar	9.2%
Claremorris	9.3%
Swinford	4.6%
Westport	6.2%
Average	5.8%

This, together with trends towards greater spread of urban growth between towns, points to a more dispersed pattern of population and housing growth, which is illustrated in Figures 1A and 1B.

³ The seven rural Areas listed in the Census 2006 are: Ballina, Ballinrobe, Belmullet, Castlebar, Claremorris, Swinford, Westport



Household Numbers

Table 5 summarises the pattern of population and household growth since 1996. According to the 2006 Census, the average household size in Co. Mayo was 2.75, and the number of private households in the County in 2006 was 43,431 – an increase of 11% (4317 households) since 2002.

Table 5: Trends in average household size 1996–2002 and 2002–2006

Year	1996	2002	2006
Total Population	111,524	117,446	123,839
Households	34,233	39,114	43,431
Average Household Size	3.26	3.00	2.75

House completion data, compiled by the DEHLG from ESB connections, indicates 9,348 house completions in County Mayo over the same period – a much higher figure.

The vacancy rate for Co. Mayo in 2006 was 24.4% which is significantly higher than the State rate of 15%. Mayo had the fourth highest vacancy rate in the Country after Leitrim (29.3%), Kerry (24.8%) and Donegal (27%). These vacant dwellings may be a measure of the stock of second and holiday homes. However, when holiday homes are excluded, the vacancy rates are still higher than the national average which suggests that new house construction does not necessarily result in population growth.

Population Targets

The Regional Planning Guidelines for the West 2010-2022 set out a target population for County Mayo of 143,640 by 2016 and 150,800 by 2022; representing an increase of 16% and 22% respectively over the 2006 Census figure. Of this population growth, the Guidelines have allocated a 19% share to the linked Ballina-Castlebar hub for 2016 rising to 24% in 2022. The remainder will be distributed to the key towns, other towns, villages and rural areas in accordance with the Core Strategy.

A key issue in terms of population is to ensure that the Development Plan – through the Core Strategy – makes provision for population growth and associated housing land requirements throughout the County in a manner which is consistent with the aims and objectives in the National Spatial Strategy and the Regional Planning Guidelines. The Core Strategy and details of future population growth and distribution throughout the County is set out in the Core Strategy in Part 2.

Key Issues:

1. How to meet the projected population growth of the County within the context of a Core Strategy and supporting Settlement Strategy which is consistent with the framework set out in the NSS and Regional Guidelines
2. To meet the target population for the linked hub of 26,000 by 2016 and 28,700 by 2022 as indicated in the RPGs
3. Mayo's high incidence of vacant properties and how to address this trend within the context of the Core Strategy.

Employment & Enterprise

Economic activity in Mayo has grown significantly in recent years, much of which has been influenced by the dramatic national growth in the economy over the same period. It is estimated that employment increased in Mayo by over 22% between 1996 and 2002, significantly higher than the growth rate of 8.7% between 1990 and 1996. The overall number of people on the Live Register decreased by 10% between 2003 and 2006⁴.

An examination of numbers employed in each broad industrial group in 2002 shows the dominance of the service sector, which employed up to 56% of those employed in the County. The growing importance of the service sector was counterbalanced by the continuing decline in the numbers employed in agriculture with the 2002 Census showing only 11% employed in this sector compared to 22% in 1996. Fifteen per cent were employed in manufacturing industry in 2002.

Previous trends have indicated that a small number of the largest firms in the County account for a significant proportion of those employed in this sector suggesting a heavy reliance on a small number of larger manufacturing establishments. However, Mayo has less “large” establishments (and foreign-owned plants) than would be expected for its population base. Mayo only has about 24% share of all foreign-owned plants in the West Region in comparison to Galway, which has a 64% share⁵.

Mayo’s peripherality and lack of a large-scale urban centre place it at a disadvantage in terms of attracting outside investment. Its infrastructure inadequacies continue to reinforce these weaknesses. Due to the needs of the Foreign Direct Investment (FDI) sector and the aspirations of the NSS, the most likely location for future FDI investment will be in or close to the gateways, hubs and linked hubs. The role of education and research facilities in locations such as Galway in attracting investment is noted in the Regional Guidelines and in this regard the research and development role of Galway-Mayo Institute of Technology (GMIT) in Castlebar should be rigorously supported and promoted as a key element in attracting investors into the County.

Although agriculture remains an important part of the local economy, its share of economic output and employment continues to decline. Alternative opportunities must be created that will create employment opportunities in alternative or additional rural enterprises to supplement farm incomes and regenerate the rural economy.

Key Issues:

1. Provision of physical, social and economic infrastructure in the linked hub, Westport as its natural extension and other towns
2. Creation of linkages within the County and to the gateways
3. Provision of alternative employment for farmers leaving agriculture and/or moving to part-time farming
4. Promotion of the educational/research capabilities of Galway-Mayo Institute of Technology (Castlebar) as a key element in attracting investors to the County.

⁴ The Live Register is not designed to measure unemployment. It includes part-time, seasonal and casual workers entitled to unemployment assistance or benefits.

⁵Regional Planning Guidelines West Region 2006-2016

Infrastructural Deficiencies

The peripherality of the County, in national and international terms, is exacerbated by major infrastructural deficiencies, particularly in relation to strategic road and rail connections, telecommunications and energy. These infrastructural deficiencies are a major inhibiting factor in terms of the social and economic development of the County and quality of life in general.

Key Issue:

Strengthening of the infrastructure base and prioritising the delivery of key strategic roads, rail, air, telecommunications and energy infrastructure to the County.

Land Use, Rural and Urban Settlement

Land use and settlement patterns have changed in line with continued changes in the distribution of the population. In the rural areas, particularly around the main towns, the residential function has grown, resulting in patterns of ribbon development and dispersed rural housing. In this regard, it should be noted that of all planning applications determined by Mayo County Council since the last plan was adopted (2004–2006), 70% were for single houses.

Mayo is essentially a rural County with a tradition of dispersed rural housing. This has played a large part in defining the character of Mayo, and in terms of its cultural and physical landscape. Rural housing also plays a pivotal role in sustaining rural communities and in maintaining the vibrancy of such areas. Mayo County Council will give positive discrimination towards planning and development in areas that have suffered decline in the recent census. However, this role cannot be viewed in isolation but must also be considered within a wider framework, which also supports the sustainable development of the larger urban centres and smaller towns and villages.

Vibrant rural communities depend on vibrant towns and villages and the wider rural areas for social and community services, recreation and amenity facilities and commercial/employment opportunities. Both the NSS and Regional Guidelines emphasise the major role of larger urban centres and the smaller towns and villages in addressing regional imbalance. With this in mind, it is therefore a matter of concern that the 2006 Census revealed population growth on the fringes of the main towns whilst the town centres themselves suffered population decline, a trend that is probably replicated in the smaller towns and villages.

Key Issues:

1. To implement the Sustainable Rural Housing Guidelines having regard to:

- (a) the particular circumstances of the County in terms of traditional settlement patterns and demographic trends
- (b) the careful management of the development of the rural environs of the Ballina/Castlebar hub and Westport as its natural extension, and other areas outside Clár designation, under pressure.

2. To strengthen the role of the County's towns, villages and rural areas in the context of a more balanced approach to a settlement strategy, which emphasizes the crucial and strategic role of the towns, villages and rural areas in addressing rural decline and maintaining vibrant rural communities.

3. The plan equally recognises the vital role, which those who live in rural areas play in supporting the vibrancy of their adjacent towns and villages.

Environment & Landscape

Water Quality Protection

Mayo's water resources play a critical role in the economic, environmental and recreational life of the County. Their importance cannot be overestimated. Regional Water Supply Schemes, the backbone of the County's water supply system, are all sourced from lakes, which together with an extensive system of rivers and streams, sustain highly valuable fishery resources. The water quality of our lakes, rivers and aquifers must therefore be maintained to the highest possible standards. When the previous plan was adopted, water quality in the County was in a state of decline. Recent reports from the Environmental Protection Agency (EPA) suggest that this situation has changed and that water quality is improving. This may be attributed to improved sewerage works and changing agricultural practices and patterns.

There are no incidences of serious pollution in the County. However, there are a number of river channel lengths, which are slightly or moderately polluted, including parts of the Moy and its tributaries, the Robe, Dalgan, Cloonaghmore (Killala Bay) Deel and Carton rivers. EPA reports (2005) show that most of the larger lakes were mainly of mesotrophic⁶ status. However, water quality has deteriorated in both Carrowmore, Knappabeg and Cross lakes in recent years. Agriculture and septic tank discharges may constitute significant contributing factors in the declining trophic status of these lakes.

With regard to drinking water, the overall rate of compliance with relevant national and EU standards in Mayo in 2004 was below the national average. This was attributed to the poor quality of public and private group water schemes. However, this situation has been reversed as a result of the Rural Water Protection Scheme, with the majority of public and private schemes showing compliance with statutory requirements in 2005. This situation continues to improve as the Scheme is implemented.

Agriculture and sewage (municipal and septic tank) are responsible for most of the recorded instances of pollution in the County. Pollution is also attributable to industrial sources in a number of instances together with forestry, which poses pollution problems, particularly in upland peat areas.

Key Issue:

Protection and improvement of water quality in compliance with the EU Water Framework Directive (WFD) and support of the Western River Basin District Project (WRBD).

⁶ Mesotrophic lakes have moderate to substantial algal growth, moderate to low dissolved oxygen, low to significant levels of pollution and little to significant impairment of use, supporting biological communities of reduced to low diversity.

Sustainable Landscape Management and Protection Where Necessary

Mayo has a world-renowned landscape, which constitutes an invaluable element of its natural resource base. The sensitive development and conservation of this resource is essential to the underpinning of strengthened rural economies, the economy and quality of life. However, this landscape is under constant threat from inappropriate development pressures, particularly over the last decade.

Planning legislation and national guidelines, such as the Draft Guidelines on Landscape and Landscape Assessment (DoEHLG) indicate that conservation of the landscape in all its contexts must now be integrated into all aspects of planning policy. Mayo County Council will comply with the provisions of the European Landscape Convention as ratified in 2002.

The *Landscape Appraisal of County Mayo*, which constitutes part of this Plan, identifies and describes the landscape character of the entire County. It also evaluates the capacity of different areas to accept change, without disproportionate effects and proposes a series of policies to guide developments in each type of landscape.

Key Issues:

1. Sustainable management and protection where necessary, of the traditional landscape character of the countryside
2. How to accommodate new development without compromising the outstanding quality of Mayo's landscape, which is recognized as one of the County's major economic resources
3. How to maintain and improve access to and enjoyment of the recreational amenities of the countryside.

Flood Risk/Soil Erosion

Flood risk has become a significant issue nationally over the last decade as a number of major flood events have occurred around the country and in this County. The underlying causes of flooding, heavy rain and high sea levels, are essentially uncontrollable. However, some of the factors that influence the extent and severity of the flooding attributable to these causes can be addressed. The most influential of these factors is development, in particular development in floodplains. The potential impacts of flooding require that the risk of flooding must be considered in all cases where development is proposed, in the interests of individuals proposing the development and of the public in general.

Flood risk associated with coastal erosion, as well as the potential impacts arising from inappropriate development in areas of bog, deep peat soils or other unsuitable soils or subsoils, must also be considered in the context of the overall sustainable development of the County

Key Issue:

The sustainable management of the conflicting factors, which may lead to flooding or other adverse environmental impacts.

The Coast

Mayo has the greatest length of coastline in the country and therefore issues of development, often conflicting, such as coastal erosion, tourism development, expansion of the aquaculture industry, protection of marine Special Areas of Conservation (SACs) and the conservation of marine and coastal habitats *etc.* are arising.

Key Issue:

The integrated management of coastal zone areas of the County.

Natural Resources

Mayo has considerable natural resources, which are a vital element of the County's resource base but which have not been developed to their full potential. Wind resources indicate that windfarms could be accommodated in Mayo. However, the development of wind projects has largely been confined to areas of very high amenity and ecological value, resulting in conflict. A Wind Energy Strategy has been prepared as part of this Plan to ensure that the County's wind resources are developed in a sustainable manner, within the context of a strategic framework.

In addition to wind resources, there is undeveloped potential for renewable energy from other sources such as biomass, hydro, solar, geothermal and tidal.

Mayo has significant resources in terms of aggregates, a resource that has come under pressure over the last few years due to increased demands. The value of these resources to the economy of the County is acknowledged. Since aggregates can only be worked where they occur, it is important to identify the location of these resources with a view to safeguarding them, together with the protection of residential and natural amenities, prevention of pollution and the safeguarding of aquifers and ground water.

Key Issues:

1. The sustainable development of the County's wind resources.
2. The sustainable development of other renewable energy sources and other valuable natural resources to their full potential in a manner that has due regard to environmental protection, bio-diversity conservation and the preservation of visual, scenic and residential amenities.

Heritage & Conservation

Nature Conservation

The vast diversity of landscapes, ecology and habitats in Mayo has resulted in large areas of the County being designated under EU Directives as candidate Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and under national legislation as Natural Heritage Areas (NHAs). In addition to sites designated under European and national legislation, there are also other areas in the County, which are of recognized conservation value, including a number of geological and geomorphological sites. Such areas are recognized as stepping stones and components of wider ecological corridors and networks, the maintenance of which are necessary to halt or reverse the negative effects of progressive or cumulative habitat fragmentation.

In addition to their importance for diversity, the economic and social benefits that derive from properly functioning habitats and ecosystems in relation to amenity and recreation; water supplies, food and fuel, flood storage and regulation; coastal protection; nutrient recycling *etc.* are recognized by the Council.

Key Issue:

How to provide for new development without compromising the conservation value of designated sites and non-designated sites of recognized conservation value.

Cultural and Architectural Heritage

Our archaeological and architectural heritage is a unique and special resource. It takes into account not only the great artistic and architectural achievements of the past but also the everyday works of craftsmanship. The archaeological and architectural heritage, as well as having its own intrinsic value, is a fundamental element in developing the tourism potential of the County.

Key Issue:

The need to protect and conserve the heritage of monuments and buildings and their settings from inappropriate development.

Tourism

The tourist sector has emerged as one of the primary sectors within the economy in County Mayo. With its extensive unspoilt coastline, countryside, natural and built environment and its reputation as one of Ireland's premier visitor destinations, Mayo has traditionally attracted high tourist numbers.

Tourism makes an important contribution to the economy of the County with income derived from tourist activity being distributed across a wide range of economic sectors. Tourism can also be of particular significance in the diversification of the rural economy and in the regeneration of certain towns and villages.

The County has seen recent investment in recreational facilities with the development of Ballycroy National Park; the National Museum of Country Life and the expansion of arts and cultural facilities; and investment by the private sector in new spa and hotel accommodation developments.

The tourism industry is a powerful driver of the economy and social development, especially in rural areas that would benefit from economic diversification away from full-time farming. Nevertheless, the potential of the County's resources for tourism development is not fully realized, in particular the more remote and sparsely populated areas. In addition, the growth in the number of holiday homes in sensitive rural areas and their impact on the landscape has the capacity to damage the tourism resource.

Given the importance of tourism to the local economy, it is a matter of concern that irrespective of continuing growth in the number of visitors to Ireland, Mayo's proportion of overseas visitors to the Western Region decreased from 28% to 21.8% between 2001 and 2006, and revenue share in the County declined from 22.6% in 2001 to 19.6% in 2006. In addition revenue per visitor was the lowest in the region.

Nationally, there has been a general increase in leisure time and expenditure on leisure, recreational and tourist-related activities. This has been accompanied by increased participation in a wider range of sport and leisure activities. Mayo possesses extensive natural resources and an environment of nationally- significant scenic value. This, combined with its attractive towns and vibrant cultural heritage, provides a major opportunity for the development of tourism.

Mayo now needs to take advantage of the growing trend amongst urban dwellers for walking and water-based rural activities; and ensure that the natural resources upon which these and other activities are based, are protected from inappropriate development. It is imperative that the organisations that manage tourism work together with the common aim of sustainable tourism development.

Sustainable tourism provides a high quality product based on, and in harmony with, a high quality natural environment. Adverse impacts upon local communities, built heritage, landscapes, habitats and species are minimised while the economic benefits accruing to local communities are maximised. Tourism is continually evolving and the product offered must reflect this evolving market.

The challenge for the future is to attract greater numbers to the County, provide better facilities and attractions, and to foster a longer stay and greater regional and seasonal spread holiday product.

Promotion and development of tourism in the County must be underpinned by protection of the natural environment, including appropriate and sensitive development, the provision of infrastructure developments in general, and tourist-related infrastructure and facilities in particular. Mayo has tremendous potential for the development of walking, cycling and water-based activities, both for the benefit of all living in the County and as a tourism resource.

Key Issues:

1. To ensure that the full potential of tourism as an economic and social force is realised in a sustainable manner, with due regard to the impact on local communities and the natural environment
2. To attract greater numbers to the County; provide better facilities and attractions, and to foster a longer stay and greater regional and seasonal spread holiday product
3. Increased coordination, cohesion and co-operation between agencies involved in the delivery of the tourism product.

Community, Recreation & Social Inclusion

In general there is a lack or mismatch in the provision of facilities required to meet community needs, especially in relation to the elderly, disabled and children. Access to such facilities, even where they do exist can also be a problem. Adequate sports and recreation facilities are also required in line with residential development and population growth. Quality of life and social inclusion are dependent on the adequate provision of social, community facilities and recreation facilities in line with changing development needs.

Key Issue:

To ensure that the provision of social, community and recreation facilities is fully integrated into the planning and sustainable development of the County.

Islands & Gaeltachtaí Mhaigh Eo

Mayo's inhabited islands have a particular and distinct culture as island communities. The Gaeltacht areas, which are located in the more remote parts of the County, face the challenge of retaining their special linguistic and cultural heritage. These communities are both very fragile in terms of their ability to sustain themselves due to weak demographic structures, lack of social and economic infrastructure, peripherality and employment opportunities. The unique characteristics of the Gaeltacht areas depend on the preservation and promotion of the Irish language as a living daily-use language. Gaeltacht communities must therefore be supported, in order to strengthen and expand the social networks that nourish Irish as the community language.

Key Issues:

1. The need to ensure that the population on the Islands and in the Gaeltacht is stabilised and increased in order that they remain viable communities, retaining their uniqueness of culture and language.
2. Protection and promotion of the distinctiveness of the Gaeltacht areas within the County.

PART 2

2.1 OVERALL STRATEGY AND CORE STRATEGY

The Overall Strategy for the Development Plan has been determined having regard to the policy framework of the National Spatial Strategy, the Regional Guidelines for the West Region 2010–2022, the aspirations set out in the County Development Strategy and key issues identified during the consultation phase and review of the plan.

The Overall Strategy of the County Development Plan is:

- To promote population growth towards a projected County population of 143,640 by 2016 and 150,800 by 2022 by facilitating sustainable economic and social development, with due regard to the complimentary role of both urban and rural areas in the overall development of the County
- To define a strong sub-regional role for Mayo as a counter balance to the major urban areas of Galway City and Sligo, having regard to the National Spatial Strategy and Regional Guidelines
- To develop the Linked Hub of Castlebar/Ballina and Westport as its natural extension, as the spine around which the sustainable development of County Mayo will be structured, and to promote this extended Hub in the future development of spatial policy, both regionally and nationally
- To support the implementation of the hub status of Castlebar/Ballina and Westport as its natural extension, and to strengthen and enhance the County's urban structure, in particular the targeted development of the Key Towns as set out in the Regional Guidelines, and other towns identified by the Council
- To promote sustainable vibrant rural communities
- To promote sustainability and vibrancy in rural communities, including small towns and villages
- To promote the future growth and development needs of the County in a sustainable manner, and to ensure that the benefits of economic growth and prosperity are spread to all parts of the County

- To improve the quality of life and social well-being of all those living, working and visiting Mayo, by ensuring high quality and sustainable residential, recreational, travel and working environments
- To promote and facilitate the provision of a sound infrastructure base throughout the County, and in particular critical infrastructure, which will enhance intra/inter-regional linkages in order to improve the economic competitiveness of Mayo
- To protect, conserve and manage in a prudent and sustainable manner the County's outstanding natural and built heritage, its cultural resources, and to seek the enhancement of these resources where appropriate and feasible
- To protect, promote and enhance the distinctiveness of the linguistic and cultural heritage of Gaeltacht Mhaigh Éo, without compromising the linguistic heritage of these areas.

The Overall Strategy is not intended to be an end state but rather a general direction as to how the County can develop, and as with any strategy, will be subject to constant review. To progress the Overall Strategy, a Core Strategy has been prepared in accordance with the Planning and Development (Amendment) Act 2010. The Core Strategy sets out how the objectives in the Development Plan are consistent with the National Spatial Strategy and the Regional Planning Guidelines.

2.1.1 AIMS OF THE CORE STRATEGY

The broad aims of the Core Strategy are set out below under the following themes: Social, Economic, Environmental, Transport and Infrastructure.

2.1.1.1 ECONOMIC DEVELOPMENT AIMS

- Facilitate and support the development of Castlebar/Ballina as a linked development hub and Westport as its natural extension, as the key drivers of economic growth within the County as set out in the NSS and Regional Guidelines.
- Promote and support economic development and the provision of industry and enterprise in Westport as an extension of the hub and the other Key Towns of Ballinrobe, Ballyhaunis, Béal an Mhuirthead (Belmullet), Claremorris, Swinford, Charlestown, Killala, Kiltimagh, Knock, Louisburgh and Newport.
- To promote development of all sections of the Mayo economy and optimise the contribution of the County's natural resource base to balanced, sustainable development and ensure that the availability of infrastructure facilities is not a limiting factor.
- To ensure the County's natural resources are managed and developed in a sustainable manner that will ensure they can be enjoyed by future generations.
- To ensure a sustainable balance between the development of the tourism industry and the protection and conservation of the natural and built environment on which it depends.

2.1.1.2 TRANSPORT & INFRASTRUCTURE DEVELOPMENT AIMS

- To develop a high quality, sustainable and integrated transportation system embracing the road, rail and air transport sectors, with an increased emphasis on the use of public transport to achieve a more balanced and sustainable transport system.
- To promote the integration of transport and land use planning in line with Smarter Travel Transport Policy and the National Cycle Policy Framework and by encouraging and consolidating the development of the County's extensive network of towns and villages.
- To support and promote the development of the transportation assets of the County, including Ireland West Airport Knock and the strategic road and rail corridors as critical elements of the intra/inter regional linkages.
- To develop a high quality telecommunications infrastructure throughout the County.
- To ensure that the energy supply and distribution throughout Mayo is expanded and upgraded sufficiently to enable economic, enterprise and other developments to locate in the County.
- To optimise the development of appropriate renewable energy sources, which make use of the natural resources of the area concerned in an environmentally acceptable and sustainable manner.
- To develop an environmentally sustainable water supply and sewerage infrastructure to facilitate economic and social development.

2.1.1.3 SOCIAL DEVELOPMENT AIMS

- To develop, social, cultural and community facilities in appropriate locations and scale that are accessible to all members of the community, with the long-term effect of sustaining and enriching the quality of life of people in Mayo.
- To ensure as far as available resources permit, that every family either currently living or intending to settle in the County, can obtain a dwelling of a good standard located in an acceptable environment, at a price or rent that is affordable and in a manner, which is in accordance with the principles of sustainable development.
- To ensure, in conjunction with Central Government, that persons who wish to re-locate from rural areas to urban areas will qualify to purchase an Affordable Home at Affordable Rates.

2.1.1.4 ENVIRONMENT DEVELOPMENT AIMS

- To ensure the conservation and responsible guardianship of Mayo's natural and built heritage for future generations, whilst optimising its potential role in sustaining local communities and the overall socio-economic development of the County.
- To ensure that the resource that is Mayo's diversity and variety of landscapes is utilised prudently and sustainably and that new development is integrated sympathetically into the landscape in a manner that will ensure that the landscape can be handed on to future generations without being degraded.
- To improve the quality of the built environment in towns and villages, so that they develop as attractive viable options for the attraction of future growth and development.
- To maintain, protect and enhance the quality of those physical elements such as air, water and soil that contribute to the quality and enjoyment of the environment.

All of the individual elements that make up the Overall Strategy, including the aims outlined above have a spatial dimension in terms of preferred growth locations, population distribution and land use zoning. The Overall Strategy is underpinned by the Core Strategy which sets out a medium to long term quantitatively based strategy and spatial context for the future growth and sustainable development of the County.

2.2 THE CORE STRATEGY

The purpose of the Core Strategy is to set out an evidenced based strategy for the spatial development of the County and to demonstrate that the development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy and the Regional Guidelines for the West Region 2010 – 2022 (RPGs). A central component of the Core Strategy is the County Settlement Strategy based on a settlement hierarchy which is consistent with the spatial structure, aims and objectives of the NSS and RPGs.

The Strategy has been influenced by national legislation and other EU Directives including the SEA Directive, Habitats Directive, Floods Directive and Water Framework Directive and incorporates wider planning, economic and social objectives. Economic, technical, social and environmental considerations have been explored with particular regard to the capacity of each town in the Settlement Hierarchy to contribute to the objectives of the Core Strategy and which are consistent with opportunities for public or sustainable travel and the availability of existing and planned critical water and waste water infrastructure.

The Core Strategy has been informed by SEA which examines the likely significant effects on the environment of implementing the Plan and by HDA which examines the likely impact on the Natura 2000 network in accordance with the Habitats Directive. The framework first and foremost avoids adverse impacts on the environment or provides for appropriate mitigation of any adverse impacts.

2.2.1 ESTABLISHING A SETTLEMENT HIERARCHY

Key aspects of the National Spatial Strategy and the Regional Guidelines which have shaped the structure of the Settlement Hierarchy and consequent Settlement Strategy include:

1. Designation of Castlebar-Ballina as a linked hub
2. The complementary role of other towns and villages and rural areas of the County outside of the linked hub including:
 - a) Recognition in the NSS of the regional benefit that is generated by Westport from strong tourism development
 - b) Recognition in the NSS of the strategic potential of larger towns with a population of between 1,500 – 5,000 for development and expansion through effective promotion and marketing in association with larger towns, hubs and gateways
 - c) Identification in the NSS of Belmullet, Swinford, Ballyhaunis and Charlestown as opportunities for urban strengthening and of a number of smaller towns and villages (Killala, Newport, Knock) located in more remote rural areas where the urban structure is weak, which could play a key role in delivering services and supporting employment in physically remote and peripheral areas
3. Population targets for the County and the linked hub as set out in the RPGs
4.
 - a) The designation in the RPGs of Westport, Béal an Mhuirthead (Belmullet), Ballinrobe, Ballyhaunis, Claremorris, Charlestown, Louisburgh, and Swinford as Key towns
 - b) Recognition in the RPGs of the role of Westport as an extension of the linked hub

5. The role of linkages in terms of effective transport, communications, energy and other linkages in making places attractive to people and investment
6. The suggested range of policy responses for different types of rural areas
7. The spatial planning framework set out in the NSS to support sustainable rural settlement, taking account of the different forms of settlement that have evolved
8. The management of growth in rural areas under strong urban influence as defined in Map 5: Rural Area Types.

Cognisance has also been taken of guidance in the *Sustainable Rural Housing Guidelines*, *Sustainable Residential Development in Urban Areas* and the *Planning System and Flood Risk Management*. Other key documents include the Mayo Housing and Retail Strategies and the Western River Basin Management Plan and Programme of Measures. Cognisance has also been taken of the fact that the spatial perspective as advocated in the County Development Strategy needs to be expressed.

2.2.2 STRUCTURE OF THE COUNTY SETTLEMENT HIERARCHY

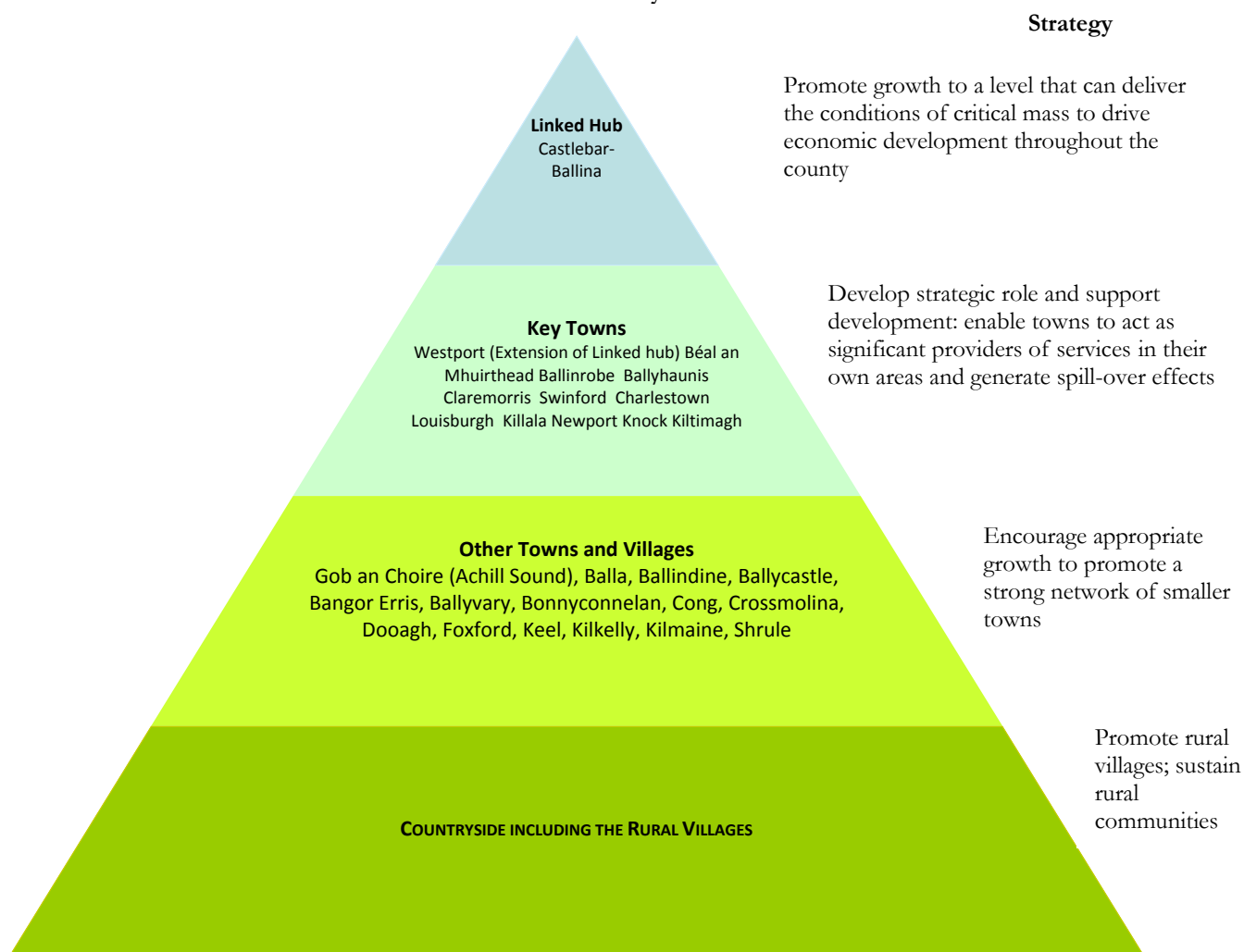
The Core Strategy supports the establishment of a settlement hierarchy which reflects the development role of various categories of settlement throughout the County. Within this hierarchy, the linked Castlebar-Ballina hub, twelve Key towns, fifteen smaller towns and villages; and the countryside, including sixty eight small rural villages, all have complementary roles to play in the future growth and prosperity of Mayo.

An overarching aim is to encourage the development of a critical mass of people in the linked hub to enable it to act as a key driver of social and economic development, both within the West Region and the County, whilst also supporting the network of Key towns and smaller settlements in the Settlement Hierarchy and supporting sustainable and vibrant rural communities in the rural villages and countryside. Key objectives are:

1. Support population growth for the County towards 143,640 persons by 2016 and 150,800 persons by 2022
2. Promotion and development of Ballina and Castlebar as a linked hub and in the creation of a critical mass of population of 26,000 by 2016 and 28,700 by 2022
3. Promotion and development of the strategic role of the Key Towns identified in the West Regional Planning Guidelines which include Westport, as an extension of the linked hub, Béal an Mhuirthead (Belmullet), Ballinrobe, Ballyhaunis, Claremorris, Charlestown, Louisburgh, and Swinford. The Council also recognizes the important role of a number of smaller towns such as Killala, Newport and Knock in the context of their location in remote rural areas as outlined in the NSS and of Kiltimagh due to its location in relation to the Western Rail Corridor and in an area of Village Strengthening and Rural Area Opportunities (NSS). Therefore, these towns are also identified as Key towns in the Settlement Hierarchy
4. The strengthening of the network of smaller towns and villages of the County
5. The strengthening of the rural villages in the wider rural areas
6. The support of sustainable development in the countryside and the facilitation of those who wish to live in the open countryside in accordance with the principles set out in the Sustainable Rural Housing Guidelines
7. The regeneration of rural areas that have experienced population decline in a sustainable manner
8. Promotion of compact sustainable urban development

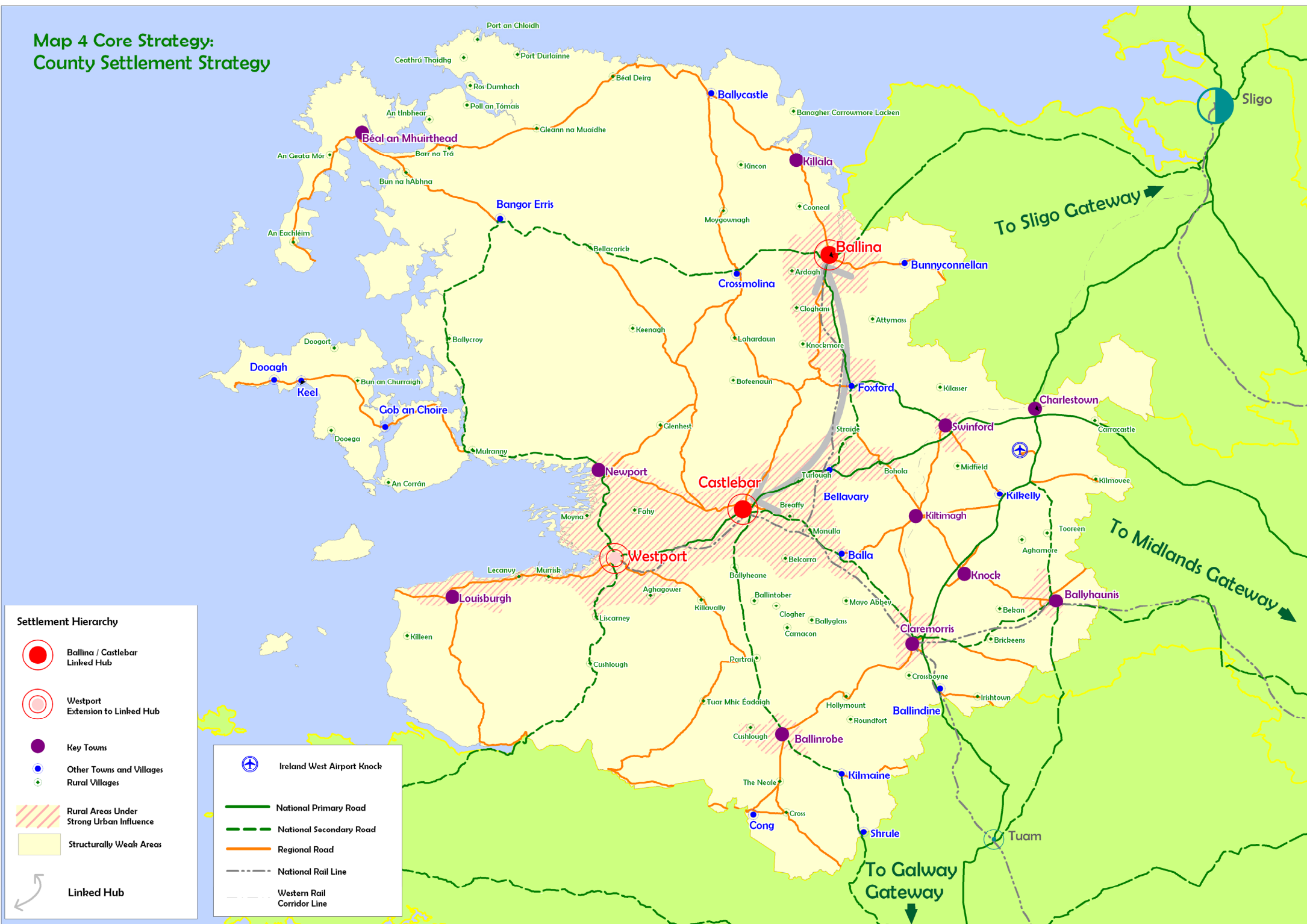
9. Provision of infrastructure to meet the development needs of the Settlement Hierarchy
10. Consolidation of population growth in a way which best facilitates travel by sustainable modes in accordance with the Department of Transport 'Smarter Travel –A Sustainable Transport Future – A New Transport Policy for Ireland 2009 – 2020'
11. Development of strong transport links between the Galway gateway, other gateways and the linked hub and Westport together with the more peripheral areas
12. Maintain and protect the safety and efficiency of the national road network given its strategic role in catering for transport requirements between the linked hub and other settlements in the settlement hierarchy and other inter-urban and inter-regional transport requirements.

Figure 4
Settlement Hierarchy



The spatial structure of the County Settlement Strategy is shown on Map 4 Core Strategy.

Map 4 Core Strategy: County Settlement Strategy



2.2.3 CONSISTENCY WITH NATIONAL AND REGIONAL POPULATION TARGETS

The Regional Planning Guidelines for the West 2010 – 2022 set out population targets up until 2016 and 2022 based on Regional Population targets issued by the DoEHLG in 2009. Table 6 shows the population targets for the West Region; County Mayo; and the breakdown of population growth between the Linked hub and the remainder of the County. Using the 2006 Census as the baseline, the population of the County is expected to grow by 15% by 2016 and almost 22% by 2022. Although the Plan period runs until 2014, the Core Strategy is consistent with these longer term population targets.

Table 6 Population Targets for Co. Mayo (RPGS 2010 – 2022)

	2006	2010	2016	2022
West Region	414,277	442,200	484,700	521,400
Co. Mayo	123,839	132,200	143,640	150,800
This population growth is distributed to the linked hub and remainder of County as follows:				

Linked Hub: Minimum Population Targets					Remainder of County Population Targets				
	2006	2010	2016	2022		2006	2010	2016	2022
Linked Hub	22,300 (5.4%)	23,400 (5.3%)*	26,000 (5.4%)*	28,700 (5.5%)*	Remainder	101,539	108,800	117,640	122,100

*Based on % of DoEHLG Population Target for West Region

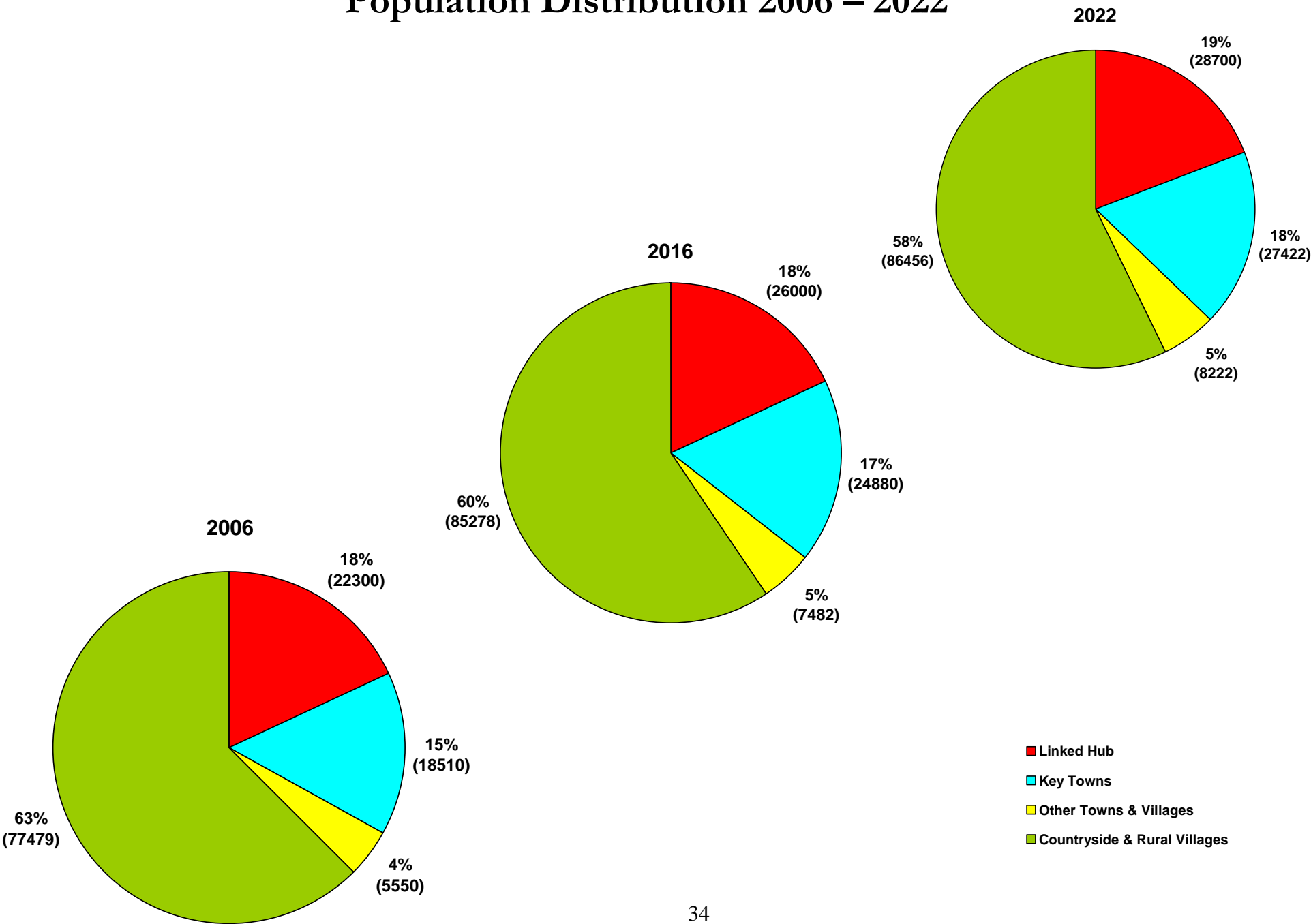
2.2.4 DISTRIBUTION OF POPULATION GROWTH

Outside the linked hub, it is proposed to distribute the greatest proportion of future population growth to the Key towns (including Westport) and the ‘Other Towns and Villages’ categories in order to strengthen the network of towns and villages throughout the county in accordance with the aims and objectives of the National Spatial Strategy and West Regional Guidelines.

In order to sustain rural communities and to strengthen the rural villages in the wider rural areas, 39% (2016) and 33% (2022) of the growth is allocated to the countryside, including 68 rural villages. It should be noted however, that the settlements in the ‘Other Towns and Villages’ category, due to their rural characteristics, are a vital link between the rural areas and the more urban settlements. When combined with the ‘Countryside’ category, there is a greater distribution overall to the rural settlements at the lower level of the hierarchy.

The following diagrams indicate the distribution of population growth between the different categories of settlement in the Settlement Hierarchy.

Population Distribution 2006 – 2022



2.2.5 HOUSING AND HOUSING LAND REQUIREMENTS FOR 2016

The purpose of the Core Strategy is to provide a transparent evidence-based rationale for the amount of land proposed to be zoned for residential and allied mixed-use zonings in the development plan. The current Mayo County Development Plan 2008–2014 does not identify any lands for residential development. Therefore, in accordance with the Guidance notes issued by the DoEHLG, this Core Strategy sets out:

- relevant population figures and housing land requirement for the various urban centres in its area
- a schedule of the local area plans that will have to be amended to take account of the Core Strategy and
- the timeframe for such amendments.

Local Area Plans have been adopted for Claremorris, Ballyhaunis, Ballinrobe, Swinford, Charlestown and Kiltimagh which make provision for residential zoned lands. The Development Plans for Castlebar, Ballina and Westport Town Council areas and their Environs also make provision for residential zoning. Core Strategies have been prepared for these three settlements which will be incorporated into the respective Town and Environs Development Plans by means of variations to those plans.

The following tables indicate projected housing demand and consequential housing land requirements for the County as set out in the Regional Planning Guidelines.

Table 7: Housing Demand & Residential Zoning for Castlebar-Ballina Linked Hub 2010-2016 (RPGs)

	Population 2010-2016 (Based on minimum population targets)	Consequential No. of Residential Units required over period 2010-2016 (Projected Av. Household Size)	Consequential Zoned Housing Land required over period 2020-2016 (incorporating 50% over zoning)
Castlebar Ballina Linked- Hub	2,600*	1,100 (2.4)	66 Ha (25 Units per Ha)

* As set out in DoEHLG Minimum Population Targets October 2009. Figures are rounded

Table 8: Remaining Share of Population Growth & Projected Households for Co. Mayo 2010–2016 (RPGs)

	Remaining Share of Population Growth 2010-2016	Projected Housing Demand (Projected Av. Household Size)	Hld Based on c.12 Units per Ha + 50%*	Hld Based on c.15 Units per Ha + 50%	Hld Based on c.20 Units per Ha + 50%*
County Mayo	8,840	3,600 (2.5)	460	360	270

* Note figures have been rounded up

2.2.6 CORE STRATEGY TABLES

Although there are no zoned lands included in the County Development Plan, the Core Strategy Tables include details relating to existing residential zonings in the Local Area Plans and the Town and Environs Plans for Ballina, Castlebar and Westport (as the Environs of these towns are within the jurisdiction of Mayo County Council).

Two Core Strategy Tables have been compiled which 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.

Projected growth for the linked hub is split on the basis of 55% to Castlebar and 45% to Ballina as per the 2006 Census ratio. Outside the linked hub, population growth is distributed based on the 2006 base population weight of each settlement whilst working within the overall targets set out in the Regional Planning Guidelines. An aggregate figure is given for the Countryside including the rural villages.

The Regional Planning Guidelines require that local authorities have regard to existing building stock numbers within their functional area and to have regard to vacancy rates in the preparation of Development Plans and Local Area Plans; also that vacancy levels be monitored with the aim of utilising existing housing stock. Therefore, existing vacancy levels, unfinished estates and permitted but not yet commenced housing development have been taken into account in calculating levels of excess/shortfall.

Core Strategy Table 1

This table is at a more general level and broadly follows the template issued in the DoEHLG Guidance Notes on the preparation of Core Strategies. It shows the key statistics relating to the following settlement categories:

- the linked hub
- towns of 1,500 plus population
- an aggregate population for Census towns and villages up to 1,500 population and
- the Countryside including the rural villages.

Core Strategy Table 2

This table sets out similar key statistics as Core Strategy Table 1 but shows more detailed information for the different tiers of the settlement hierarchy established as the basis for the Settlement Strategy for County Mayo. An allowance of 50% headroom has been built into the calculations for future requirements for areas outside the linked hub. The 50% headroom is omitted from calculations for Castlebar and Ballina as the future residential zoning requirements for the linked hub towns are derived from Table 18 of the RPGs which already incorporates 50% overzoning.

Core Strategy Table 2 also indicates the total **potential** number of housing units that could be realized from vacant units (estimated number), unfinished estates and permitted but not yet commenced developments. Levels of shortfall/excess are then calculated based on the number of residential units required **minus** the total potential housing yield from the above.

Finally, the tables show the amount of lands which should be retained to accommodate housing requirements up to 2016 and the amount of lands deemed to be excess to requirements for the same period.

CORE STRATEGY TABLE 1

	National/ Regional/ County Designation	Core Strategy Population Allocation				Housing Requirements (Units)		Existing Zoning Total/ Undeveloped (Ha) ¹	Proposed Zoning (Ha) ²	Housing Yield (Residential Lands) ³	Housing Yield (Other Lands) ⁴	Shortfall / Excess (HA)
		2006	2010	2016	2022	2010-2016	2010-2022					Excess
County Mayo		123839	132200	143640	150800	4618	7531	2113/932	156	2035	0	776
Linked Hub												
Castlebar	Linked Hub NSS & RPGs	11900	12870	14300	15785	596	1216	600/285	20	376	0	265
Ballina		10400	10530	11700	12915	487	994	465/148	22	377	0	126
Total		22300	23400	26000	28700	1083	2210	1065/433	42	753	0	391
Other Towns												
Westport	Key Town – RPGs	5475	6234	7359	8111	450	751	367/198	24	737	0	141
Claremorris	Key Town –RPGs	2595	2955	3488	3845	213	356	272/132	32	206	0	100
Ballinrobe	Key Town –RPGs	2098	2389	2820	3108	172	288	120/51	6	103	0	45
Ballyhaunis	Key Town –RPGs	1708	1945	2296	2530	140	234	114/50	8	88	0	42
Swinford	Key Town –RPGs	1502	1710	2019	2225	124	206	86/33	3	36	0	30
Total		13378	15233	17982	19819	1099	1835	959/464	73	1170	0	358
Other Villages (Aggregate Population)		11582	12165	14380	15825	886	1464	89/35	8	112	0	27
(‘Note ‘Other Villages’ category includes seven Key towns as follows:												
Kiltimagh	Key Town –MCDP	1096	1248	1473	1624	90	150	60/24	5	84	0	19
Belmullet	Key Town –RPGs	1074	1223	1444	1591	88	147		0		0	
Knock	Key Town –MCDP	745	848	1001	1104	61	102		0		0	
Charlestown	Key Town –RPGs	744	847	1000	1102	61	102	29/11	3	28	0	8
Newport	Key Town –MCDP	590	672	793	874	48	81		0		0	
Kilalla	Key Town –MCDP	569	648	765	843	47	78		0		0	
Louisburgh	Key Town –RPGs	314	358	422	465	26	43		0		0	
Countryside⁵		77479	81402	85278	86456	1550	2022		0		0	
Total		123839	132200	143640	150800	4168	7531	2113/932	123	2035	0	776

¹ Refers to Total lands zoned Residential/**of which this amount is undeveloped**. Refers to zoned lands in Town & Environs Plans and Local Area Plans as there are no lands zoned in the County Development Plan;

² Equates to lands which have live planning permissions (for developments of 2+ units) that are not yet commenced on residentially zoned lands, except for Westport where Proposed Zoning refers to serviced lands closest to the town centre; ³ Refers to yield from proposed zoned lands; ⁴ Lands are not zoned in Mayo County Development Plan. ⁵Including the rural villages

CORE STRATEGY TABLE 2: SETTLEMENT HIERARCHY; POPULATION TARGETS; LAND REQUIREMENTS; EXCESS/SHORTFALL

Settlement Hierarchy	Population Targets			Population Increase From 2010 to		Residential Units Required incl. 50%Headroom From 2010 to		Estimated No. of Households 2010*	No of Residential Units that could be provided from:			Potential Housing Yield Total ⁴	Res. Units Shortfall / Excess (-/+)		Residential Zoning for 2016 based on shortfall or excess in Res Units (Hectares)			
	2010	2016	2022	2016	2022	2016	2022		VU ¹	UFE ²	LPP ³		2016	2022	T ⁵	UD ⁶	R/ND ⁷	E ⁸
Linked Hub																		
Castlebar	12870	14300	15785	1430	2915	596	1216	5362	912	384	376	1672	+1076	+456	600	285	335/20	265
Ballina	10530	11700	12915	1170	2385	487	994	4387	746	52	377	1175	+668	+181	465	148	339/22	126
Key Towns																		
Westport	6234	7359	8111	1125	1877	675	1126	2494	424	145	737	1306	+631	+180	367	198	226/24	141
Claremorris	2955	3488	3845	533	890	320	534	1182	200	231	206	637	+317	+103	272	132	172/32	100
Ballinrobe	2389	2820	3108	431	719	258	432	956	162	59	103	324	+66	-108	120	51	75/6	45
Ballyhaunis	1945	2296	2530	351	585	210	351	778	132	50	88	270	+60	-81	114	50	72/8	42
Swinford	1710	2019	2225	309	515	186	309	684	116	26	36	178	-8	-131	86	33	56/3	30
Kiltimagh	1248	1473	1624	225	376	135	225	500	85	52	84	221	+86	-4	60	24	41/5	19
Belmullet	1223	1444	1591	221	368	126	220	489	83	11	42	136	+10	-84				
Knock	848	1001	1104	153	256	92	153	339	58	127	164	349	+257	+196				
Charlestown	847	1000	1102	153	255	92	153	339	58	51	28	137	+45	-16	29	11	21/3	8
Newport	672	793	874	121	202	72	122	269	46	46	50	142	+70	+20				
Kilalla	648	765	843	117	195	71	117	259	44	7	0	51	-20	-66				
Louisburgh	358	422	465	64	107	39	65	143	24	0	13	37	-2	-28				
Other Towns and Villages																		
Foxford	1205	1422	1567	217	362	131	218	482	82	54	62	198	+67	-20				
Crossmolina	1059	1250	1378	191	319	114	192	424	72	7	9	88	-26	-104				
Balla	667	788	868	121	201	72	120	267	45	0	38	83	+11	-37				
Keel-Dooagh	639	754	831	115	192	69	116	256	43	0	33	76	+7	-40				
Shrule	484	571	630	87	146	53	87	194	33	0	12	45	-8	-42				
Kilkelly	443	523	576	80	133	48	80	177	30	4	14	48	0	-32				
Achill Sound	344	406	447	62	103	38	62	138	23	0	0	23	-15	-39				
Bangor Erris	336	397	437	61	101	38	62	134	23	2	28	53	15	-9				
Ballindine	284	355	369	71	85	42	51	114	19	58	61	138	+69	+87				
Ballycastle	245	289	319	44	74	27	45	98	17	0	14	31	+4	-14				
Bunnyconnel an	171	202	222	31	51	18	30	68	12	0	7	19	+1	-11				
Bellavary	167	198	218	31	51	18	30	67	11	1	12	24	+6	-6				
Kilmaine	162	191	210	29	48	18	29	65	11	6	31	48	+30	+19				
Cong	115	136	150	21	35	12	21	46	8	0	0	8	-4	-13				
Countryside⁹	81402	85278	86456	3876	5054	2325	3033	32560	5535	66	288	5889	+3564	+2856				
Total	132200	143640	150800	11440	18600	6382	10193	53271	9054	1439	2913	13406	+7024	+3213	2113	932	1337/123	776

* Calculated from the 2010 Population forecasts divided by average household size; i.e. 2.4 for the linked hub & 2.5 for the rest of the County as per the RPGs

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;

⁵T= Total lands zoned for residential development; ⁶UD = 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 have 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 objectives. ⁹Countryside: includes the rural villages

2.2.7 KEY ISSUES FOR THE CORE STRATEGY

In preparing the Core Strategy and summarizing key statistics in the Core Strategy Tables, three key factors were identified which were taken into consideration in determining future housing and residential land requirements and levels of excess:

- The high level of vacant units throughout the County
- The potential housing yield from unfinished estates
- The potential housing yield from housing developments already permitted but not yet commenced.

As indicated in Core Strategy Table 2, the combined total **potential** yield of housing units from the above represents a significant input towards accommodating the housing requirements of projected population growth in the county for the duration of the plan (2014) and up to 2016.

VACANT UNITS

The 2006 Census (2011 Census details not yet available) indicates that 24.4% of all housing units in County Mayo were vacant on Census night (April 2006). This was the fourth highest vacancy rate in the state after Leitrim (29.3%), Kerry (24.8%) and Donegal (27%) and considerably higher than the national vacancy rate of 15%. No detailed breakdown of data is available which would give a geographical indication of the distribution of these units throughout the County. However, Table 9 shows the breakdown of the occupancy status of permanent units in the County from the 2006 Census.

Table 9: County Mayo: Permanent Housing Units by Occupancy Status (2006 Census)

Status	No. of Units
Occupied by usual resident(s) of the household	43,218
Occupied by visitors only	465
Unoccupied: Residents temporarily absent	736
Unoccupied: Vacant house	9,136
Unoccupied: Vacant flat	946
Unoccupied Holiday home	4,216
Total Housing stock	58,717
Vacancy Rate	24.4%

Analysis of the stock of vacant units (15,034) indicates that even excluding holiday homes and dwellings where residents were temporarily absent (4,952 units), the vacancy rate at 17% or 10,082 of the total housing stock of 58,717 units, still exceeded the national vacancy rate of 15%.

By applying 17% as an estimate of the vacancy rate to 2010 household numbers⁷, it is estimated that the total number of vacant units in the County is approximately 9054.

UNFINISHED ESTATES

In conjunction with vacant houses, the potential number of housing units from incomplete housing estates contributes to the level of potential housing stock that could be realized within the planning system.

⁷ Derived from 2010 population targets in the RPGs and the application of an average household size of 2.4 for the linked hub and 2.5 for the remainder of the County as per the RPGs

During the National Housing Development Survey carried out by the DoEHLG in 2010, 129 housing developments in County Mayo were inspected with a potential output of 4,403 units, of which 2607 (59%) were complete. However, approximately 19% (498) of these completed units were vacant.

More recent surveys of unfinished estates, carried out by Mayo County Council planners during early 2011, indicate that the potential total housing yield that could be realised from unfinished estates in the County, including the town council areas, is currently 1439 units. An examination of a sample of the unfinished estates suggests that the vacancy rate for completed units in these estates is closer to 22%.

PERMITTED RESIDENTIAL DEVELOPMENT NOT YET COMMENCED

When combined with estimated numbers of vacant units and the potential yield from unfinished estates, the number of units permitted but not yet commenced also contributes to the level of **potential** housing stock already provided for within the planning system.

2.2.8 EXCESS RESIDENTIAL ZONED LANDS

The Environs areas of Castlebar, Ballina and Westport are within the jurisdiction of Mayo County Council. There are residential zoned lands in the Castlebar and Westport environs areas in the Castlebar Town and Environs Plan 2008-2014 and Westport Town and Environs Development Plan 2010-2016 respectively. There are no residential zoned lands in the Environs area of Ballina in the current Ballina Town and Environs Plan.

Working within the Regional Planning Guidelines population targets up to 2016, at present there is an excess of 12 hectares of residential zoned lands in the Castlebar **Environs** area in the Castlebar Town and Environs Plan 2008-2014. The Core Strategy for Castlebar Town and Environs Plan proposes to address this surplus by rezoning.

There is an excess of 70ha residential zoned lands in the Westport **Environs** area in the current Westport Town and Environs Plan 2010-2016. The Core Strategy for Westport Town and Environs Plan proposes to rezone the surplus lands in the Environs area.

There are no lands zoned for residential development in the current Mayo County Development Plan. However, provision is made for residential zoning in the following Local Area Plans:

Ballinrobe Local Area Plan 2010 – 2016
Ballyhaunis Local Area Plan 2010 – 2016
Claremorris Local Area Plan 2006 – 2012
Swinford Local Area Plan 2009 – 2015
Charlestown-Bellaghy Local Area Plan 2010 –2016 and
Kiltimagh Local Area Plan 2010 – 2016.

Table 10 indicates population targets for the above towns; associated housing requirements; and excess residential zoning, taking into account the potential housing yield already provided for within the planning system and from vacant units. In towns for which the LAP period expires before 2016 (Claremorris and Swinford), figures are adjusted accordingly to reflect the population targets, associated housing requirements and excess zoned lands for the relevant plan period.

TABLE 10: LOCAL AREA PLANS: POPULATION TARGETS; ASSOCIATED HOUSING REQUIREMENTS; EXCESS												
Town (Period of Current LAP)	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	LPP ³			T ⁵	UD ⁶	R/ND ⁷	E ⁸
Ballinrobe (2010–2016)	2820	431	258	162	59	103	324	+66	120	51	75/6	45
Ballyhaunis (2010–2016)	2296	351	210	132	50	88	270	+60	114	50	72/8	42
Claremorris (2006–2012)	3133	178	107	200	231	206	637	+530	272	132	172/32	100
Swinford (2009–2015)	1968	258	155	116	26	36	178	+23	86	33	56/3	30
Charlestown (2010–2016)	1000	153	92	58	51	28	137	+45	29	11	21/3	8
Kiltimagh (2010–2016)	1473	225	135	85	52	84	221	+86	60	24	41/5	19
Total	12,690	1,596	957	753	469	545	1767	+810	681	301	437/57	244

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; ⁵T= Total lands zoned for residential development; ⁶UD = 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 objectives.

Table 10 indicates that there is excess residential zoning in all six towns, with a combined total excess of 244 hectares. Therefore, in order to be consistent with the Core Strategy, its population targets and associated housing land requirements, the local area plans for Ballinrobe, Ballyhaunis, Swinford, Charlestown-Bellaghy and Kiltimagh will require to be amended within one year of adoption of the Core Strategy. A review of the Local Area Plan for Claremorris will commence following adoption of the Core Strategy as it was adopted in 2006 and is therefore due for review.

All proposed amendments to and reviews of Local Area Plans shall comply with statutory requirements of the Habitats Directive (92/43/EEC); Strategic Environmental Assessment (SEA) Directive (2001/42/EC); Water Framework Directive (2000/60/EC) and the Western River Basin Management Plan 2009 – 2015; and have regard to the Guidelines on the Planning System and Flood Risk Management (2009); and Guidelines for Sustainable Residential Development in Urban Area (2009).

The following options will be considered in order to address surplus lands/housing when reviewing/amending the Local Area Plans:

1. **Discontinuing the Zoning Objective** whereby the residential zoning is removed from surplus lands
2. **Re-zoning** for other alternative appropriate uses such as employment, amenity, community, agricultural or other uses
3. **Including surplus residential lands as a “Strategic Land Reserve”**; proposals for development of such lands will not be considered for development purposes during the period of the relevant LAP
and/or
4. **Phasing of development** whereby the release of land for residential development will be carried out in a phased manner over a prolonged period when an appropriate percentage of the lands zoned for residential development have been built on. The appropriate percentage shall be determined during the review of/amendments to the individual LAPs.

In considering the above options cognizance will be taken of the need to consolidate urban settlements by keeping them as physically compact as possible and applying the sequential approach to land-use zoning. It is likely that a combination of some or all of the above four options will be used in addressing surplus residential zoned land in the Local Area Plans. However, this will depend on more detailed assessments at the individual settlement level, taking into account a broad range of criteria relevant to proper planning and sustainable development including:

- Evidence based need assessment taking into consideration the number of vacant units in the towns, estimated at 17%⁸
- Evidence based need assessment taking into consideration the number of housing units that have secured planning permission but are not yet constructed in the towns for which LAPs have been adopted
- Evidence based need assessment taking into consideration the potential yield of housing units in unfinished housing estates in the towns for which LAPs have been adopted

⁸ Vacancy rate estimated using the 2006 Census County figure which is 24.4% and excluding holiday homes and residents temporarily absent on census night which brings the vacancy rate down to 17%

- The history of population development in the area; the likelihood of any major development taking place that would increase the demand for housing; land ownership patterns in the area; the possibility of creating a coherent development pattern
- The inclusion of lands that are serviced, about to be serviced or have a strategy for the delivery of water, wastewater facilities and road infrastructure
- The inclusion of lands that are within easy reach of public transport networks and have, or are likely to have, access to existing and proposed pedestrian walkways and cycleways, in support of Smarter Travel Transport Policy and the National Cycle Policy Framework
- Adherence to the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management' including the exclusion of lands at risk of flooding and adopting a sequential approach to flood risk management in assessing lands
- The exclusion of lands that may have significant adverse impacts on any Natura 2000 site(s) and
- The exclusion of lands that present high environmental or planning constraints that cannot be easily mitigated against.

2.2.9 STRATEGIC LAND RESERVE

Where it is decided to include excess residential lands in a Strategic Land Reserve in any of the Local Area Plans, proposals for the development of such lands will not be considered for development purposes during the period of the relevant Local Area Plan.

In exceptional circumstances, should the supply of residential land prove insufficient in any settlement during the lifetime of the relevant LAP, consideration will be given to the release of lands from the Strategic Reserve by zoning it for residential uses through the variation process. The need for any such rezoning must be supported by evidence based data and information.

2.2.10 MAYO HOUSING STRATEGY 2008

The Housing Strategy sets the framework for the provision of housing for the current and future population of the County. It remains valid for the lifetime of the Plan subject to any formal reviews, variations or alterations. As the Core Strategy sets the development plan population targets, the Housing Strategy must be consistent with the Core Strategy estimates of future population and housing. The current Housing Strategy must therefore be revisited and varied as necessary in order to ensure consistency with the Core Strategy following its adoption.

2.2.11 INTEGRATION OF LAND USE AND PUBLIC TRANSPORT

One of the key issues identified in the Regional Planning Guidelines associated with future development patterns is the need to maximize public transport investment, road improvements and smarter travel solutions.

The Core Strategy promotes a settlement strategy and hierarchy which will strengthen the urban network, which in turn will support the provision of public transport services and maximize public transport investment. Towns with existing rail links and potential links to the Western Rail Corridor are promoted as Key towns within the settlement hierarchy.

The strategic potential of towns located on transnodal locations such as Claremorris (existing rail, potential WRC rail and strategic roads intersections) and Charlestown (strategic road intersections and potential WRC rail) is also promoted through the Settlement Strategy.

2.2.12 MAYO COUNTY RETAIL STRATEGY

Policies in the Regional Planning Guidelines for the West 2010 – 2022 are aimed at supporting and promoting the retail function in the towns and, in particular, protecting the capacity of the town centres for retail development. The Retail Strategy for County Mayo which was adopted in May 2008 is consistent with the policies and objectives of the current Regional Planning Guidelines, as are the retail policies and objectives in Section 3.1.2 of this Plan. Although the current Mayo Retail Strategy includes population targets that have changed since the publication of the Regional Guidelines 2010 - 2022, retail policy and implementation of the Retail Strategy will not be impacted due to the nature of these population changes. As it is proposed to review the Retail Strategy in accordance with Objective O/ED-RT 4 of Mayo County Development Plan 2008-2014, specific changes to population targets within the Retail Strategy and any other relevant policy changes that may be warranted will be made following such review.

2.2.13 FLOOD RISK ASSESSMENT

The OPW are currently involved in preparing Preliminary Flood Risk Assessments (PFRA's) with the relevant Local Authorities, the EPA and other key agencies. This will identify Areas with Potentially Significant Flood Risk (APSR's) based on historic and predictive data and consultation with stakeholders. Catchment-based Flood Risk Assessment and Management (CFRAM) studies will be undertaken focusing on these areas. These CFRAM studies will produce flood maps and establish, within a Flood Risk Management Plan a prioritised set of flood risk management measures for their relevant areas, including the use of physical and management responses.

The PFRAs, when complete in 2011, will identify areas of potentially significant flood risk. This is a screening exercise based on available and readily-derivable data. Detailed flood mapping will then be prepared for areas deemed to be potentially at significant risk by 2013. The focus of the CFRAM studies is on risk management as well as flood prevention. The PFRA plans are not yet available for County Mayo.

The Flood Risk Report for the Core Strategy identifies flood points and areas prone to flooding throughout County Mayo based on available information.

The Council will adhere to the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management' (DoEHLG/OPW) both at the strategic level in informing land use decisions in the reviews of and any amendment to existing Local Area Plans and the preparation of new Local Area Plans; and in the assessment of planning proposals for development through such measures as:

- Avoidance of development in areas at risk of flooding, unless there are proven sustainability grounds that justify an appropriate land use and where flood risk can be reduced or managed to an acceptable level without impacting elsewhere
- Adopting a sequential approach to flood risk management based on avoidance, reduction of flood risk and mitigation of flood risk
- Incorporating flood risk assessment into the development management process in accordance with the Guidelines.

2.3 THE COUNTY SETTLEMENT STRATEGY

The County Settlement Strategy (CSS) recognizes that the full potential of Mayo can best be realised by adopting a plan-led approach to future growth and development needs. It also recognises that the different categories of settlement throughout the County; including the larger urban settlements, medium and smaller towns, rural villages and rural areas all have complementary roles to play in the future growth and prosperity of Mayo. The County Settlement Strategy sets out how this potential can be realized in order to advance the implementation of the Core Strategy.

In order to give effect to the Core Strategy, current water and wastewater infrastructural deficiencies will require to be addressed. These include wastewater infrastructural deficiencies in Belmullet, Charlestown, Killala, Foxford (included on the WSIP 2010-2012); Newport (Water Services Assessment of Needs 2009) Ballindine and Keel-Dooagh.

Current deficiencies in water supply infrastructure in Castlebar, Claremorris, Ballinrobe, Ballyhaunis, Knock, Ballindine and Balla will be addressed following completion of the proposed Water Treatment Plant upgrade to Lough Mask Regional Water Supply Scheme (WSIP); other schemes included in the Assessment of Needs also require to be advanced to address deficiencies in Westport, Swinford, Charlestown, Kiltimagh and Bunnyconnellan and other locations.

Key guiding principles for the County Settlement Strategy are:

1. The development of a critical mass of people in the linked hub to enable it to act as a key driver of social and economic development both within the County and throughout the Western Region
2. Strengthening the network of Key towns and smaller settlements in the Settlement Hierarchy in order to encourage more strategically focused and plan-led development throughout the county's small town and village structure thereby avoiding unsustainable commuter driven and car based development
3. Supporting sustainable and vibrant rural communities in the rural villages and countryside.

This section describes and sets out strategic policy objectives for the various categories of settlement in the settlement hierarchy, which in turn provide the focus for the more detailed policies and objectives in the Plan.

2.3.1 BALLINA/CASTLEBAR LINKED HUB, AND WESTPORT AS ITS NATURAL EXTENSION

These three towns are separate Planning Authorities in their own right and Core Strategies are prepared for the Town and Environs of each settlement. The sphere of influence of urban areas however, does not stop at town or administrative boundaries and towns of all sizes exert an influence on their hinterlands. Accordingly, a settlement strategy for the County would make little functional sense if it restricted itself solely to the administrative area of the planning authority. In addition, substantial areas in the environs of these towns are located within the jurisdiction of Mayo County Council. Furthermore, the Core Strategies for the County and the three town council areas must ultimately be consistent with each other in order to ensure consistency with the Regional Planning Guidelines.

The NSS and Regional Guidelines identify Castlebar and Ballina as a linked development hub in the context of addressing regional imbalances. The NSS also recognises that certain coastal areas in the country have experienced economic growth and revitalization, based on diversification of an economy previously centred on agriculture; a process which is supported by the successful development of a number of relatively small towns, which are associated with a growing tourism sector, a lively and attractive small town environment and spin-off employment creation in other enterprises and local services. This process is particularly evident in Westport whose scale, attractiveness and setting is seen as a central aspect of its promotion and development. This role is also recognized in the RPGs. To protect the economic vitality of Westport in its strategic complimentary role as a driver of development at the County level, it will be essential to sensitively balance future development options against the need to maintain the very attributes that make it attractive in the first place.

Implementation of the Core Strategy requires a significant proportion of urban population growth to be concentrated in the Ballina/Castlebar hub in order to meet the most recent projected population targets of 26,000 by 2016 and 28,700 by 2022. In order to realize the strategic role of Westport as an extension of the linked hub the population targets are 7,359 by 2016 and 8,111 by 2022.

In order to ensure sustainable and integrated development in these settlements, key requirements include:

- Consolidation of population growth in a way which best facilitates travel by sustainable modes in accordance with the Department of Transport ‘Smarter Travel –A Sustainable Transport Future – A New Transport Policy for Ireland 2009 – 2020’
- Compact sustainable urban development through strong land-use zoning policies to counter current patterns of suburban sprawl and ribbon development, (in line with the Guidelines on Sustainable Urban Residential Development DoEHLG 2009); and promotion of development within the built-up areas of the towns. Ultimately these towns will need to be attractive to both inward investments from national and international sources and to future employees and their families.

The sub-regional strategic role of Ballina/Castlebar as a linked development hub and Westport as its natural extension necessitate the provision of appropriate levels of physical and social infrastructure guided through best environmental practice and relevant environmental assessment (including Habitats Directive, SEA Directive and Environmental Impact Assessment Directive where relevant) including:

- Improvements to the road network into and out of the towns and County in particular between the Gateways/ Linked Gateways and Hubs/ Linked Hubs
- Additional rail links including the development of commuter services and the opening of the entire Western Rail Corridor
- Public transport connections between the hub towns, Westport and Ireland West Airport Knock
- Improvement and development of Ireland West Airport Knock including its designation as a Strategic Development Zone
- Improvements to the telecommunication/broadband network
- Improvements to the energy distribution system including a constant high voltage energy supply
- Gas Supply
- Measures to jointly promote Ballina/Castlebar in its role as a linked hub and Westport as its natural extension.

The Council's strategic policies in relation to Ballina, Castlebar and Westport are:

P/CSS⁹-1

To support and facilitate the role of the linked Ballina/Castlebar hub as a key driver of social and economic development in the West Region and throughout the County; towards achieving population targets of 26,000 by 2016 and 28,700 by 2022; and to ensure that the necessary physical and social infrastructure supports and linkages are developed to fulfill this role.

P/CSS-2

To promote and facilitate the special economic and social development role of Westport as an extension of the linked hub, due to its size and strong tourism function throughout the Region, towards achieving a population of 7359 in 2016 and 8111 in 2022; with the objective of having the town designated as part of an expanded Ballina/Castlebar linked development hub in the next review of the NSS and the Regional Guidelines.

The Council will advance the achievement of these policies by:

- Co-operating closely with the Town Councils in promoting the sub-regional role of the linked hub and Westport as its natural extension
- Strengthening the urban function of each of the three towns of Ballina, Castlebar and Westport individually by developing compact urban forms
- Prioritising transport, energy, and major public infrastructure projects to promote development of Ballina/Castlebar as a development hub and Westport as its natural extension, and strengthening their links with Ireland West Airport Knock and the Key Towns
- Promoting and facilitating the provision of a high level of social, community and recreational facilities.

⁹ County Settlement Strategy-CSS

2.3.2 KEY TOWNS

Key Towns

Béal an Mhuirthead (Belmullet), Ballinrobe, Ballyhaunis, Claremorris, Charlestown, Killala, Kiltimagh, Knock, Louisburgh, Newport and Swinford

The NSS and Regional Guidelines emphasise the key role of the larger and smaller town and village structure in achieving balanced regional development. The strategy will be to support the growth and development of these towns to facilitate population growth and employment creation opportunities, building on their existing strengths and scale of development.

To realize the potential role of the Key Towns, public and private investment will be required in both physical and social infrastructure, including water services, roads connectivity, telecommunications, energy, development lands, business support infrastructure, social and recreational facilities. It will also be important to improve the physical attractiveness of these towns as places in which to invest in, to live and work. This will require attention to the built environment particularly the town centres, in terms of caring for, restoring and renewing the physical fabric of the towns.

The County Settlement Strategy also recognises and supports the particular development potential of Charlestown, Claremorris, Kiltimagh and Swinford due to their location along the Western Rail Corridor.

The strategic policies for Béal an Mhuirthead (Belmullet), Ballinrobe, Ballyhaunis, Claremorris, Killala, Kiltimagh, Knock, Charlestown, Louisburgh, Newport and Swinford are:

P/CSS-2.1

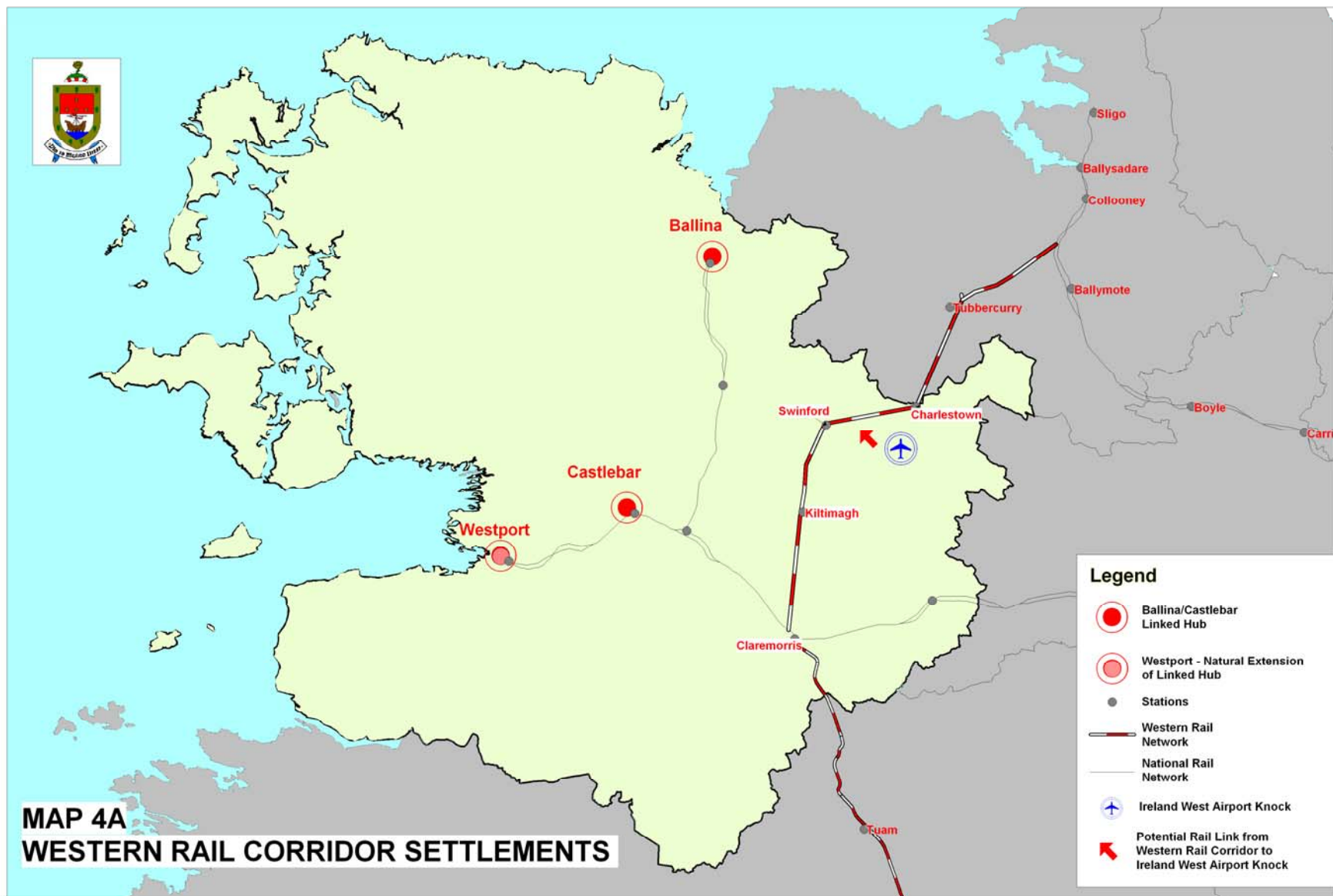
To promote and facilitate the growth and sustainable development of the towns of Béal an Mhuirthead (Belmullet), Ballinrobe, Ballyhaunis, Claremorris, Charlestown, Killala, Kiltimagh, Knock, Louisburgh, Newport and Swinford in their role as Key support towns, towards achieving the population targets set out in the Core Strategy, with an appropriate range of social and physical infrastructure, facilities and services, including retail and commercial and enterprise development to serve the inhabitants of those towns and their rural hinterlands

P/CSS-2.2

Promote and support the potential of Claremorris and Charlestown as transport hubs within a framework, which supports the integration of transport and land use zoning in view of their location at the intersection of strategic infrastructure (road and rail) and as locations for proposed government decentralization

P/CSS-2.3

Promote and support the growth and sustainable development of the towns located along the Western Rail Corridor, as shown on Map 4A.



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2.3.3 OTHER TOWNS AND VILLAGES

The NSS and Regional Guidelines emphasise the potential role of the small town and village structure towards achieving balanced regional development. The Sustainable Rural Housing Guidelines require planning authorities to ensure that towns and villages offer attractive and affordable housing options to meet the housing needs of urban communities and persons wishing to live in urban areas.

The smaller towns and villages and wider rural areas of the County are a vital link in the rural-urban continuum. They have a more limited range of services, functions and employment opportunities than the larger centres and many have infrastructure deficiencies that have restricted potential recent growth. However, they play a vital service role for their catchment areas and can sustain local services, amenities and businesses and also have the potential to attract investment.

The settlements included in this category are listed as towns in the 2006 Census. For this reason Ballyvary, Bunnyconnellan and Kilmaine, which were previously in the Rural Village category, have been added to this category. Some of the towns and villages in this category (listed in Table 11) which have experienced regeneration initiatives by community and public agencies, have responded well in terms of development, in particular residential development. Others have shown an ability to attract inward investment in indigenous enterprises. This is reflected in the development of specialist 'niche' activities in various towns relating to tourism, fishing, fish processing, food industry, aggregates industry *etc.* All of these towns have strong traditional links with their rural hinterlands.

The Strategy will support appropriate infill and expansion of these settlements of appropriate scale, design and use, and having regard to the availability of infrastructure and other services. As with the larger centres, the integrated provision of infrastructure, both physical and social, together with measures to protect and enhance the physical environment, will be required to realize the development potential of this category of towns and villages. The settlements identified for this element of the County Settlement Strategy are:

Table 11: County Settlement Strategy: Other Towns & Villages		
Gob an Choire (Achill Sound)	Ballyvary	Foxford
Balla	Bunnyconnellan	Keel
Ballindine	Cong	Kilkelly
Ballycastle	Crossmolina	Kilmaine
Bangor Erris	Dooagh	Shrule

The strategic policies in relation to the towns and villages listed above will be:

P/CSS-3.1

To promote sustainable development and growth to the population levels indicated in the Core Strategy so that they are sustained and consolidated as local rural service centres, to enable them to provide an appropriate range of services and facilities, including social infrastructure, retail development, commercial and enterprise development and act as attractive, viable options for inward movement and investment.

P/CSS-3.2

To retain their special character and identity, and ensure the orderly development of newly developing areas by resisting urban sprawl, haphazard and piecemeal development and ribbon development.

P/CSS-3.3

To support and promote the quality of the built environment through sensitive redevelopment, enhancement and renewal of the physical fabric and ensuring that new development respects the character, patterns and tradition of existing places and the built form.

2.3.4 STRATEGIC DEVELOPMENT POLICIES AND OBJECTIVES FOR ALL TOWNS & VILLAGES

POLICY

P/CSS-2.1

It is the policy of the Council to implement the Core Strategy in order to advance the strategic development of the Castlebar-Ballina linked hub in accordance with the NSS and the RPGs aim of ensuring that the linked hub reaches its target population.

P/CSS-2.2

In order to give effect to the Settlement Hierarchy outlined in the Core Strategy in a sustainable manner, it is the policy of the Council that in settlements where there are deficiencies in water service infrastructure, the adequacy of waste water collection and disposal facilities and water supply to accommodate future development proposals will be carefully considered and assessed on an individual basis.

In order to advance the strategic role of the towns and villages, the Council will seek to put in place measures to strengthen the network of towns and villages outside the linked hub. The objectives of the Council in this regard are:

O/CSS-2.1

To support and facilitate the ongoing development, renewal and improvement of the Key Towns and other towns and villages in the County Settlement Strategy through measures such as:

- The preparation of Local Area Plans where appropriate, to ensure adequate provision of suitable zoned lands to accommodate population growth consistent with the population targets in the Core Strategy and commercial and enterprise development

- Preparation of Village Development Frameworks and/or Village Design Statements, as appropriate, for the smaller towns/villages.
- To attempt to protect the viability of smaller towns and villages from the impact of large developments on the fringes of the larger towns
- The provision of adequate infrastructure under the Water Services Programme and Serviced Land Initiatives relating to water services and roads related infrastructure
- Derelict Sites Legislation or any forthcoming urban renewal programmes for the larger towns and the Council's own sub programme for the enhancement of the smaller towns and villages in co-ordination with CLÁR and Leader programmes.

O/CSS-2.2	To establish, in so far as resources permit and in a manner which is consistent with the Core Strategy population targets and Settlement Hierarchy, land banks of suitably located land in or adjacent to the towns and villages, to meet demands for appropriate industry and enterprise, housing and other social and community needs.
O/CSS-2.3	To support and co-operate with the County Development Board, community groups and other relevant agencies in the planning and implementation of schemes that will help to upgrade the physical environment of the towns and villages.
O/CSS-2.4	To encourage the sympathetic refurbishment, redevelopment and re-use of derelict, redundant and ruined buildings, and the appropriate development of infill or back-land sites within the built-up areas of towns, having regard to Village Design Statements/Development Frameworks, where prepared.
O/CSS-2.5	To identify, through the Local Area Plan mechanism, areas in need of regeneration, and measures to ensure their sustainable development.
O/CSS-2.6	Maximise the sustainable re-use of brownfield lands and the use of the existing built environment rather than developing greenfield lands.
O/CSS-2.7	To promote and facilitate the provision of a high level of social, community and recreational facilities.

2.3.5 RURAL AREAS

The rural and coastal areas of Mayo are home and workplace to a large proportion of the people of Mayo (63% in 2006). Agriculture is the primary land-use in the County and the economy relies heavily on this sector, with 9% employed in agriculture, forestry and fishing in Mayo in 2006. The rural and coastal areas are also the location of major natural resources as well as our major recreational, amenity, tourist and archaeological resources.

Large parts of the rural areas and coast of the County contain some of the most outstanding landscape and seascape in the world, and are designated as areas of high amenity in terms of their scenic and visual quality. Such areas are vital to the tourism economy and as such could contribute to the diversification of the economy of these areas as traditional agriculture declines in economic importance.

Rural areas also possess a rich diversity of natural and cultural heritage. The protection of rural based resources is essential, not alone for the overall benefit of the County as a whole, but also for the long-term interest of those whose actual livelihood depends on rural resource-based activities, such as agriculture, fisheries, tourism, forestry, renewable energy and quarrying.

This element of the County Settlement Strategy is aimed at supporting and enhancing the rural villages and the rural communities living in the countryside, both of which are inextricably interlinked. It supports a development vision for rural areas as set out in the Sustainable Rural Housing Guidelines:

Supporting the Rural Villages

Outside the towns described in the previous section, there are significant rural areas where people live and work in the open countryside and in numerous smaller settlements/ rural villages widely dispersed throughout the County.

It is recognized that a vibrant living countryside and strong rural villages are each dependent on the other. The Rural Villages have the potential to play a significant role in sustaining and renewing their rural hinterlands by supporting the maintenance of essential rural social and community services and accommodating additional residential development.

Most of the Rural Villages identified in the County Settlement Strategy already have a limited service base, providing a small number of essential local services and facilities. These settlements provide opportunities for a limited amount of future expansion and provision of services, in keeping with the existing scale and character of these villages. In addition, as they have a very distinctive rural quality, they provide many of the benefits and attractions of living in the countryside, with the added benefit of proximity to essential services. As such, they offer a choice of location for people wishing to live in the rural environment.

Sixty eight villages have been identified in the Strategy as the focus for an appropriate level of expansion including small-scale, housing development in keeping with the rural character of these villages. While supporting the development of these villages, the Council will require that the design and scale of new development respects the intrinsic rural character and ethos of the existing villages.

The full development potential of the villages in partially sustaining and maintaining the rural population will depend on the provision of infrastructure. It is recognized, therefore, that in the short term, the range and scale of development that can be accommodated in some of the villages listed, will be constrained pending the provision of infrastructure. The Council will actively work, in full cooperation with potential developers, to provide some or all of this infrastructure on an agreed partnership basis in towns and villages where there is a Local Area Plan adopted.

Table 12: County Settlement Strategy: Rural Villages			
Ardagh	Breaffy	Gleann na Muaidh (Glenamoy)	Moygownagh
An Eachléim (Aughleam)	Brickens	Glenhest	Mayo Abbey
Attymass	Bun Churraigh (Bunnacurry)	Hollymount	Midfield
Aghagower	Bun na hAbhna (Bunnahown)	An tInbhear (Inver)	Moyna
Aghamore	Carnacon	Irishtown	Murrisk
Ballintubber	Carracastle	Keenagh	Mulranny
Ballycroy	Ceathrú Thaidhg (Carrowteigue)	Kincon	The Neale
Ballyglass	Cloghans	Killasser	Partraí (Partry)
Ballyheane	Clogher (Claremorris)	Killawalla	Poll an Tómais (Pollatomaish)
Barr na Trá (Barnatra)	Cooneal	Killeen	Port an Chlóidh (Portacloy)
Bekan	An Corrán (Corraun)	Kilmovee	Port Durlainne (Porturlin)
Belcarra	Crossboyne	Knockmore	Ros Dumhach (Rossport)
Béal Deirg (Belderg)	Cuslough	Bannagher Carrowmore-Lacken	Roundfort
Bellacorrick	Cross	Lahardaun	Straide
An Geata Mór (Binghamstown)	Dumha Éige (Dooega)	Lecanvey	Tooreen
Bofeenaun	Dugort	Liscarney	Tuar Mhic Éadaigh (Tourmakeady)
Bohola	Fahy	Manulla	Turlough

The strategic policies of the Council in relation to the Rural Villages are:

- CSS-3.1** To strengthen the population base of the Rural Villages listed in Table 12 in accordance with the Core Strategy having regard to the availability of infrastructure and the principles of sustainability, by encouraging development of appropriate scale, size and design compatible with the intrinsic character, scale and amenities of the villages, so that they are sustained as a focus for rural population growth and service provision.
- CSS-3.2** To support the vibrancy of the Rural Villages through suitable development of infill and derelict sites, vacant plots and backlands, together with appropriate levels and scale of residential development, including clustered development.
- CSS-3.3** To support and facilitate the provision of social, community and recreational amenities in, or adjacent to, the Rural Villages to enhance the quality of life for the rural community at large.
- CSS-3.4** To ensure, in so far as resources permit, the provision of adequate infrastructure in the Rural Villages by way of water supply, sewerage, roads, footpaths, public lighting, and to support the development of telecommunications infrastructure in appropriate locations.
- CSS-3.5** To prepare, as resources permit, Village Development Frameworks and/or Village Design Statements for the Rural Villages listed in Table 12.
- CSS-3.6** To support the improvement and enhancement of the physical fabric and environment of the Rural Villages through measures such as the Council's own sub programme for the enhancement of the smaller towns and villages in co-ordination with CLÁR and Leader programmes, Derelict Sites legislation and the Development Management Process.
- CSS-3.7** To purchase and develop, in cooperation with potential developers, land banks of suitably located lands in or adjacent to the Rural Villages to meet the demands for housing or other social and community needs. The Council will use its Compulsory Purchase Order powers where appropriate to acquire such land.
- CSS-3.8** To promote and facilitate appropriately scaled tourism development.

OBJECTIVES

- CSS-3.9** It is an objective of the Council to support the CLÁR programme (Ceantair Laga Árd-Riachtanais) of targeted investment in rural areas in support of physical, economic and social infrastructure across a variety of measures.
- CSS-3.10** It is an objective of the Council to identify sustainability indicators for the smaller towns and villages, and to apply these in the preparation of Village Development Frameworks and/or Village Design Statements. Such indicators will have to be approved by the members of the Council before being applied.
- CSS-3.11** It is an objective of the Council to support the development and enhancement of rural services in support of rural communities.

2.3.6 ZONING AND SUBSIDIARY PLANS

P/Z-1 It is the policy of the Council that in the preparation of Local Area Plans and Village Development Frameworks for towns and villages, adequate policy and guidance shall be provided in relation to the following:

- The importance of retaining the unique character and diversity of town and village centres and having regard to their protection
- Having regard to the carrying capacity of the environment
- Identification and targeting of brownfield sites as a priority for development
- Residential objectives, which promote the identification of opportunities for infill development and consolidation of existing towns and villages, subject to best practice in design and environmental protection
- The integration of the transport system and the integrated provision of infrastructure
- Mayo County Council recognises that the strengthening of these towns and villages does not involve prohibiting those who wish to live in the countryside from doing so subject to normal planning considerations.

P/Z-2 It is the policy of the Council to support the Community Futures project in the County in the preparation of Local Area Plans and Village Development Frameworks.

P/Z-3 It is the policy of Mayo County Council to provide services to areas zoned under Local Area Plans.

OBJECTIVES

O/Z- 1 It is an objective of the Council to ensure adequate provision is made for the zoning of land in accordance with the Core Strategy for the use solely or primarily of particular areas for particular purposes (whether residential, commercial, industrial, agricultural, recreational, open space or otherwise or a mixture of those uses) in the towns and villages identified in the County Settlement Strategy, through the preparation of Local Area Plans and/or Village Development Frameworks as appropriate.

O/Z –2 It is an objective of the Council to ensure that adequate provision is made through the zoning of lands in the Local Area Plans and Village Development Frameworks to accommodate the projected population needs of the County in accordance with the County Settlement Strategy and the Core Strategy.

O/Z -3 It is an objective of the Council that present zonings in all existing town plans shall remain in place unless otherwise changed by material contravention until Local Areas Plans are made.

O/Z-4 It is an objective of the Council to ensure that in the preparation of Local Area Plans and Village Development Frameworks, proposals for zoning in towns and villages are evaluated, having regard to the Core Strategy, the County Settlement Strategy and criteria to allow the objective, consistent and transparent evaluation of zoning proposals. Such criteria will include:

- Population targets and associated residential land requirements in the Core Strategy
- National/Regional/Local Policy Context
- Assessment of Need
- Water, Drainage and Roads Infrastructure (existing and planned)
- Supporting Infrastructure
- Physical Suitability
- Sequential Approach

2.4 RURAL HOUSING

This section of the Core Strategy sets out the Council's policies relating to rural housing together with the classification of differing rural area types as required in response to the National Spatial Strategy and in accordance with the Planning Guidelines on Sustainable Rural Housing.

Using the rural policy framework as set out in the NSS and having regard to the rural area types identified both in the National Spatial Strategy and Sustainable Rural Housing Guidelines; two broad rural area types are identified in the County:

- Structurally Weak Areas
- Rural Areas under Strong Urban Influence.

These Rural Area types, already shown on Core Strategy Map 4 in the context of the Settlement Strategy, are shown separately on Map 5 Rural Area Types.

DEVELOPMENT OBJECTIVES

2.4.1 RURAL HOUSING POLICIES

It is the policy of the Council:

- P/RH-1** To sustain and promote all rural communities and traditional settlement patterns without adversely affecting the character, environment and amenities of Co. Mayo.
- P/RH- 2** To promote a scale and type of rural development that endeavours to restore population densities to sustainable levels in all parts of the county.
- P/RH-3** To accommodate genuine proposals for permanent residential development in the locality in which they arise, subject to good planning practice in matters such as site location, drainage and design requirements, and the protection of important landscapes, environmentally sensitive areas, cultural and built heritage assets and key natural and built assets.
- P/RH-4** To restrict ribbon development due to adverse impacts arising from this pattern of development relating to road safety, future demands for the provision of public infrastructure as well as visual impacts.
- P/RH-5** To ensure that housing in rural areas is of the highest architectural standard and respects the landscape, character and amenities of the countryside having regard to the *Guidelines for the Design and Siting of the Rural House in County Mayo*, which constitute part of this Plan.

Structurally Weak Areas.

In areas identified as Structurally Weak on Map 5, it is the policy of the Council:

- P/RH-6** To accommodate permanent residential development (urban and rural generated) as it arises in Structurally Weak Rural Areas, in particular special consideration will be given to the provision of housing in rural areas that have sustained population loss since 1951, subject to good planning practice.
- P/RHP-7** To recognise the distinctive traditional settlement patterns that have evolved in the coastal areas of the County in the form of small clusters such as clachans and linear groupings and to strengthen such patterns through appropriately scaled ‘infill’ development, subject to good planning practice in matters such as site location, drainage and design requirements. In such cases, the planning authority shall distinguish between infill developments within areas that have a tradition of linear development over generations and new areas of ribbon development.
- P/RH-8** To monitor the operation of the rural housing policies in the Structurally Weak Rural areas on an ongoing basis, to assess their impacts on rural settlement patterns, under the auspices and guidance of the Council’s Planning and Economic Strategic Policy Committee.

Rural Areas under Strong Urban Influence.

In areas identified as Rural Areas under Strong Urban Influence on Map 5, it is the policy of the Council:

- P/RH-9** To encourage urban-generated housing in Rural Areas Under Strong Urban Influence into the adjoining urban centres, or the towns and villages identified in the County Settlement Strategy, including townlands/areas with an existing school or church.
- P/RH-10** To prepare Action Area Plans for the Rural Areas Under Strong Urban Influence defined in Map 5.
- P/RH-11** That applicants shall satisfy the Planning Authority that their proposal constitutes a genuine rural generated housing need based on their roots in or links to a particular rural area, and in this regard, must demonstrate that they comply with one of the following categories of housing need:
1. Persons who are an intrinsic part of the local rural community due to their having spent substantial periods of their lives, living in the rural area in which they propose to build a home. This category of housing needs refers to:
 - (a) Farmers, their sons and daughters and/or any persons taking over the ownership and running of a farm, who wish to build on the family farm.
 - (b) Sons and daughters of non-farming persons who have spent a substantial period of their lives (ie at least 5 years), living in the rural area in which they propose to build and wish to build a home near their family place of residence ie within 5km (3 miles), in any direction of family residence).
 - (c) Returning emigrants who spent a substantial period of their lives (ie at least 5 years), living in the rural area in which they propose to build, who now wish to return to reside near other immediate family members, to care for elderly immediate family members, to work locally, or to retire.

Immediate family members are defined as mother, father, brother, sister, son, daughter or guardian. 'Near' in this context shall be that the proposed site shall be located within 5km (3 miles), in any direction of family members.

2. Persons working full-time or part time, for a period of over 5 years, in the rural area in which they propose to build their first house. This category of housing need refers to:
 - (i) Persons involved in full-time farming, forestry, inland waterway or marine related occupations.
 - (ii) Part time occupations where the predominant occupation is farming/natural resource related.
 - (iii) Persons whose work is intrinsically linked to rural areas such as teachers in rural schools or other persons whose work predominantly takes place within the rural area in which it is proposed to build.

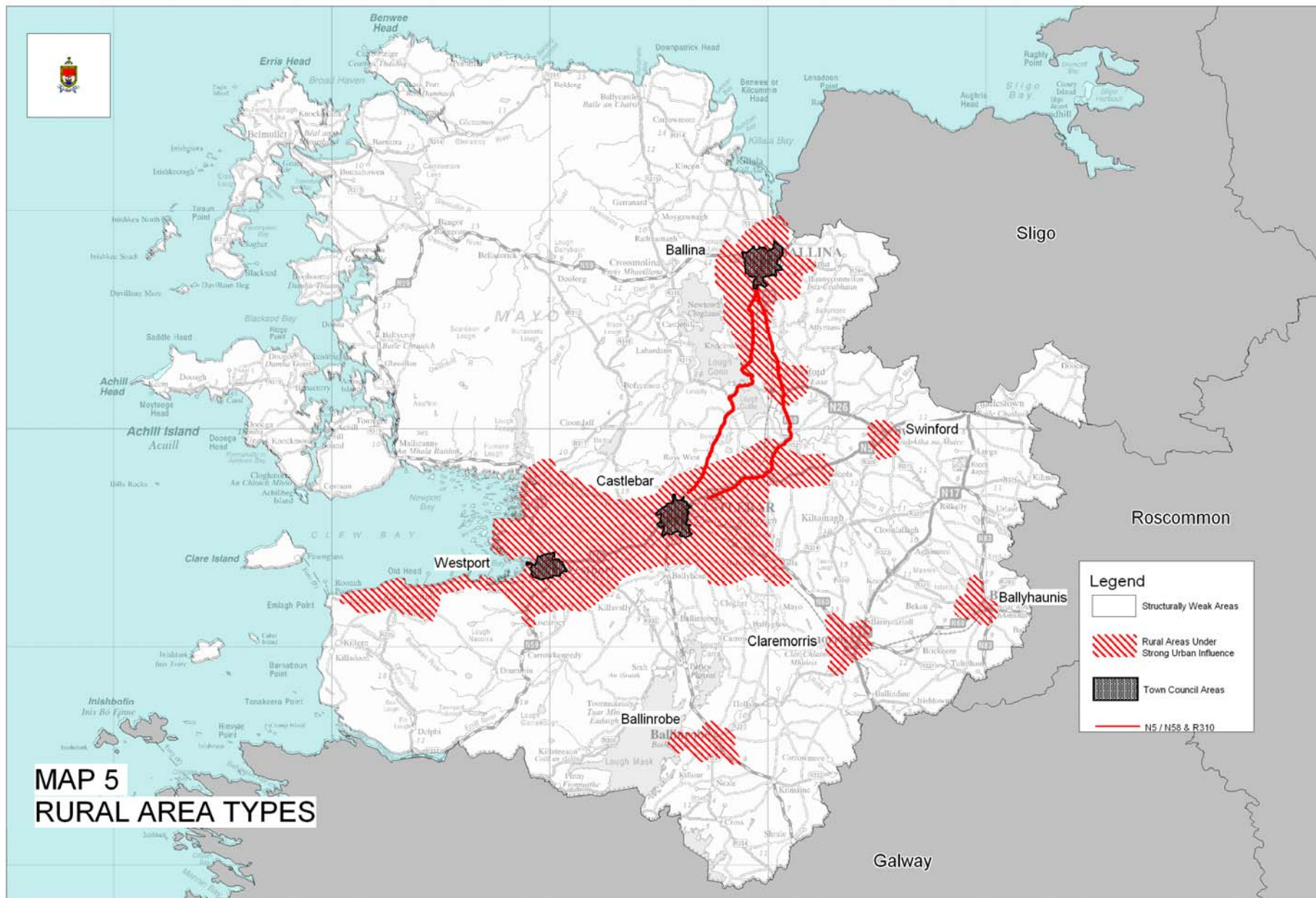
For the purpose of clarity, proposed sites shall generally be required to be located within 5 km (3 miles), in any direction, of an applicant's place of work.

3. Persons whose exceptional health circumstances require them to live in a particular environment or close to family support.

Applicants qualifying under this category of housing need will be required to demonstrate by way of supporting documentation why their need is exceptional.

P/RH -12 That where permission has been granted for a rural housing proposal to an applicant on the basis of his/her roots in or links to the area (as outlined in P/RH-11), an occupancy condition shall normally be imposed under Section 47 of the Planning & Development Act 2000.

P/RH-13 That in circumstances involving the replacement of an existing dwelling, the Planning Authority will consider replacement or refurbishment of such a house, subject to normal planning considerations. The definition of what constitutes a house will be as described in planning legislation.



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Housing in Coastal Areas and Areas of High Scenic Amenity.

In Coastal Areas and Areas of High Scenic Amenity, it is the policy of the Council:

- P/RH-14** That in the areas identified as Sensitive or Vulnerable in the Landscape Appraisal of County Mayo, to accommodate the permanent housing needs of the established rural community subject at all times to the consideration of the proper planning and sustainable development of the area.
- P/RH-15** That in the areas identified as Sensitive or Vulnerable in the Landscape Appraisal of County Mayo, the siting and design of new housing shall ensure the ability of the dwelling to be absorbed into the surrounding landscape without generating an adverse visual impact.
- P/RH-16** That areas along the sea, estuaries and lake shore lines shall be referred to as scenic areas and that scenic views in those areas are protected as much as possible, and only planning permission for replacement housing, extensions or where a farmer has no other land, except in those areas will be allowed.

Holiday Homes and Second Home Development.

Regarding Holiday Homes Development, it is the policy of the Council:

- P/RH-HH 1** To encourage appropriately scaled holiday home development to locate within an existing settlement, where there is existing infrastructure provision, where they can contribute to the maintenance of essential rural services and help act as a revitalising force in counteracting population decline.
- P/RH-HH 2** That in areas experiencing significant demand for holiday and second home development, to consider proposals to reinstate, conserve and/or replace existing disused or derelict dwellings subject to normal planning considerations including site suitability with regard to waste water disposal, safe access, and provided other specific objectives of the planning authority are not compromised.
- P/RH-HH 3** To encourage small-scale enterprises, such as the renovation of barns, outhouses or other existing structures for owner run agri-tourism enterprises, for use as holiday home accommodation, subject to normal planning considerations including site suitability with regard to waste water disposal, safe access, and provided other specific objectives of the planning authority are not compromised.

2.4.2 OTHER DEVELOPMENT IN RURAL AREAS.

Regarding other activities in rural areas, it is the policy of the Council:

- RH-OD 1** To ensure that the scale, use and appearance of all development in rural areas respects the character, quality, environment and amenity of the countryside and its vernacular traditions and their ability to be absorbed into the surrounding landscape without generating an adverse visual impact.
- RH-OD 2** To support the sustainable development of appropriate, alternative rural enterprises through the conversion of redundant farm buildings, subject to site suitability with regard to waste water disposal, safe access, standard planning considerations and provided other specific objectives of the planning authority are not compromised.

PART 3

3.1 DEVELOPMENT POLICIES AND OBJECTIVES

The Overall Strategy for the County and the Core Strategy are underpinned by certain priorities relating to infrastructure, both physical and social, the environment, landscape protection, use of the County's natural resources, our cultural heritage, economic and social development, rural development and the improvement of our towns and villages.

These priorities are related, through the County Settlement Strategy to the key issues outlined in Part 1, and are set out in this section in a series of Development Policies and Objectives, which are in effect a statement of the actions the Planning Authority intends to take in order to achieve the Overall Strategy through the Core Strategy and County Settlement Strategy.

In general, the Planning Authority will avail of the opportunities presented by the National Development Plan and relevant strategic economic initiatives to promote the strategic objectives of the Core Strategy and County Settlement Strategy and the policy and objectives set out in this section of the Plan.

Rural communities are in a period of rapid social and economic change. The need for farm diversification or alternative farm activity is recognised and consequently on-farm or farm-related tourism and its associated infrastructure will be considered having regard to the landscape classification policies and the primary purpose of family farms.

For the purposes of clarity, objectives are set out under the following headings:

Economic Development

Transport & Infrastructure

Housing, Social & Community

Environment, Heritage & Conservation.

However, it is important to note that fundamentally the policies and objectives are inter-related. For example, policies relating to physical infrastructure are linked to policies and objectives for economic development; environmental protection objectives can be directly related to objectives for natural resources, rural development *etc.* By adopting a strategic approach, as outlined in the County Settlement Strategy, the Planning Authority seeks at all time to keep the 'total package' in mind thereby avoiding the potential for conflict between different policies and objectives.

3.1.2 ECONOMIC DEVELOPMENT

INDUSTRY & ENTERPRISE

POLICIES

- P/ ED-IE 1** It is the policy of the Council to work with the County Development Board, IDA, Enterprise Ireland, Udarás na Gaeltachta and other relevant agencies to promote industry and enterprise at appropriate locations in accordance with the County Settlement Strategy, and to support and facilitate the provision of the necessary infrastructure supports and linkages.
- P/ED-IE 2** It is the policy of the Council to facilitate agri-industry and other rural enterprise activities that are dependent on their locality, as demonstrated to the satisfaction of the Planning Authority and which do not adversely impact on the character and amenity of the surrounding areas and its residents.
- P/ED-IE 3** It is the policy of the Council to encourage and facilitate home-based employment of appropriate type, size and scale, subject at all times to the consideration of the proper planning and sustainable development of the area.
- P/ED-IE 4** It is the policy of the Council to promote and support the education/research capabilities of Galway Mayo Institute of Technology (Castlebar) as a key element in attracting investors.

OBJECTIVES

- O/ ED-IE 1** It is an objective of the Council to encourage and promote a high quality of industrial/enterprise development in accordance with the Development Management (Control Standards) set out in Part 4.
- O/ ED-IE 2** It is an objective of the Council to support and facilitate Government decentralisation in Charlestown and Claremorris or any Key Town, as identified in the County Settlement Strategy.
- O/ ED-IE 3** It is an objective of the Council to acquire sites for industry and enterprise at appropriate locations having regard to the County Settlement Strategy, subject to the availability of funds.
- O/ ED-IE 4** It is an objective of the Council to identify and zone sufficient and suitably-located lands for different types of industry and enterprise, in accordance with the hierarchical approach to location as set out in the Regional Planning Guidelines. As part of this objective, the Council will endeavor to ensure that an adequate level of start-up/incubation units is provided within industrial/enterprise parks.
- O/ED-IE 5** It is an objective of the Council to encourage and support the creation of innovative and creative developments to sustain and expand population in the towns and villages through the provision of public services and public private partnerships.
- O/ED-IE 6** It is an objective of the Council, in partnership with Central Government, to put in place a scheme of commercial incentives for all of the Key Towns in Mayo.

AGRICULTURE

POLICIES

- P/ ED-A 1** It is the policy of the Council to support the sustainable development of agriculture and agriculture diversification, including agri-business and tourism enterprises whilst seeking to protect and maintain biodiversity, wildlife habitats, water quality, scenic amenities and nature conservation. Appropriate management standards are set out in Part 4: Section 4.11.
- P/ ED-A 2** It is the policy of the Council to continue to support and co-operate with the appropriate agencies in the provision of infrastructure to serve the needs of the agricultural sector.
- P/ED-A 3** Mayo County Council recognises the legal rights of all landowners and that rights of access to their lands may only be obtained with their permission where an existing right of way does not exist.
- P/ ED-A 4** It is the policy of the Council that the status of traditionally open/unfenced landscapes should be preserved.
- P/ED-A 5** It is the policy of the Council to identify existing Rights of Way and established walking routes before planting commences.
- P/ ED-A 6** It is the policy of the Council to take into account that the national target for broadleaf trees at 2006 was 30%.
- P/ ED-A 7** Any person wanting planning permission in a rural area should have a condition attached; that they should tolerate farming practices in the area.
- P/ ED-A 8** Careful consideration should be given before planning is granted for large developments on fertile lands with soils capable of producing food.

OBJECTIVE

- O/ED-A 1** It is an objective of the Council, having regard to future reforms under the Common Agricultural Policy, to support and facilitate the preparation of a Spatial Strategy for Rural Development and Agricultural Restructuring in conjunction with the County Development Board and its constituent bodies.

FORESTRY

POLICIES

- P/ ED-F 1** It is the policy of the Council to promote sustainable forestry development of appropriate scale in accordance with the Indicative Forest Strategy for Mayo or any amendment to it, whilst seeking to protect and maintain biodiversity, wildlife habitats, water quality, scenic amenities, including protected views, and nature conservation. Appropriate management standards are set out in Part 4: Section 4.11.

P/ ED-F 2 It is the policy of the Council that afforestation takes place in accordance with the *Landscape Appraisal of County Mayo*.

P/ED-F 3 It is the policy of the Council to facilitate the role of forestry in economic development and rural diversification including forestry-related rural tourism initiatives.

OBJECTIVE

O/ ED-F 1 It is an objective of the Council in co-operation with forestry operators to ensure that forestry and forestry-related activities do not cause undue damage to the County's roads infrastructure.

MARINE RESOURCES, AQUACULTURE & FISHING

POLICIES

P/ ED-AF 1 It is the policy of the Council to support the sustainable development of the marine aquaculture and fishing industries having regard to best environmental practices, so as to maximize their contribution to jobs and growth in coastal communities.

P/ED-AF 2 It is the policy of the Council to protect the County's valuable inland fishery resource and support its sustainable development through the protection of water quality and facilitation of ancillary infrastructure at appropriate locations.

P/ ED-AF 3 It is the policy of the Council to protect lake and coastal SACs and SPAs and to avoid adverse effects on marine habitats, and species in general, in co-operation with relevant Government departments and other relevant agencies.

P/ ED-AF 4 It is the policy of the Council to avoid the location of fish cages in freshwater and inner bays and the location of intensive fin fish-farming in in-shore waters.

P/ED-AF 5 It is the policy of the Council to support added value marine and service industries in the County, in particular the development of the seaweed and kelp industry.

P/ ED-AF 6 It is the policy of the Council to seek the co-operation of those involved in aquaculture developments to strictly control the discharge of effluents in order to maintain water quality.

OBJECTIVES

O/ ED-AF 1 It is an objective of the Council to develop and improve harbours, piers, slipways and associated shore facilities and access, which can be shared by leisure, tourism, fishing and aquaculture having due regard for the protection of designated conservation areas and for marine and coastal biodiversity.
(See Objective O/TI -PH 1)

TOURISM

POLICIES

- P/ED-T 1** It is the policy of the Council to support and promote sustainable tourism development throughout the County, particularly in Structurally Weak Areas and to work in partnership with Fáilte Ireland West, Gael Saoire, and other tourism organisations in securing the development of tourism enterprises and infrastructure in suitable locations, taking full account of the need to ensure conservation and protection of the natural and cultural heritage of the County.
- P/ED-T 2** It is the policy of the Council, in co-operation with relevant tourism agencies, to facilitate the sustainable development of tourism in order to ensure a greater regional share and seasonal spread of the tourism product in the County.
- P/ED-T 3** It is the policy of the Council to encourage and support development and tourist bodies in the provision of adequate recreational and tourism infrastructure, and to further develop tourist-orientated facilities in the County.
- P/ED-T 4** It is the policy of the Council to encourage and support increased coordination, cohesion and linkages between agencies such as Fáilte Ireland, Mayo County Council and Mayo County Development Board.
- P/ED-T 5** It is the policy of the Council that tourism-based development, such as holiday homes, hotels *etc.* are located within existing settlements where there is existing infrastructure provision to service the development and where they can contribute to maintenance of essential rural services.
- P/ED-T 6** It is the policy of the Council to support and encourage the development of new tourism attractions capable of regional impact, the clustering of tourism activities and the development of water-based facilities having regard to the County Settlement Strategy and the need to protect and maintain biodiversity, wildlife habitats, water quality, scenic amenities, including protected views, and nature conservation.
- P/ED-T 7** It is the policy of the Council to facilitate the provision of public access to new forest and woodland areas through walking, bridle paths, recreation areas and other similar facilities.
- P/ED-T 8** It is the policy of the Council to encourage the provision of farmhouse bed & breakfasts, farm shops, eco-tourism and guided walks.
- P/ED-T 9** It is the policy of the Council to encourage tourism-related developments within existing settlements and to discourage inappropriate non-residential development in open countryside.

OBJECTIVES

- O/ED-T 1** It is an objective of the Council through the Mayo County Development Board, to support and facilitate Fáilte Ireland-West in the preparation of a 5-Year action-led Tourism Development Plan for the County.
- O/ED-T 2** It is an objective of the Council, through the Mayo County Development Board, to support community-driven tourism development initiatives.
- O/ED-T 3** It is an objective of the Council to promote walking and cycling as a major element of rural tourism and to promote the County as a premier walking/cycling destination in the Country.
- O/ED-T 4** It is an objective of the Council to support and encourage the preparation of a Tourism Strategy for the Gaeltacht areas.

EXTRACTIVE INDUSTRIES

POLICIES

- P/ED-EI 1** It is the policy of the Council to ensure that the development of aggregate resources (stone and sand/gravel deposits) is carried out in a manner, which minimizes impacts on the environment, infrastructure and the community, and has full regard to the principles of sustainability.
- P/ED-EI 2** It is the policy of the Council to safeguard mineral resources and un-worked aggregates (stone, and sand/gravel deposits) by seeking to prevent incompatible land-uses, which could be located elsewhere, from being located in the vicinity of the resource.
- P/ED-EI 3** It is the policy of the Council to control all new operations and carefully evaluate all proposed developments to ensure that the visual or other environmental impacts of such works will not materially injure the amenities of the area.
- P/ED-EI 4** It is the policy of the Council to have old disused quarries and sand and gravel pits restored to beneficial use and landscaped to integrate with the surrounding area.
- P/ED-EI 5** It is the policy of the Council not to permit development, which would impinge on existing Rights of Way or walking routes.

OBJECTIVE

- O/ED-EI 1** It is an objective of the Council to prepare a Minerals and Aggregates Development Strategy for the County. This shall incorporate Aggregate and Mineral Potential Maps in conjunction with the Geological Survey of Ireland.

RETAILING

POLICIES

- P/ ED-RT 1** It is the policy of the Council to implement the *Mayo County Retail Strategy, 2008* (which accompanies this Plan) through the implementation of the following policies.
- P/ ED-RT 2** It is the policy of the Council to promote and reinforce the Core Retail Areas of all town centres as the primary shopping areas and to protect the retail function of the town centres.
- P/ ED-RT 3** It is the policy of the Council to actively promote the retention and further development of higher order shopping functions in Castlebar, Ballina and Westport as a natural extension to the hub, as the main retailing/trading hubs of the County in order to sustain their competitiveness and importance as a linked hub in the West Region.
- P/ ED-RT 4** It is the policy of the Council to facilitate and encourage the provision of shops and services that consolidate and strengthen the roles of the Key Towns as set down in the County Settlement Strategy, to meet the needs of existing and future populations.
- P/ ED-RT 5** It is the policy of the Council to actively promote the retention and further development of local shopping facilities in other retail centres in order to provide for local need, to help smaller centres retain their local catchment areas, and to support local development in accordance with the County Settlement Strategy.
- P/ ED-RT 6** It is the policy of the Council to strictly control retail warehouse provision, in line with recommendations contained in the *Mayo County Retail Strategy 2008* until a review of the Retail Strategy is undertaken in 2011.
- P/ ED-RT 7** It is the policy of the Council to assess the provision of new retail development in accordance with the sequential approach, in accordance with the Retail Planning Guidelines as detailed in Section 3 of the *Mayo County Retail Strategy 2008*.
- P/ ED-RT 8** It is the policy of the Council to assess the potential impact of new large scale retail development in accordance with the Retail Planning Guidelines as detailed in Section 3 of the *Mayo County Retail Strategy 2008*.
- P/ED-RT 9** It is the policy of the Council that proposals for retail development in towns and villages shall make a positive contribution to the general townscape through the promotion of excellence in urban design, including an upgrade in the built environment and shop facades.
- P/ED-RT 10** It is the policy of the Council to maximise the use of town centres for retail use and, in the case of Ballina, Castlebar and Westport, to encourage the development of Park & Ride facilities.
- P/ED-RT 11** Mayo County Council recognises the strategic importance of pedestrianisation in the strengthening of town centres, particularly in the larger towns, and it is the policy of the Council that all proposals for retail development in towns be assessed on their compatibility with the needs of pedestrians.

OBJECTIVES

- O/ ED-RT 1** It is an objective of the Council to ensure that the retail needs of the County's residents are met as fully as possible within County Mayo.
- O/ ED-RT 2** It is an objective of the Council, through the Local Area Plan process, to identify town centres that require the preparation of town centre strategies, in order to encourage and facilitate the enhancement and improvement of the town centres.
- O/ ED-RT 3** It is an objective of the Council to examine mechanisms that could assist in the delivery of town centre sites as well as the redevelopment/rejuvenation of derelict sites for retail purposes. This will be revisited through the Local Area Plan process.
- O/ ED-RT 4** It is an objective of the Council to review the *Mayo County Retail Strategy 2008* after three years in order to evaluate its progress and to ensure that it remains valid and up to date.
- O/ ED-RT 5** It is an objective of the Council to carry out an examination of the options for, and the feasibility of, developing the Park & Ride concept around the major towns in the County.
- O/ ED-RT 6** It is an objective of the Council that the Development Contribution Scheme under the 2000 Planning and Development Act be reviewed within two years of the adoption of the Plan and that the feasibility of a tiered scheme of levies according to settlement size will be examined.
- O/ ED-RT 7** It is an objective of the Council to appoint a full-time official to monitor and audit the ongoing commercial and retail activity of our Key Towns, and to identify commercial and retail deficits, and to monitor how other small towns both at home and abroad are dealing with the global challenges that are threatening the sustainability of our Key Towns in the County.
- O/ED-RT 8** It will be an objective of Mayo County Council that part of the levies on Large Scale Retail/Commercial Units be utilised to help to develop the six Key Towns and smaller villages in the County.

MAJOR ACCIDENTS & SEVESO II SITES

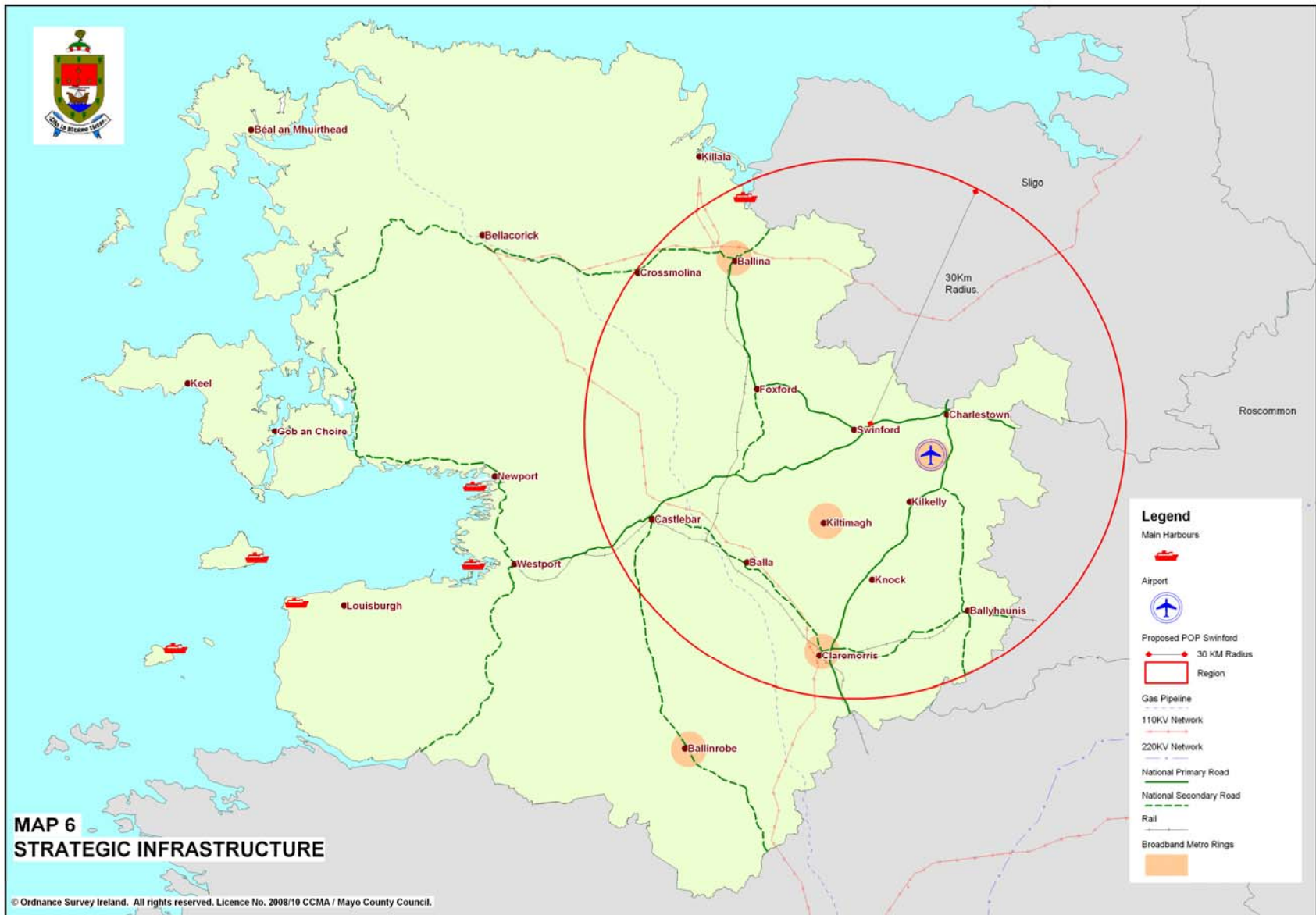
POLICY

- P/ED-SS 1** It is the policy of the Council to ensure that the Major Emergency Plan is implemented efficiently and effectively in order to limit the detrimental effects of a major accident on the people and environment of County Mayo.

SEVESO II SITES

OBJECTIVES

- O/ED-SS 1** It is an objective of the Council to ensure that proposed new establishments or modification of existing establishments classified under the Seveso II Directive, as listed in Appendix V, shall not present an unacceptable risk to the health and safety of existing populations (See also Development Management Standards Part 4).
- O/ED-SS 2** It is an objective of the Council to ensure that proposed Seveso II establishments and/or development in the vicinity of existing Seveso II sites shall be assessed having regard to the *Major Accidents Directive*, Health and Safety Authority (HSA) generic land-use planning advice, the potential risks to health and safety, and the need to maintain suitable separation distances between such sites and residential areas, areas of public use and areas of particular natural sensitivity or interest.
- O/ED-SS 3** It is an objective of the Council to reduce the risk and to limit the consequence of major accidents involving hazardous substances by consulting with the HSA in respect of all proposals for development affected by the Seveso II Directive or in the vicinity of such establishments and in the preparation of Local Area Plans for towns near to or in which such establishments are located.
- O/ED-SS 4** It is an objective of the Council to require that:
- a) The siting of new establishments
 - b) Modifications to existing developments and
 - c) New developments in the vicinity of existing establishments shall take into account the need to prevent major accidents involving hazardous substances and safeguard both the public and the environment.
- O/ED-SS 5** It is an objective of the Council to comply with the land-use planning advice received from the Health and Safety Authority (HSA) in relation to Calor Gas Teo, Ballindine Rd., Claremorris as set out in the *Claremorris Local Area Plan 2006*, and to ensure that the advice of the HSA in relation to Flogas Ltd, Ballyhaunis is reflected in the proposed Ballyhaunis Local Area Plan, in order to maintain appropriate separation distances between Flogas Ltd. and various types of land-uses. Relevant advice and consultation distances are set out in Figures 4.8(a)–4.8(d) in Section 4.6.



3.1.3 TRANSPORT & PUBLIC INFRASTRUCTURE

ROADS

POLICIES

- P/ TI-R 1** It is the policy of the Council, in conjunction with all statutory agencies, to assist in the provision of a high quality road network to appropriate capacity and safety standards, to cater for the economic and social development of the County.
- P/ TI-R 2** It is the policy of the Council to protect the capacity and safety of the National Road network in the County and to support the National Roads Authority policy statement on *Development Management and Access to National Roads (2006)*.
- P/ TI-R 3** It is the policy of the Council to continue to maintain and improve the regional road network and to improve strategic road links within this network in co-operation with the Department of the Environment, Heritage and Local Government.
- P/ TI-R 4** It is the policy of the Council to ensure new development along non-national roads shall not undermine recent investment used to carry out improvements to such roads.
- P/ TI-R 5** It is the policy of the Council to provide a safe road system throughout the County through Road Safety Schemes, which will include the continuation of the Low Cost Safety Measure Programme, Signage and Delineation, Traffic Calming and Safety Features in the vicinity of schools.

OBJECTIVES

- O/ TI-R 1** It is an objective of the Council to restrict development along the National Road network as set out in Appendix 1: Table 1.6, in the interests of traffic safety and to protect investment in the National Road network.
- O/ TI-R 2** It is an objective of the Council to support improvements to the existing National Road network including road schemes and by-passes outlined in Appendix 1: Table 1.1, Table 1.2 & Table 1.4.
- O/ TI-R 3** It is an objective of the Council to restrict development along certain sections of the Regional Road network as outlined in Appendix I: Table 1.7, in order to avoid the premature obsolescence of strategically-important regional roads.
- O/ TI-R 4** It is an objective of the Council, in co-operation with the Department of Environment, Heritage and Local Government, to continue with the strengthening and improvement of the local road network including links, by-passes and relief roads.
- O/ TI-R 5** It is an objective of the Council to improve strategic road links within the Regional Road network, including the provision of the distributor roads, relief roads and town by-passes indicated in Appendix 1: Table 1.3 & Table 1.4.
- O/ TI-R 6** It is an objective of the Council to carry out Traffic and Transportation Studies in the larger towns and other locations as required.

O/ TI-R 7	It is an objective of the Council to reclassify the roads set out in Appendix 1: Table 1.5.
O/ TI-R 8	It is an objective of Mayo County Council to co-operate with private enterprise to provide a Stock Car Racing Track in the County, subject to normal planning considerations including environmental, ecological, residential amenity and traffic and safety issues to ensure proper planning and sustainable development.
O/ TI-R 9	It is an objective of the Council that subject to the necessary resources being available, consideration could be given to the erection of street lighting at rural road junctions, which require particular vigilance and where there is an accident history, and where the accidents can be associated with the lack of lighting.

LAND USE INTEGRATION & SUSTAINABLE TRANSPORT

POLICIES

- P/ TI-LUT 1** It is the policy of the Council to support and co-operate with transport operators in the provision of a high quality and integrated transport system to all parts of the County, including initiatives such as the Rural Transport Scheme.
- P/ TI-LUT 2** It is the policy of the Council to promote and support the development of the Western Transportation Corridor, in conjunction with other local authorities and organizations.

OBJECTIVES

- O/TI-LUT 1** It is an objective of the Council to promote and support an integrated approach to land-use planning and transportation through the preparation of Local Area Plans.
- O/TI-LUT 2** It is an objective of the Council to continue to promote the improved delivery of transportation services to all parts of the County, including the Islands by the formation of a Mayo Transportation Group representing all transport providers

PARKING PROVISION

POLICY

- P/ TI-P 1** It is a policy of the Council to support and facilitate the provision of parking facilities at appropriate locations, including the provision of bus parking facilities within and on the edge of towns and villages, and at viewing areas at important tourist destinations and routes.

OBJECTIVE

- O/ TI-P 1** It is an objective of the Council to provide and maintain car parks throughout the County in accordance with the Council's Car Parking Plan and to identify suitable sites for car parks in other towns and villages around the County.

PEDESTRIANS & CYCLISTS

POLICIES

- P/TI-PC 1** It is the policy of the Council to encourage and facilitate the maintenance and further development of the public footpath network, rights of way, and walking routes, having regard to the *Code of Practice* for developing walkways and other appropriate national standards.
- P/TI-PC 2** It is the policy of the Council to support and facilitate the establishment of a complete network of inter-linked cycle ways throughout the County within the context of a Mayo Trails Strategy, which would build on the *Mayo Walking Strategy* to include the development of appropriate cycling routes, coastal trails *etc.*
- P/TI-PC 3** It is the policy of the Council to facilitate the implementation of the *Mayo County Walking Strategy* and *Strategic Action Plan*.
- P/TI-PC 4** It is the policy of the Council to promote and support the development of an inter-county coastal path linking Mayo, Galway and Sligo.
- P/ TI-PC 5** It is a policy of the Council that proposals for office, residential, retail and employment-generating developments will be required to provide cycle lanes and covered facilities for the secure parking of bicycles.
- P/TI-PC 6** It is the policy of the Council to support and encourage the development of parts of the disused Westport-Achill railway line as a walking/cycling route with the status of a right of way.
- P/TI-PC 7** It is the policy of the Council to encourage the reservation of river banks for public access and to co-operate with the Regional Fisheries Boards in the preparation of a great lakes access strategy.
- P/TI-PC 8** It is the policy of the Council to improve facilities for pedestrians and access facilities for people with special mobility needs, in line with the aims of the *European Charter of Pedestrian Rights*¹⁰.
- P/TI-PC 9** It is the policy of the Council to improve the streetscape environment for pedestrians and cyclists in new and (where possible) existing developments.

¹⁰ The main principles of the European Charter of Pedestrian Rights are:

- The pedestrian has the right to live in a healthy un-polluted environment free to enjoy the amenities offered by public areas, all the time being safe from vehicular traffic. Urban/village areas should cater towards the needs of pedestrians & cyclists, as well as the disabled and children.
- Pedestrians have the right to expect an integrated effective public transport system.
- Pedestrian rights information should be made available and cater for all sectors of society effectively.

OBJECTIVES

- O/ TI-PC 1** It is an objective of the Council to ensure that existing walking routes and existing public rights of way are maintained, sign-posted and kept free of obstruction. The Council will take appropriate action to prevent any attempt to close them off.
- O/ TI-PC 2** It is an objective of the Council to compile a list of existing public rights of way with accompanying maps within two years of the adoption of the Plan subject to the availability of resources.
- O/TI-PC 3** It will be an objective of Mayo County Council that a Speed Ramps Policy be introduced in order that “Speed Ramps” be constructed in Housing Estates and Through Roads, and that the construction of Speed Ramps be a condition in all New Housing Estates.

RAIL

POLICIES

- P/TI-RL 1** It is the policy of the Council to support and encourage the provision of a high-quality rail network for passenger and freight carriage and to encourage a sustainable transport system including the provision of feeder-bus services from the railway stations to the town centres, business parks, industrial estates *etc.*
- P/ TI-RL 2** It is the policy of the Council to safeguard and protect all existing rail lines, associated facilities and land from redevelopment for non-transport related purposes in order to not preclude their future use as an operational transportation network.

OBJECTIVES

- O/ TI-RL 1** It is an objective of the Council to actively seek and support the reinstatement of the Western Rail Corridor and associated railway stations, including the section from Claremorris to Collooney, as a strategic transport corridor linking Mayo with Sligo, Galway and Limerick, emphasizing the potential of a link to Ireland West Airport Knock from Swinford, Kiltimagh, Charlestown or whichever route is deemed the most suitable for such a link.
- O/ TI-RL 2** It is an objective of the Council to support the sustainable development of towns located along the existing rail network and on the Western Rail Corridor through appropriate land-use zoning.

AIR TRANSPORT

POLICIES

- P/TI-A 1** It is the policy of the Council to support the development of Ireland West Airport Knock in accordance with the principles of proper planning and sustainable development.
- P/TI-A 2** It is the policy of the Council to co-operate with and support Udaras na Gaeltachta in upgrading Carne airstrip and flight facilities, and to ensure that any future development in the vicinity of the Carne airstrip does not jeopardise its future development.

OBJECTIVES

- 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.
- O/TI-A 2** It is an objective of the Council to prepare a Public Safety Zone Map for Ireland West Airport Knock.
- O/ TI-A 3** It is an objective of the Council to create and enforce an exclusionary zone of a 13km radius of Ireland West Airport Knock. The 13km exclusionary zone shall define a volume of airspace, by means of Obstacle Limitation Surfaces, above which no new objects shall be permitted. The 13km exclusionary zone shall define an area within which no new conventional or residual landfills shall be constructed.

PIERS & HARBOURS

- P/TI-PH 1** It is the policy of the Council to improve access to and support the continued development of all piers and harbours for both commercial and recreational use.

OBJECTIVE

- O/TI-PH 1** It is an objective of the Council to provide new piers, slipways, pier extensions, ancillary parking and other works as indicated in Appendix III: Table 3.1.

WATER & SEWERAGE

POLICIES

- P/TI-WS 1** It is the policy of the Council to ensure the provision of an adequate level of water and sewerage infrastructure throughout the County to meet domestic, commercial, industrial and other needs having regard to the County Settlement Strategy.
- P/TI-WS 2** It is the policy of the Council to work in partnership with communities to provide water services infrastructure in unserved villages.
- P/TI-WS 3** It is the policy of the Council to ensure compliance with the *EU Drinking Water Regulations 2000 (SI No. 439 of 2000)*.

OBJECTIVES

- O/TI-WS 1** It is an objective of the Council to carry out the water and sewerage schemes identified in Appendix II: Tables 2.1 & 2.2, giving priority to the provision of a new sewerage scheme for Béal an Mhuirthead (Belmullet), to allow for the proper expansion of the town and to enable it to develop to its proper potential.
- O/ TI-WS 2** It is an objective of the Council to promote water conservation and responsible use of the resource by introducing water metering charges for all non-domestic users.
- O/ TI-WS 3** It is an objective of the Council to continue to implement the *County Mayo Strategic Rural Water Plan*.

WASTE

OBJECTIVES

- O/TI-W 1** It is an objective of the Council to implement the *Replacement Waste Management Plan for the Connaught Region 2006-2011* and the *Sludge Operational Plan for County Mayo* and to ensure the necessary infrastructure outlined in both plans is provided.
- O/ TI-W 2** It is an objective of the Council to continue the promotion of environmental protection through education, implementation and support of schemes such as the schools education programmes, Green Schools and Cleaner Community Awards.

TELECOMMUNICATIONS

POLICIES

- P/ TI-TC 1** It is the policy of the Council to support and facilitate the appropriate development and location of telecommunications infrastructure, in particular broadband connectivity to all communities in the County, having regard to the Government Guidelines *Telecommunications Antennae and Support Structures-Guidelines for Planning Authorities 1996* (DoEHLG).
- P/ TI-TC 2** It is the policy of the Council to avoid the location of telecommunication masts in scenic or other areas where they are visually intrusive, having regard to the *Landscape Appraisal of County Mayo*, or where they are likely to intrude on the setting or views of national monuments or listed buildings.

OBJECTIVES

- O/ TI-TC 1** It is an objective of the Council to become proactive as a player in the revenue generating aspects of telecommunications.

ENERGY

POLICIES

- P/ TI-E 1** It is the policy of the Council to support and facilitate the provision of a high quality electricity infrastructure in the County whilst seeking to protect and maintain biodiversity, wildlife habitats, scenic amenities, including protected views, and nature conservation.
- P/ TI-E 2** It is the policy of the Council to facilitate the development of alternative sources of power generation subject to proper planning and sustainable development.
- P/ TI-E 3** It is the policy of the Council to seek and facilitate the extension of the national 220Kv electricity network in Mayo along with the extension of the associated fibre wrapped ESB broadband loop.
- P/ TI-E 4** It is the policy of the Council to support the development of a gas-powered generating station in North Mayo.

RENEWABLE ENERGY

POLICIES

- P/TI-RE 1** It is the policy of the Council to support the *National Climate Change Strategy 2000* and reduced energy consumption by encouraging energy efficiency, low energy design and integration of renewable energy techniques into new and existing developments, including the Council's own operations.
- P/ TI-RE 2** It is the policy of the Council to encourage the production of energy from renewable sources, in particular from biomass, forestry, wind, solar power, tidal, hydro, wave and geothermal.
- P/ TI-RE 3** It is the policy of the Council that all social housing should:
- Be designed to optimize passive solar gain
 - Comply or exceed the targets set out in *Building Regulations TGD Part L* for Conservation of Fuel and Energy
 - Promote the use of Energy Efficient equipment & appliances *eg.* Condensing Boiler Systems, CFL bulbs & A rated electrical equipment
 - Use Renewable Energy Technologies where appropriate – reference *Planning Guidelines for Micro-generation Technologies - S.I. 83 of 2007*
 - Support voluntary organizations to promote community-based heating systems using renewable technologies where appropriate.
- P/ TI-RE 4** It is the policy of the County to seek to meet the targets below in relation to Renewable Energy:
- Target of 50MW of renewable energy electricity capacity to meet the requirements of the EU White Paper on Renewable Energy Directive by 2010
 - A Target of 50MW wind connect in conjunction with other Renewable Energy Sources, which would promote Mayo as a CO₂ Neutral for Electricity Generation in the County by 2010.
- P/ TI-RE 5** It is the policy of the Council to support and promote:
- Development of CHP (Combined Heat & Power Plants) where commercially viable and having regard to considerations of proper planning and sustainable development.
- P/ TI-RE 6** It is the policy of the Council to support and promote the development of energy from Biomass:
- Collection and use of gas from landfill sites where viable
 - Development of energy from wood where viable in the County
 - Development of energy crops where viable in the County
 - Development of waste energy from sewage as a possible fertilizer for energy crops.
- P/ TI-RE 7** It is the policy of the Council to support community-based windfarm initiatives where they are proposed subject to proper planning and sustainable development.
- P/TI-RE 8** It is the policy of the Council not to allow any development that would interfere with existing Rights of Way of traditional walking routes.

- P/ TI-RE 9** It is the policy of the Council to support and encourage the development of a Sustainable Energy Park at a suitable location in the County, for the display of working examples of sustainable energy sources, the creation of public awareness regarding the benefits and advantages of renewable energy, and the provision of educational, training, research and development facilities relating to renewable energy and the sustainable development of renewable energy.

OBJECTIVES

- O/TI-RE 1** It is an objective of the Council to review the *Wind Energy Strategy* as a variation of the County Development Plan within one year of adoption of the Plan.
- O/TI-RE 2** It is an objective of the Council to facilitate the development of wind energy in the County on a case by case basis in locations consistent with the Wind Energy Strategy for Mayo, having regard to Government Guidelines and the principles of proper planning and sustainable development.
- O/TI-RE 4** It is an objective of the Council to convert 20% of its vehicle stock to bio-fuel by 2020.
- O/TI-RE 5** It is an objective of the Council to ensure compliance with the DoEHLG's requirements in the design and construction of all new civic buildings.
- O/TI-RE 6** It is the objective of the Council that there is a community involvement and benefit where possible in any proposed windfarm development in the County.
- O/TI-RE 7** It is the objective of the Council to encourage wind energy developments to take place in the following designated areas:
- Belderg
 - Ballycastle
 - Porturlin
 - Eskeragh
 - Bellacorrick
 - Sheskin
 - Doogary
 - Louisburgh.
- O/TI-RE 8** It is a priority of Mayo County Council to facilitate development of wind energy and other renewable energy sources and in particular community wind farm projects.
- O/TI-RE 9** It is the objective of the Council to make use of the methane gas at landfill sites at Derrinnumera, Newport and Rathroeen, Ballina for the benefit of the people of the County.
- O/TI-RE 10** The Council shall also promote the use of renewable energy i.e. Geothermal and Solar panels in all housing schemes being developed by the Council.

GAS

OBJECTIVES

- O/TI-G 1** It is an objective of the Council that it fully supports the realization of the Corrib Gas Field find and any other gas find in the County either on or offshore.
- O/TI-G 2** It is an objective of the Council to support and facilitate the provision of a gas supply to the seven towns identified by the Commission for Energy Regulation and to seek the extension of the gas network to other towns in the County, with the Council supporting the immediate provision of natural gas to Beal an Mhuirthead (Belmullet) town.

INFRASTRUCTURE CORRIDORS

POLICIES

- P/TI-IC 1** It is the policy of the Council to require major public and private utilities infrastructure to follow the line of existing infrastructure of a similar type, unless there are over-riding issues of public safety *etc.*, in order to minimise impact on the landscape and natural environment.
- P/TI-IC 2** It is the policy of the Council to safeguard and protect Infrastructure Corridors from development for non-infrastructure related purposes that would prejudice their future use.
- P/TI-IC 3** It is the policy of the Council to protect areas of high sensitivity identified in the *Landscape Appraisal of County Mayo* and other environmentally sensitive areas from large-scale visually intrusive energy infrastructure.

3.1.4 HOUSING, SOCIAL & COMMUNITY

HOUSING-GENERAL

POLICIES

P/HC-1

It is the policy of the Council to:

- a) Facilitate the provision of a suitable range of house types and sizes having regard to the changing demographic structure of the population and those with special needs.
- b) Facilitate the elderly and smaller family units by the development of ‘Granny Flats’, apartments and condominiums, subject at all times to proper planning and sustainable development of the area.

P/HC-2

It is the policy of the Council to secure the implementation of the *Mayo Housing Strategy 2008*, any amendments or variations thereto or any subsequent Housing Strategy by:

- a) Ensuring that adequate lands are zoned for residential development in accordance with the Core Strategy
- b) Requiring 20% of lands zoned for residential use or a mixture of residential and other uses for the provision of social and affordable housing
- c) Reducing housing lists through the provision of social and affordable housing
- d) Ensuring that the Council housing stock is not under-utilized
- e) Encouraging social integration of minority groups
- f) Reviewing the social/affordable housing list regularly.

P/HC- 3

It is the policy of the Council to:

- a) Promote high quality design standards for housing in all areas, both rural and urban, and to encourage innovative housing design and site layout solutions that address concerns of environmental sustainability, with regard to matters such as energy efficiency, use of materials *etc.*

URBAN HOUSING

POLICIES

P/HC-UH 1 It is the policy of the Council to implement the *Mayo Housing Strategy 2008* any amendments or variations thereto or any subsequent Housing Strategy.

P/HC-UH 2 It is the policy of the Council to promote the orderly development of residential zoned lands by encouraging, where practicable, land assembly and shared access arrangements.

P/HC-UH 3 It is the policy of the Council to encourage the high quality design and layout of residential development that reduces reliance on the motor car, supports movement by pedestrians and cyclists, provides adequate and convenient access to public transport and connects well with the wider locality.

- P/HC-UH 4** It is the policy of the Council to promote higher density development on serviced land in towns and villages, particularly those located along public transport corridors, in accordance with the *Residential Density Guidelines for Planning Authorities*, having regard to existing settlement patterns and form, adequacy of existing/planned facilities and services to facilitate the development of viable and effective public transport networks.
- P/HC-UH 5** It is the policy of the Council to support the development of infill sites in towns and villages and to encourage the use of upper floors of retail premises as residential accommodation as a means of providing additional housing and revitalizing settlements.
- P/HC-UH 6** It is the policy of the Council to promote social inclusion by supporting the provision of community facilities and, in particular, child care facilities in new and established residential areas.
- P/HC-UH 7** It is the policy of the Council that naming of streets and new housing developments shall reflect local placenames and local people of note, the Irish language, heritage and topographical features, as appropriate.

OBJECTIVES

- O/HC-UH 1** It is an objective of the Council to prepare Design Guidelines for new residential areas for towns and villages.
- O/HC-UH 2** It is an objective of the Council to ensure that sufficient lands are zoned in the network of towns and villages identified in the County Settlement Strategy to meet projected housing requirements over the period of the Plan and to create high quality living environments.
- O/HC-UH 3** It is an objective of the Council to develop the sites for housing in line with the *Council's Multi-Annual Programme 2005-2008*, and any subsequent programme.
- O/ HC-UH 4** It is an objective of the Council, subject to the availability of finance, to provide serviced sites for private development at appropriate locations in support of the County Settlement Strategy.
- O/ HC-UH 5** It is an objective of the Council to work in partnership with private developers and with the voluntary housing sector in delivering social and affordable housing.

TRAVELLER ACCOMMODATION

OBJECTIVES

- O/HC-TA 1** It is an objective of the Council to take reasonable steps to secure the implementation of the *Traveller Accommodation Programme 2005-2008* in the County, including the provision of traveller accommodation as indicated in Appendix IV.

SOCIAL & COMMUNITY

POLICIES

- P/HC-SC 1** It is the policy of the Council, in conjunction with the County Development Board to support the provision of a broad range of social and community facilities to meet the changing needs of all sectors of the community and to be alert to opportunities to promote and facilitate the *County Development Board Implementation Strategy*.
- P/HC-SC 2** It is the policy of the Council to encourage the siting of community facilities at suitable locations within settlements or in close proximity to existing facilities or public transport routes.
- P/HC-SC 3** It is the policy of the Council to:
- Support the *National Disability Strategy* and ensure compliance with the *Disability Act 2005*.
 - Continuously seek to improve and provide additional facilities, which maximize accessibility to persons with disabilities and other sectors of the community with special requirements, to public services, buildings and community facilities.
- P/HC-SC 4** It is the policy of the Council, recognising that the co-ordinated provision of services at local level is essential to reinforce local communities, to ensure a proper standard of County Council buildings is provided generally and as indicated in Appendix IV.

O/HC-SC1 It is an objective of the Council to support the social inclusion measures set out in the Mayo County Development Board Strategy *Maigh Eo Le Chéile le Neart*.

HEALTH

- P/HC-HL 1** It is the policy of the Council to support the Health Service Executive in the provision of improved public health services and to facilitate the availability of land and buildings in the County for local health service provision.

EDUCATION

POLICIES

- P/HC-ED 1** It is the policy of the Council to support the Mayo VEC, GMT and other education/training providers by:
- Facilitating the availability of land and buildings in the County at appropriate locations having regard to the County Settlement Strategy
 - Supporting programmes/initiatives aimed at up-skilling and adult education through the County Development Board
 - Supporting relevant service providers to explore the feasibility of providing new schools via Public Community Partnerships.
- P/HC-ED 2** It is the policy of the Council to promote and support the development of GMT, including sports facilities at the Castlebar Campus and the further expansion of programmes from the Institute at other locations in the County.

Objective

- O/HC-ED 1** It is an objective of Mayo County Council that a second level school be built by the Department of Education in Newport to meet the growing educational needs of the Newport area.

CHILDCARE & PLAY

POLICIES

P/HC-CP 1 It is the policy of the Council to:

- a) Work in partnership with Mayo Childcare Committee to implement the *County Childcare Strategy* and to liaise with them in identifying and meeting prospective childcare needs, including exploring new and alternative ways of implementing the *Childcare Guidelines* in order to ensure provision of quality childcare facilities at appropriate locations throughout the County.
- b) Encourage the provision of childcare facilities at appropriate locations in rural areas, town centres, neighbourhood centres, residential areas, places of employment and educational institutions, and in areas close to public transport nodes.

OBJECTIVES

O/ HC-CP 1 It is an objective of the Council to:

- a) Continue to provide and manage children's play areas in suitable locations in the larger towns and villages
- b) Support and encourage an enhanced range of play opportunities, particularly for marginalized or disadvantaged children or children with disabilities
- c) Promote and support voluntary and other agencies providing childcare services.

O/HC-CP 2 It is an objective of the Council to ensure that the provision of childcare facilities complies with *Childcare Facilities – Guidelines for Planning Authorities*.

O/ HC-CP 3 It is an objective of the Council to support the preparation and implementation of a Play Policy for the County.

LIBRARY SERVICES

OBJECTIVES

O/ HC-LS 1 It is an objective of the Council to:

- 1. Maintain and upgrade the network of library service points generally and to carry out the works indicated in Appendix IV
- 2. To provide a County Archive in or near one of the major towns
- 3. To examine the feasibility of providing new branches in Newport, Bangor Erris, Inishturk and Killalla.

BURIAL GROUNDS

POLICIES

- P/HC-BG 1** It is the policy of the Council to protect, maintain and manage burial grounds in co-operation with the Sites and Monuments Section, Department of the Environment, Heritage and Local Government and Local Community Committees.

OBJECTIVES

- O/HC-BG 1** It is an objective of the Council to extend the burial grounds at Aghamore, Ballintubber, Balla, Ballinahaglish, Crossmolina, Killala, Killawalla, Kilmaine and The Neale.
- O/HC-BG 2** It is an objective of the Council to provide new burial grounds only when extension of existing burial grounds is not possible.

FIRE & EMERGENCY SERVICES

POLICY

- P/HC-FE 1** It is an objective of the Council to provide adequate manpower, equipment, training and housing facilities to ensure an adequate fire service to serve the needs of the County.

OBJECTIVES

- O/ HC-FE 1** It is an objective of the Council to provide fire stations and improvements in those locations identified in Appendix IV and adequate manpower, equipment, training and housing facilities to ensure an adequate fire service to serve the needs of the County.
- O/ HC-FE 2** It is an objective of Mayo County Council to maintain and support existing community fire services.

THE ARTS

POLICIES

- P/HC-A 1** It is the policy of the Council to:
- Support the implementation of the *Mayo Arts Plan* and to ensure comprehensive provision of arts infrastructure incorporating spaces suitable for the arts and a variety of arts practices throughout the County.
 - Ensure a high standard of public art.

PUBLIC CONVENIENCES

POLICY

- P/HC-PC 1** It is the policy of the Council to provide public conveniences specifically at major recreation sites, Blue Flag beaches and lakesides *etc.* or public events where promoted by Mayo County Council or with others covering all areas where large numbers of people gather.

SPORTS & OPEN SPACE

POLICIES

- P/HC-SOS 1** It is the policy of the Council to:
- a) Support the provision of adequate and accessible sports, open space and recreation facilities (active and passive) at a convenient distance from homes and places of work
 - b) Support the Mayo Sports Partnership and the implementation of the *Mayo Sports Strategy 2006-2009*
 - c) Support the development of an all weather track in Mayo.
- P/HC-SOS 2** It is the policy of the Council to assist and support sporting organisations in the County and to investigate ways of improving the quality and capacity of existing sporting and recreational facilities, such as encouraging more efficient use of playing fields and encouraging shared use of existing facilities.
- P/HC-SOS 3** It is the policy of the Council to resist the loss of existing public or private recreational open space unless alternative recreational facilities are provided in a suitable location or it can be demonstrated that there is no longer sufficient demand to sustain such a facility.

OBJECTIVES

- O/HC-SOS 1** It is an objective of the Council to prepare a Recreation and Leisure needs Plan/Study for the County with special consideration to the sustainable use of the County's natural resources.
- O/HC-SOS 2** It is an objective of the Council in partnership with Central Government 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.
- O/HC-SOS 3** It is an objective of the Council to require developers to provide for sport and recreational infrastructure proportionate to the needs of the proposed development, as an integral element of their proposals.
- O/HC-SOS 4** It is an objective of the Council to support local sports and community groups in developing facilities through land use zoning and support public-private partnerships initiatives in developing sporting and recreational facilities.

NATURAL RECREATION & AMENITIES

POLICIES

P/HC-NA 1 It is the policy of the Council to:

- a) Strictly control development that would materially interfere with existing and potential Blue Flag Beaches meeting the qualifying criteria for Blue Flag designation or the recreational use of those beach areas
- b) Co-operate with Coillte in the protection of existing and development of additional forest amenity sites
- c) Manage to the highest standard all public parks, open spaces and amenities under its control
- d) Preserve the major natural amenities of the County and provide ancillary facilities to enhance their recreational, amenity and conservation value.

OBJECTIVES

O/HC-NA 1 It is an objective of the Council to be pro-active in identifying, acquiring and the development of lands as public parks in locations close to all large towns in the County.

O/HC-NA 2 It is an objective of the Council to provide amenity/viewing lay-bys in areas of recreational amenity and where there are views and prospects of special interest.

SWIMMING POOLS

POLICIES

P/HC-SP 1 It is the policy of the Council to support the provision of a swimming pool in Béal an Mhuirthead (Belmullet) and Ballinrobe through public private partnership, assistance to a private promoter or any other means.

OBJECTIVES

O/HC-SP 1 It is an objective of the Council to improve the existing level of services at the various swimming pools & to carry out the developments indicated in Appendix IV.

ACCESS TO ENJOYMENT OF AMENITIES & FACILITIES

POLICY

P/ HC-ACC 1 It is the policy of the Council to preserve and enhance existing public rights of way to recreational areas including the coast, upland areas, lakeshores, river-bank areas and heritage sites, in accordance with sustainable management practices and the overall amenity of these areas, and where necessary to establish new ones in co-operation with landowners and the local community. In the absence of co-operation by landowners, the Council will avail of the powers conferred in the Planning Act to compulsory acquire lands required for such access.

OBJECTIVE

O/HC-ACC 1 It is an objective of the Council to recommend the introduction of by-laws to control skate boarding in town centres and jet skiing on lakes.

CAMPING & CARAVAN PARKS

POLICY

- P/HC-CC 1** It is the policy of the Council to require a high quality of design in all proposals for static and touring caravan and camping sites and, except in exceptional circumstances, to prohibit the development of static caravan and camping sites in open and exposed coastal and lakeshore areas and areas that are deemed to be ecologically sensitive.

GAELTACHT MHAIGH ÉO

POLICIES

- P/HC-G 1** It is the policy of the Council to strengthen the unique linguistic and cultural heritage of Gaeltacht Mhaigh Éo by supporting and facilitating improved physical, social and economic infrastructure throughout the Gaeltacht areas.
- P/HC-G 2** It is the policy of the Council to support the strengthening of the Rural Transport Scheme in the Gaeltacht areas.
- P/HC-G 3** It is the policy of the Council to ensure that all road directional and place-names signs are in the Irish language only in Gaeltacht areas. The Council will also encourage the provision of all commercial signage to be in Irish in order to promote the cultural distinctiveness of the Gaeltacht areas in the public realm.

OBJECTIVES

- O/HC-G 1** It is an objective of the Council to protect the linguistic and cultural heritage of the Gaeltacht areas including the promotion of Irish as the community language and to support Úderás na Gaeltachta and the Department of Community, Rural and Gaeltacht Affairs in promoting the regeneration and growth of these areas.
- O/HC-G 2** It is an objective of the Council, in order to protect the linguistic and cultural heritage of the Gaeltacht areas including the promotion of Irish as the community language, that significant developments within or close to Gaeltacht areas shall include a Language Impact Statement to determine their impact on the usage of Irish as the community language.
- O/HC-G 3** It is an objective of the Council to support and facilitate Úderás na Gaeltachta in the development of industry and enterprise in the Gaeltacht areas, including the development of an enterprise centre in the region, enterprise units at Bun an Churraigh and Béal an Mhuirthead and small business centre developments.

THE ISLANDS

POLICIES

- P/ HC-IS 1** It is the policy of the Council to maintain and support the communities of Mayo's inhabited islands by facilitating social and economic development through the provision of housing and infrastructure, particularly with regard to access, infrastructure and services.
- P/HC-IS 2** It is the policy of the Council to co-operate with and assist Comhdháil Oileáin na hÉireann in the sustainable, social, economic and cultural development of island communities.
- P/HC-IS 3** It is the policy of the Council to ensure that new development is sympathetic to the form and character of the landscapes and traditional building patterns of individual islands and has regard to the need to protect designated conservation areas.
- P/HC-IS 4** It is the policy of the Council to support and promote the development of sustainable tourism on the islands having regard to the need to protect and enhance the fragile natural and cultural resources upon which tourism depends in these areas.



3.1.5 ENVIRONMENT, HERITAGE & CONSERVATION

ENVIRONMENTAL PROTECTION

WATER QUALITY

POLICIES

- P/EH-WQ 1** It is the policy of the Council to participate fully in the Western River Basin District Project as part of the implementation of *EU Water Framework Directive* to ensure the protection, improvement and sustainable use of all waters in the County, including rivers, lakes, ground water, coastal and estuarine waters, and to restrict development likely to lead to a deterioration in water quality.
- P/EH-WQ 2** It is the policy of the Council to work in co-operation and partnership with all major stakeholders to ensure a co-ordinated approach to the protection and enhancement of the County's water resources.
- P/EH-WQ 3** It is the policy of the Council to require that septic tanks, proprietary effluent treatment units and percolation areas shall be constructed and located in accordance with *NSAI SR 6 1991* or the revised EPA Manual when approved.
- P/EH-WQ 4** It is a policy of Mayo County Council to support the concept of communal sewerage treatment plants where appropriate.
- P/EH-WQ 5** It is a policy of Mayo County Council to require that any application for permission to build a single rural house shall be accompanied by an environmental report on groundwater certified by a suitably qualified person, *ie.* the holder of an EPA FETAC certificate.
- P/ EH-WQ 6** It is the policy of the Council to promote and support measures to reduce the risk of pollution from agriculture and the eutrophication of rivers and lakes.

OBJECTIVES

- O/ EH-WQ 1** It is an objective of the Council to prepare a Ground Water Protection Plan for the County in conjunction with the Geological Survey of Ireland.
- O/EH-WQ 2** It is an objective of the Council to devise a system of confirming the proper installation (under the supervision of a competent person) and maintenance of private waste water treatment systems.
- O/EH-WQ 3** It is an objective of the Council to promote and support the introduction of a grant scheme for the upgrading of all pre-1980 septic tanks in the County.

LANDSCAPE PROTECTION

POLICIES

- P/ EH-LC 1** It is the policy of the Council, through the *Landscape Appraisal of County Mayo*, to recognize and facilitate appropriate development in a manner that has regard to the character and sensitivity of the landscape, to ensure that development will not have a disproportionate effect on the existing or future character of a landscape in terms of location, design and visual prominence, and that development will have regard to the effects of developments on views from the public realm towards sensitive or vulnerable features and areas. In this regard, proposals for development that have the potential to impinge on the integrity of significant landscape resources will be assessed having regard to the guidelines set out in Section 4.18 of the Development Management Guidelines.
- P/ EH-LC 2** It is the policy of the Council that all proposed development shall be considered in the context of the *Landscape Appraisal of County Mayo* with reference to the four Principal Policy Areas shown on Map 9 Landscape Protection Policy Areas and the Landscape Sensitivity Matrix (Figure 3), provided such policies do not conflict with any specific objectives of this Plan.

VIEWS AND PROSPECTS

POLICIES

- P/EH-VP 1** It is the policy of the Council to ensure that development does not adversely interfere with views and prospects and the amenities of places and features of natural beauty or interest when viewed from the public realm. Views and prospects worthy of preservation and protection are indicated on Map 10.
- P/EH-VP 2** It is the policy of the Council to ensure that all proposals have regard to the potential effects of development on views from the public realm towards sensitive or vulnerable features and areas.

AIR QUALITY & NOISE POLLUTION

POLICIES

- P/EH-AN 1** It is the policy of the Council to maintain and improve the air quality of the County through the monitoring of air emissions from industry, road traffic and agriculture.
- P/ EH-AN 2** It is the policy of the Council to support the *Climate Change Strategy* on an ongoing basis through implementation of supporting policies in the Plan, particularly those supporting use of alternative and renewable energy sources, sustainable transport and promotion of the retention of, and planting of trees, hedgerows and afforestation.
- P/EH- AN 3** It is the policy of the Council to ensure that noise levels from new and existing developments do not exceed normally accepted standards, as set down in the *DoEHLG Noise Regulations 2006*, and that the requirements of *S.I No 140 of 2006 (Environmental Noise Regulations 2006)* are complied with, with regard to existing and future development in proximity to National roads.

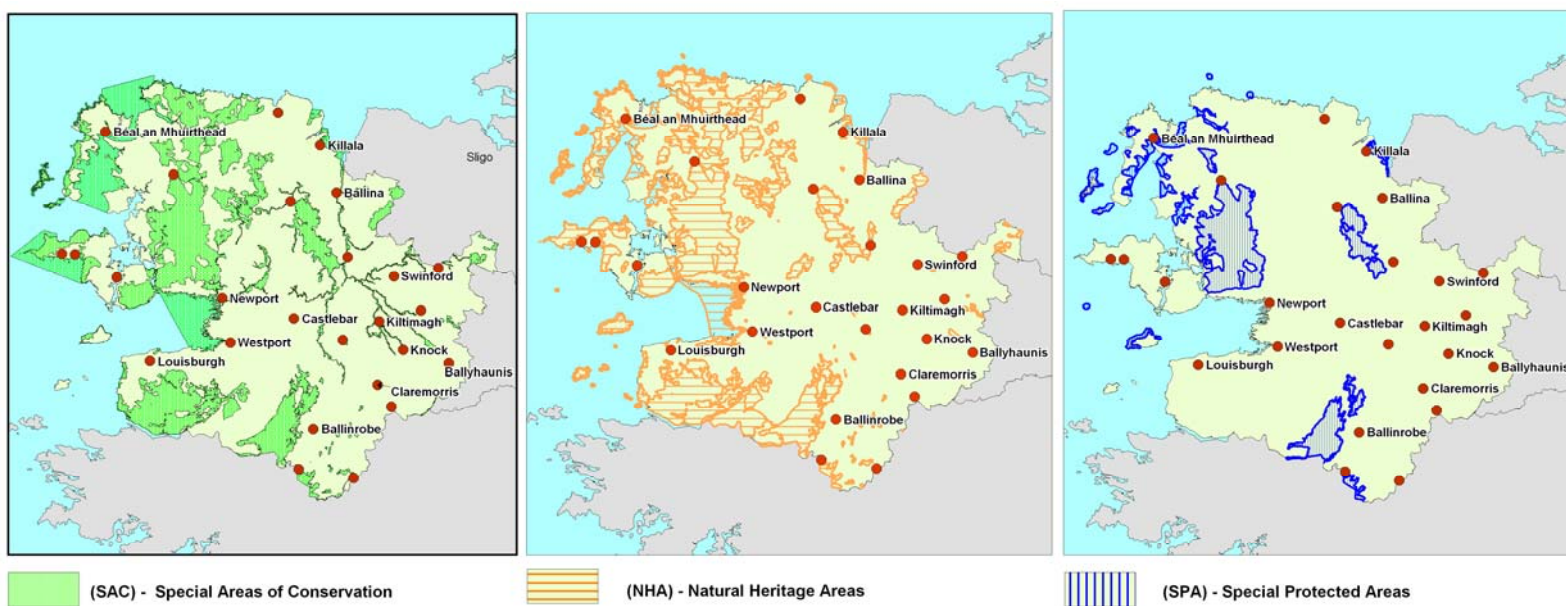
COASTAL ZONE MANAGEMENT & PROTECTION

POLICIES

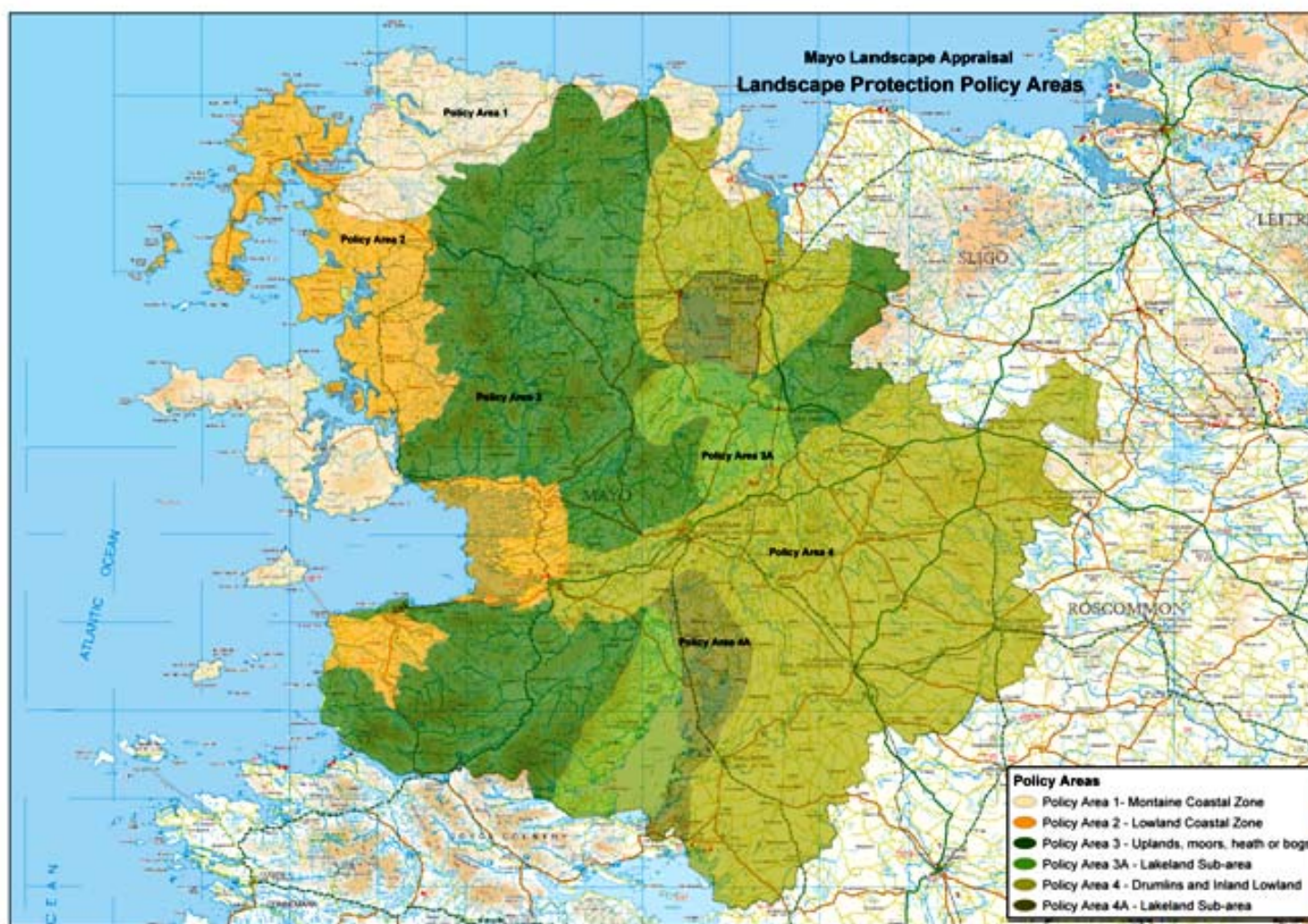
- P/ EH-CZ 1** It is the policy of the Council to facilitate an Integrated Coastal Zone Management approach to the coastal zone areas of the County to ensure sustainable development and the protection and enhancement of the man-made and natural resources of these areas.
- P/ EH-CZ 2** It is the policy of the Council to support measures to protect the coastal edge and coastal habitats from destruction and degradation to ensure that their roles as ecological corridors, coastal flooding and storm surge buffers are retained and enhanced. In this regard, proposals for development in such areas shall be assessed having regard to the guidelines set out in Section 4.19 of the Development Management Guidelines.
- P/EH-CZ 3** It is the policy of the Council to undertake environmentally-sensitive coastal protection works where appropriate, subject to any relevant nature conservation considerations.
- P/EH-CZ 4** It is the policy of the Council to strictly control unauthorized removal of beach material and make prohibition orders where necessary.
- P/EH-CZ 5** It is the policy of the Council to protect, enhance and conserve all beaches in the County and to retain Blue Flag status on beaches currently awarded this status whilst seeking to increase the present number of 13 Blue Flag beaches, subject to any relevant nature conservation considerations.

OBJECTIVES

- O/EH-CZ 1** It is an objective of the Council to facilitate and support the preparation of an Integrated Coastal Zone Management Plan for the entire Mayo coastline.
- O/EH-CZ 2** It is an objective of the Council to carry out the works under the National Coastal Protection Programme indicated in Appendix IV as funding permits.
- O/EH-CZ 3** It is an objective of the Council to facilitate and support the establishment of a coastal path along the length of the County's coastline with the status of public right of way, subject to any relevant nature conservation considerations.



































MAP 8
SAC, NHA, SPA



Map 9: Landscape Protection Policy Areas (see *Mayo Landscape Appraisal*)

Development Impact - Landscape Sensitivity Matrix

	Wind farms	Power lines	Quarrying/ Extraction	Forestry	Commun- -ication Masts	Industrial/ Commercial	Rural Dwellings	Road Projects
Policy Area 1								
Policy Area 2								
Policy Area 3								
Policy Area 4								

Key




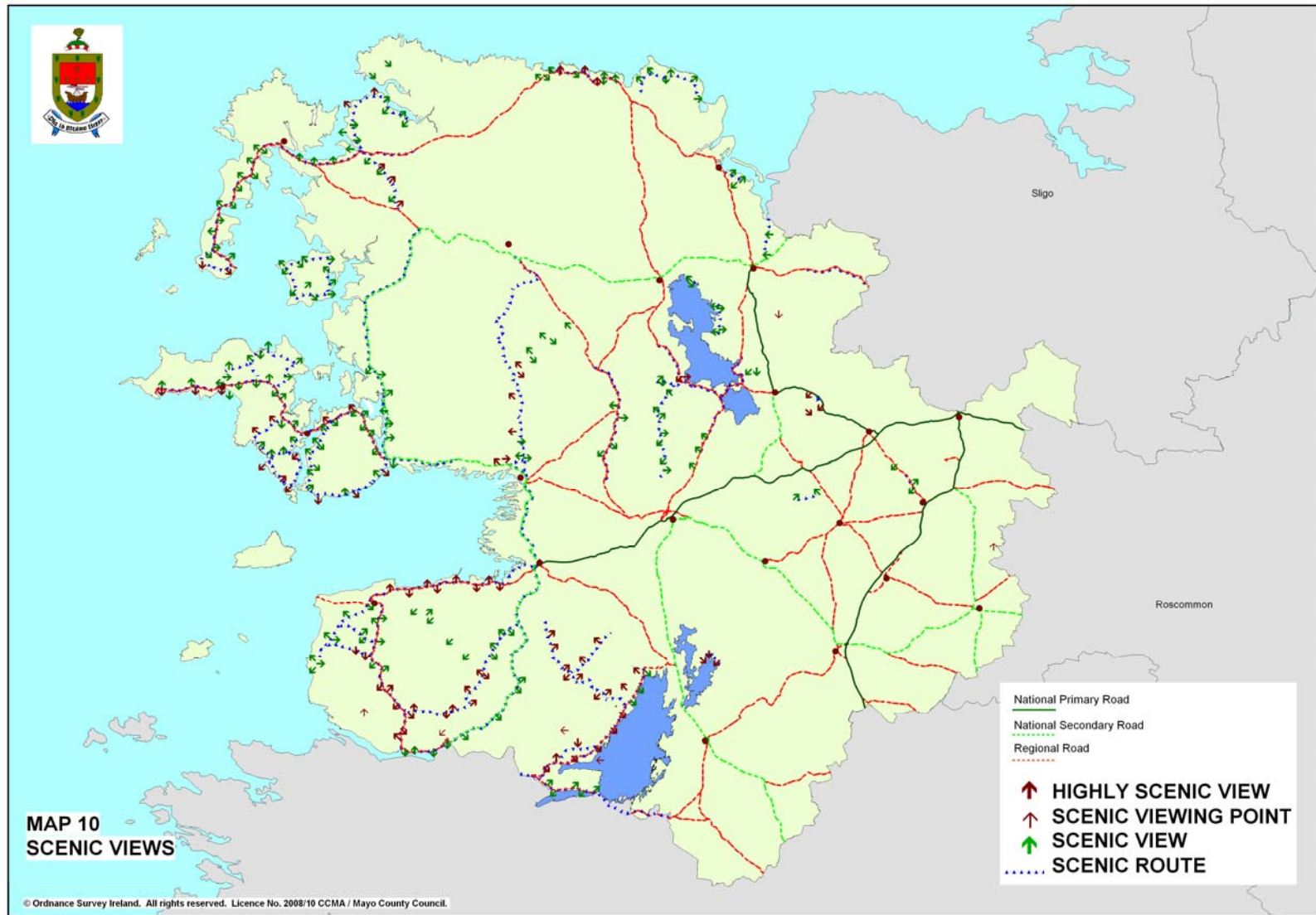
-  = High potential to create adverse impacts on the existing landscape character. Having regard to the intrinsic physical and visual characteristics of the landscape area, it is unlikely that such impacts can be reduced to a widely acceptable level.
-  = Medium potential to create adverse impacts on the existing landscape character. Such developments are likely to be clearly discernible and distinctive, however with careful siting and good design, the significance and extent of impacts can be minimised to an acceptable level.
-  = Low potential to create adverse impacts on the existing landscape character. Such development is likely to be widely conceived as normal and appropriate unless siting and design are poor.

Figure 3: Landscape Sensitivity Matrix (see *Mayo Landscape Appraisal*)



FLOODING & SOIL EROSION

POLICIES

- P/ EH-F 1** It is the policy of the Council to restrict inappropriate development in areas at risk of flooding (whether inland or coastal), erosion and other natural hazards (refer to Development Management Standards: Section 4.8).
- P/ EH-F2** It is the policy of the Council to keep areas free of development that would be subject to an inappropriate risk of flooding or would cause or exacerbate such a risk at other locations. As part of this, the Planning Authority shall require a flood risk assessment and proposals for the storage and attenuation of run off/discharges (including foul drains) to ensure development does not increase the flood risk in the relevant catchment. This must accompany applications for planning permission for developments of areas exceeding 2 hectares.
- P/ EH-F3** It is the policy of the Planning Authority to require all large scale developments in the settlements identified in the County Settlement Strategy to incorporate “Sustainable Urban Drainage Systems” as part of the development proposals. Surface Water Management Systems should be designed in accordance with *Dublin Corporation Stormwater Management Policy for Developers*.

ADVERTISING

POLICIES

- P/ EH-AD 1** It is the policy of the Council to:
- a) Control the proliferation and size of advertising structures
 - b) Provide advertising panels within towns and villages
 - c) Discourage the use of plastic and neon signs in favour of traditional materials
 - d) Ensure that all sign-posting on tourist routes, attractions and accommodation complies with the most recent relevant national specifications as set out in the Development Management Section of this Plan.

HERITAGE

POLICIES

- P/ H-G 1** It is the policy of the Council to conserve, protect and enhance the special character of the County, as defined by its natural heritage and biodiversity, its built environment, landscape and culture, in co-operation with the Department of the Environment, Heritage and Local Government, the Heritage Council and all relevant agencies, bodies *etc.*
- P/ H-G 2** It is the policy of the Council to protect and where appropriate, restore and enhance access to the County’s heritage assets whilst having regard to the need to protect the inherent conservation and amenity value of these assets.
- P/ H-G 3** It is the policy of the Council to support the implementation of the *National Biodiversity Plan*.
- P/ H-G 4** It is a policy of the Council to work with other relevant agencies in promoting awareness and pride in the County’s natural and built heritage and promote codes of best practice in relation to conservation of this heritage.

OBJECTIVES

- O/H-G 1** It is an objective of the Council to facilitate and participate in the implementation of the County Mayo Heritage Plan, in partnership with the Heritage Council, County Mayo Heritage Forum, relevant stakeholders and community groups *etc.*
- O/H-G 2** It is an objective of the Council to prepare a *Local Biodiversity Action Plan* for the County and to support its implementation.
- O/H-G 3** It is an objective of the Council to develop a hedgerow conservation policy document, which specially covers the following topics: Planning; Roadside Hedgerows; Maintaining and Enhancing Biodiversity; Landscapes, Agriculture; Heritage Hedgerows; Education and Training.

NATURAL HERITAGE

POLICIES

- P/EH-NH 1** It is the policy of the Council to protect, enhance and conserve:
- Candidate Special Areas of Conservation, Special Protection Areas, Natural Heritage Areas and proposed National Heritage Areas, Statutory Nature Reserves, Ramsar Sites and Biogenetic Reserves, including those listed in Appendix VI, any modifications or any additional areas that may be so designated during the lifetime of the plan.
 - Natural habitats and plant and animal species identified under the Habitats Directive, Birds Directive, Wildlife Act and the Flora Protection Order, or any other relevant legislation including that may be implemented during the lifetime of the plan, including bogs, fens and turloughs listed in Appendix VI.
 - Features of natural interest and amenity, which provide a unique habitat for wildlife including ecological networks (including ecological corridors and stepping stones), riparian zones, hedgerows, stonewalls, shelterbelts, woodlands, individual or groups of trees and forest amenity areas.
 - Features of geological interest, bogs, fens and turloughs listed in Appendix VI.
 - The conservation value of disused railway lines, waterways, walkways *etc.* notwithstanding that some of these items (*eg.* disused rail lines) may be sustainably developed at some future date as part of the County's infrastructure.
 - Surface waters, aquatic and wetland habitats and freshwater species through the implementation of the *EU Water Framework Directive*.
 - Trees or groups of trees protected under Tree Preservation Orders as listed in Appendix VII, as well as trees and woodlands of particular amenity and nature conservation value, or which make a valuable contribution to the character of the landscape, a settlement or its setting.
 - Sites of local conservation importance including those identified in the *Local Biodiversity Action Plan*.

P/EH-NH 2 It is the policy of the Council to ensure that the unique ecological, scenic, recreational and environmental character of Ballycroy National Park is protected and enhanced, and to prohibit any development, which would impair its character.

P/EH- NH 3 It is the policy of the Council to require that any planning application that proposes development within an area designated as a cSAC, SPA, NHA or pNHA listed in Appendix VI to be accompanied by an Ecological Impact Assessment, assessing the impact of the proposal on these areas with conservation designations. The Ecological Impact Assessment will be forwarded to the National Parks & Wildlife Section of the Department of Environment, Heritage & Local Government for their comments prior to the making of a decision by the Planning Authority.

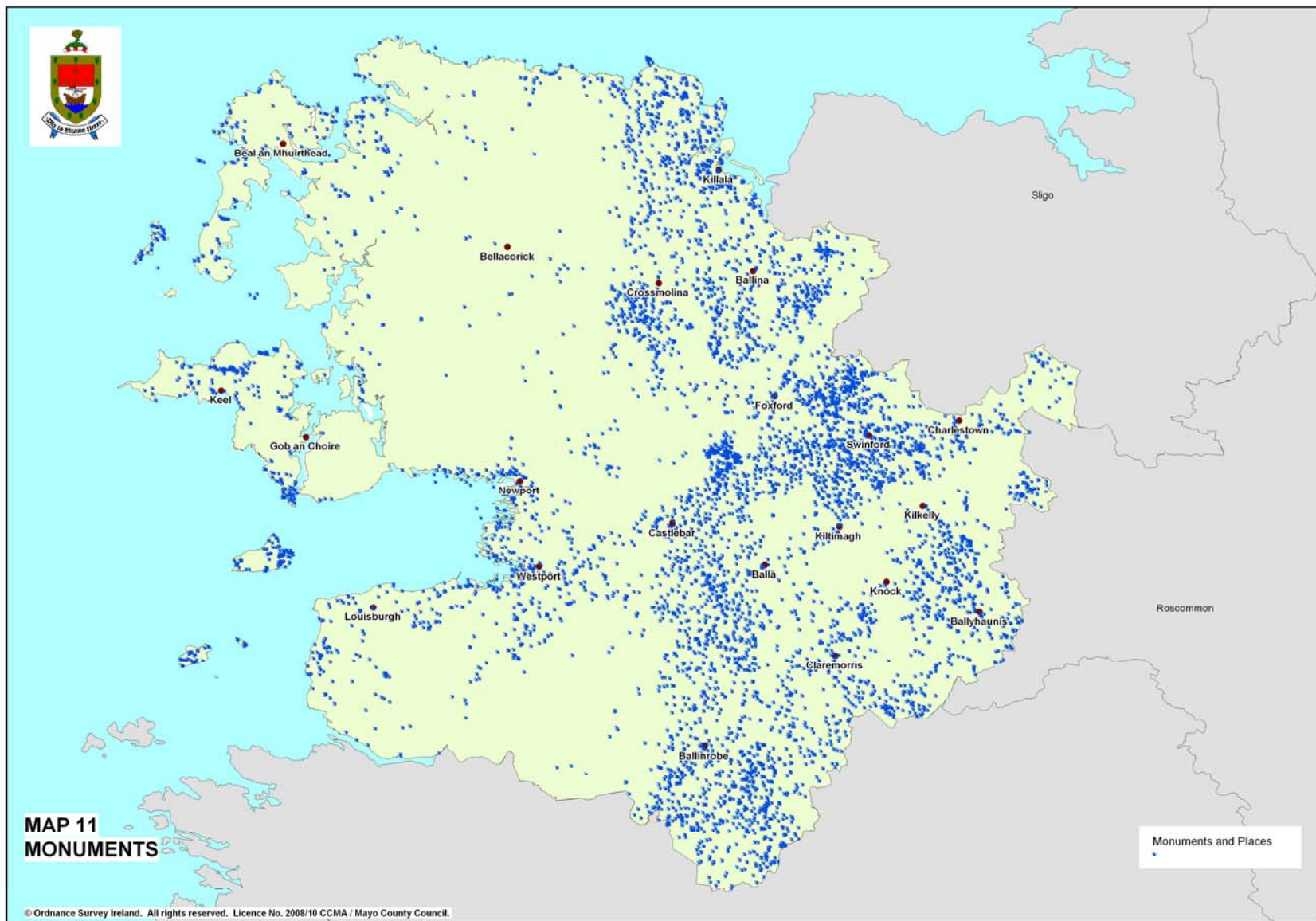
P/EH- NH 4 It is a policy of the Council to implement *Article 6(3) of the EU Habitats Directive*, and to subject any plan or project likely to impact Natura 2000 or European Sites (SACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, to an appropriate 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).

P/EH-NH 5 It is a policy of the Council to fully integrate wildlife and biodiversity considerations into all areas of the Council's roles and responsibilities and into all its works and operations.

P/EH-NH 6 It is the policy of the Council to increase awareness of the importance of the natural heritage of the County and to promote education, knowledge and pride in our natural heritage.

OBJECTIVES

O/EH-NH 1 It is an objective of the Council to make Tree Preservation Orders, Special Amenity Area Orders and Landscape Conservation Orders where necessary. In pursuit of this objective, possible SAAO's such as Croagh Patrick, Clew Bay islands will be listed within one year of the adoption of the Plan.



ARCHAEOLOGICAL HERITAGE

POLICIES

P/EH-AH 1 It is the policy of the Council to:

- a) Protect the archaeological heritage identified in the *Record of Monuments and Places*, National Monuments in the ownership or guardianship of the State, and National Monuments that are the subject of Preservation Orders, and to safeguard the integrity of the archaeological sites in their setting
- b) Facilitate appropriate guidance in relation to the protection of the archaeological heritage in the County
- c) Promote public awareness and appreciation of the archaeological heritage of the County
- d) Facilitate public access to National Monuments in State care, in private ownership or in the ownership of the State identified in Appendix VIII
- e) Ensure the preservation of National Monuments that are the subject of Preservation Orders listed in Appendix VIII and features of archaeological interest in areas that are identified as Zones of Archaeological Potential in the *Record of Monuments and Places*
- f) Promote and support the concept of *Archaeological Landscapes* in landscapes which contain several Recorded Monuments or very important sites, in co-operation with the Department of the Environment, Heritage and Local Government
- g) Protect, enhance and promote awareness of the industrial heritage of the County
- h) Protect historic burial grounds within the County and encourage their maintenance in accordance with conservation principles
- i) That traditional walking routes to archaeological sites be designated as public right of ways.

P/EH-AH 2 It is the policy of the Council that proposals within or adjacent to a buffer zone of 30m from a Site on the *Record of Monuments and Places* shall be assessed having regard to the requirements as set out in Section 4.16 Development Management Guidelines.

BUILT HERITAGE

POLICIES

P/EH-BH 1 It is the policy of the Council to:

- a) Protect buildings and structures identified in the *Record of Protected Structures* (RPS).
- b) Ensure that proposals for development in close proximity to any structure or building listed in the RPS respect the setting and character of the Protected Structure
- c) Co-operate with the Department of the Environment, Heritage and Local Government, the Heritage Council and relevant local agencies or associations to ensure that structures included in the RPS are protected and maintained to acceptable conservation standards.
- d) Ensure that any interventions to the structures listed in the RPS are undertaken in accordance with best conservation practice and will not detract from the special character of the structure or its setting
- e) To operate a general presumption in favour of the preservation of Protected Structures with proposals for demolition considered only in exceptional circumstances
- f) Support owners of protected structures in finding appropriate alternative uses for structures that are vacant or become vacant
- g) Actively pursue funding for building conservation and restoration of structures in the *Record of Protected Structures*, particularly those in public use
- h) Promote and improve the understanding of the architectural heritage of Mayo by encouraging public access to protected structures where appropriate.

OBJECTIVES

- O/EH-BH 1** It is an objective of the Council to prepare, in conjunction with the owners and Westport Town Council, a detailed plan for the future of Westport House and Demesne to provide both for the preservation of the House and other significant buildings as well as the core of the landscaped parts of the demesne, and also for an appropriate level of commercial and other development as is necessary to provide an income to ensure the future viability and preservation of the house and demesne.
- O/EH-BH 2** It is an objective of the Council to continue on an ongoing basis to add additional buildings and structures to the *Record of Protected Structures*.

ARCHITECTURAL CONSERVATION AREAS

OBJECTIVES

- O/EH-ACA 1** It is an objective of the Council to establish an Architectural Conservation Area for the Colony, Dugort, Achill and to identify and establish Architectural Conservation Areas for other groups of buildings in the County in conjunction with the preparation of Local Area Plans
- O/EH-ACA 2** It is an objective of the Council to preserve the character of any future Architectural Conservation Areas that are made by the Planning Authority.

OTHER ASPECTS OF THE BUILT HERITAGE

POLICIES

- P/EH-OA 1** It is the policy of the Council to:
- Protect and enhance historic bridges, including those identified in the *Inventory of Historic Bridges*, and non-structural elements and traditional features such as stone walls and other curtilage features and historic items of street furniture, such as lighting, benches, water pumps, pillars, statues, paving *etc.* and promote awareness and best practice in relation to protection and conservation of such items
 - Promote the conservation, retention and/or reinstatement of traditional features such as shop fronts, entrances, windows, doors and door-cases, and require that any unavoidable replacements respect the original character of the building, structure or street to which they relate
 - Encourage the sympathetic refurbishment, redevelopment and re-use of derelict and redundant buildings and sites for residential and tourist related uses and other uses deemed appropriate in scale and size to the character, amenity and environment of the countryside
 - The proposals for development in towns identified as having a rich architectural heritage will be assessed having regard to the requirements set out in Section 4.17 of the Development Management Guidelines.

3.1.6 IMPLEMENTATION

The Plan sets out the Council's vision for the overall sustainable development of the County over the next six years. Major challenges lie ahead in achieving the overall strategic aims of the Planning Authority, and in monitoring and reviewing progress in the implementation of the stated policies and objectives.

The Local Area Plans and Village Development Framework will be consistent with the policies and objectives of the Development Plan, and shall set the context for the zoning of land for the use solely or primarily of particular areas for particular purposes (whether residential, commercial, industrial, agricultural, recreational, open space or otherwise or a mixture of those uses).

In addition to the Local Area Plans, it is also proposed to pursue the implementation of the strategic objectives of the plan through the preparation of additional plans and further studies, which have been referred to in various sections of the plan. These are listed below not in any order of priority:

1. Minerals and Aggregates Plan for the County including Mineral and Aggregate Potential Maps
2. Biodiversity Plan
3. Risk Assessment Maps indicating the risk to water bodies and watercourses from wastewater treatment systems from single houses.
4. Design Guidelines for Developments in Towns and Villages
5. Recreation/Leisure Needs Plan/Study.

Strategic Environmental Assessment

The Environmental Report on the Mayo County Development Plan Strategic Environmental Assessment identifies four areas where likely development has a significant potential to conflict with elevated densities of environmental sensitivities. In order to sustainably facilitate necessary development in such areas it will be necessary to prepare a Spatial Strategy for each of the following areas to assist in the preparation of future Development Plans or Local Area Plans. These strategies will identify the location, significance and sensitivity of the range of environmental assets and constraints that occur within these particularly sensitive areas that are likely to comprise higher than average intensities of development.

The North West Coast
(From Benwee head to Achill)

South Clew Bay
(Between Westport and Louisburgh)

North Lough Conn and the south-eastern environs of Ballina

East Lough Mask/Lough Carra.

In addition to these specific areas, the follows thematic areas will need to be addressed as follows:

Spatial Strategy for Rural Development & Agricultural Restructuring

Mayo has a very wide range of land-use capability that will result in different parts of the County having very different futures under the onset of the reform of the Common Agricultural Policy. It is likely that areas with marginal agriculture, which comprise a very significant proportion of County Mayo, are likely to experience increasing levels of afforestation, alternative enterprises and rural settlement as a result. If these occur in an integrated and coordinated manner then there are likely to be benefits for all – in addition to increased protection for environmental assets such as groundwater, surfacewater quality, landscape and cultural heritage. A Thematic Spatial Strategy for Agricultural Restructuring will address this need.

A Spatial Strategy for Industry and Enterprise

Mayo is developing significant clusters of power, road, water and gas in parts of the east of the County. If properly co-ordinated these areas could be harnessed to become regionally-significant zones to support and accommodate larger scale, value-adding employment centres. A Spatial Strategy for Industry and Enterprise would identify these and reserve them for these uses, while avoiding potential for future environmental and planning conflicts.

PART 4

DEVELOPMENT MANAGEMENT GUIDELINES

4.1 INTRODUCTION

This chapter outlines the planning standards that will be applied by Mayo County Council to ensure that future development is in accordance with established principles and best practice guidelines and to ensure that proposals are carried out in a manner which supports the policies and objectives of the Plan. These standards should be read in conjunction with the policies and objectives in Part 3.

These criteria and standards are to provide guidance as to the planning authority's requirements concerning particular aspects of the design of developments, but they will operate with a certain amount of flexibility in certain circumstances. This applies where proposed development is otherwise consistent with proper planning and sustainable development and the preservation and improvement of amenities. Many of the standards however, are minimal standards and are not meant to be adopted as the norm for development. Therefore, it is not to be assumed that compliance with these standards consequentially entitle an applicant to receive planning permission. Good design is an important requirement and all developments will be assessed as regards the quality of their design.

The development control standards are set out in two sub sections overleaf; GENERAL, which apply to all types of development and DEVELOPMENT CATEGORIES, which sets out standards for a particular type of development.

GENERAL includes development control standards in relation to:

- Roads
- Parking standards
- Site boundaries
- Fire fighting standards
- Lighting & Signage
- Advertisements

DEVELOPMENT CATEGORIES includes development control standards for:

- Housing
- Industry, Warehousing & Business Park Development
- Developments at Ireland West Airport Knock
- Extractive Industry
- Wind Energy
- Telecommunications
- Retailing
- Filling Stations
- Service Garages, Workshops and Showrooms
- Agriculture
- Forestry
- Aquaculture
- Tourism
- Community Facilities
- Archaeology
- Protected Structures
- Architectural Conservation Areas
- Developments affecting Arterial Drainage Schemes

4.1.1 ENFORCEMENT

In cases where development has commenced, or is being carried out, without planning permission or in breach of permission, the Council will consider taking enforcement action.

4.1.2 DEVELOPMENT CONTRIBUTIONS

On 1st March 2004, Mayo County Council adopted a Development Contributions Scheme in accordance with *Section 48 of the Planning and Development Act 2000*. The Scheme indicates the financial contributions, which Mayo County Council may include as conditions of planning permission, in respect of specific infrastructure and facilities benefiting development in the area, which Mayo County Council has already provided or that it is intended will be provided by, or on behalf of, Mayo County Council. Where Serviced Land initiatives are applicable, developers will be required to make the necessary appropriate contributions.

4.1.3 ENVIRONMENTAL IMPACT ASSESSMENT

The Council may require the submission of an Environmental Impact Statement in accordance with the provisions of the *Local Government (Planning and Development) Regulations, 2001* (or as amended). This will be done to facilitate the proper assessment of development proposals in circumstances where it is considered that a proposed development would be likely to have significant effects on the environment.

4.2 GENERAL

4.2.1 ROADSIDE DEVELOPMENT

The transportation implications of development proposals will be assessed. In order that new access points do not cause a road safety problem or that the increase in traffic does not cause deterioration in environmental quality, it will be necessary to apply the control policies as set out hereunder.

4.2.2 SAFETY

- a) It shall be a requirement that a Road Safety Audit be conducted in respect of all proposed significant developments and submitted as a part of the planning application. A significant development would be a development, which generates 40 Traffic Movements per day.
- b) It will be a requirement that a Traffic Impact Assessment be conducted in respect of proposed significant developments whereby traffic generated by the development exceeds 10% of the existing traffic level on the road, or 5% where the road is already congested.
- c) No development will be allowed within the public right of way that would compromise road safety i.e., memorials, concrete bollards, signs and large boulders.

4.2.3 ACCESS

Access points onto the public road constitute a significant road safety issue. Generally it is considered good practice not to have a proliferation of access points, particularly in areas where the maximum speed limit applies. The minimisation and consolidation of access points is therefore an important design issue.

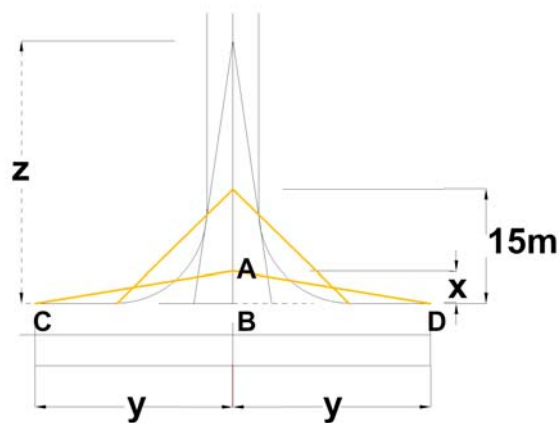
The access must be designed to a high standard. In areas with hedgerows the access should be located and designed to minimise the loss of these features, whilst providing a safe access.

Development will only be permitted where the existing horizontal or vertical sight distance are adequate to allow a safe access from the development or where the creation of a new access near existing junctions or accesses does not interfere with the safety and free flow of traffic on the road.

Where new developments are permitted, access to the public right of way shall be provided in accordance with the following:

a) Access Visibility

The access to the public right of way visibility requirements where new developments are permitted, shall be provided in accordance with Figure 4.1 and minimum standards set out in Tables 4.1 and 4.2 below.



Visibility Standards

Figure 4.1

Full visibility shall be provided in the triangle ABC and ABD between a point 1.05 metres above the ground at A and 0.6 metres above the ground at B, C and D.

A = a point on the centerline of the access approach to the public road.

B = a point on the intersection of the centerline of the access approach and of either:

- The near edge of the running lane
- The back of the hard shoulder where this is provided.

C & D = points on either:

- The near edge of the running lane
- The back of the hard shoulder where this is provided.

The X distance and Y distance are defined in the following tables.

The X distance varies with the type of development and the Y distance varies in relation to the speed limit of the road.

Table 4.1 Sight Distances 'X'

Development	Distance (m)
Single Dwelling	2.4
All Other Development	4.5
All Development in Urban Areas (i.e. within 65km/hr speed limit)	2.4

Table 4.2 Sight Distances 'Y'

Speed (km/hr)	50	60	80	100
Y Distance (m)	70	90	145	215

On local roads, which by their existing alignment are not suitable for speeds greater than 80km/hr, the access sight visibility requirements will be relaxed. Such relaxation will not be considered where the sight distances available are greater than 200m. The 'X' distance shall be defined as above and the 'Y' distance shall be as defined in Table 4.3 hereunder.

Table 4.3 Sight Distances Local Roads

Speed (km/hr)	50	60	80
Y Distance (m)	70	80	120

At locations on all roads where a single or double continuous white line exists, the forward sight visibility along the existing road is deemed to be deficient for the general speed of 100km/hr. The forward sight visibility along the road at the proposed access point shall be 'Y' as set out in Table 4.3 above, measured from the turning position of the traffic lane.

b) Access Location

Access onto a local road shall not be sited closer than 15m from a junction of another local road.

Access onto a local road off a National or Regional road shall not be sited closer to a junction of the National or Regional road

or

Where accesses are permitted directly onto National or Regional Roads (in exceptional circumstances as outlined in National and Strategically Important Regional Roads Section), the access shall not be located closer to a junction as follows:-

Table 4.4 Access Location

Type of Access	National Roads	Regional Roads
Access to a House	100m	35m
Access to a Housing Development	150m	50m
Access to Service Stations, Commercial & Industrial Sites	200m	70m
Note: The distance from the junction is measured from the running edge of the lane or from the back of a hard shoulder where this is provided or from the proposed realigned road edge or hard shoulder edge.		

c) Kerbed Access

A kerbed access radius is required to Housing, Commercial & Industrial developments to ensure an easy transition to the developments from the public roadway. The requirements are listed in Table 4.5. below:

Table 4.5 Radius of Curvature

Road	Housing Development	Commercial /Industrial
Urban	6m	15m
Rural	10m	15m

d) Access Gradients

The gradient of the access road should have a constant grade for a distance from the public right of way. This gradient is to ensure that a vehicle accessing the public right of way shall be able to stop or take off in safety in all conditions. The gradient requirements are listed in Table 4.6.

Table 4.6 Road Gradient & Gradient Length

Road Type		National	Regional	Local
Gradient		+/- 2%	+/-4%	+/-4%
Length	Commercial & Industrial	10m	10m	6m
	Dwelling	5m	5m	5m

e) Access Entrances

Access/entrance layouts are shown in Figures 4.2 – Figure 4.5.

In addition:

- No entrance gate shall open outwards. Gates should be set back to accommodate one vehicle clear of the main running lane
- Entrances shall be designed and shaped to ensure the uninterrupted flow of roadside drainage. Spigot and socket Class H concrete pipes shall only be used to maintain the drainage path under an entrance
- Entrances should be grouped wherever possible
- The use of loose materials within the public right of way and at entrance set backs is not permitted.

f) Surface Water

No surface water shall be discharged from a development onto a public road but rather discharged into a sump, stream, or gully, within the curtilage of the site. If the discharge is to a sump, design calculations and percolation tests must be submitted with the application. If the discharge is to a stream, design calculations on the ability of the stream to carry the discharge must be submitted with the application. The environmental impacts of surface water discharge must also be addressed.

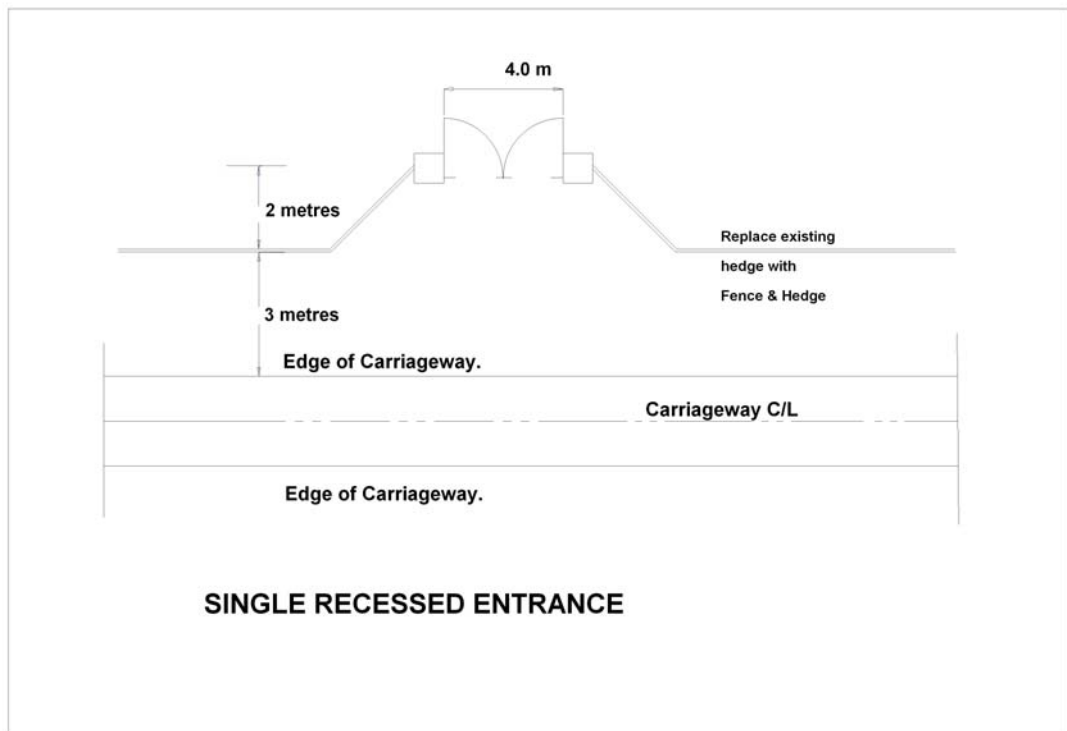


Figure 4.2

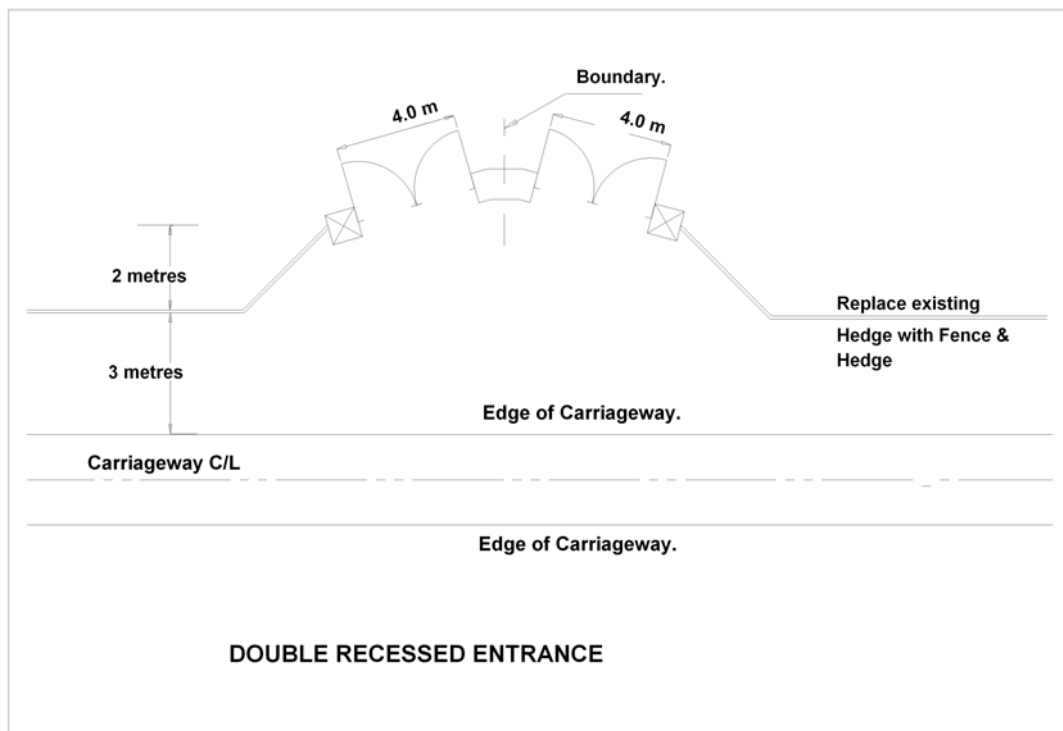


Figure 4.3

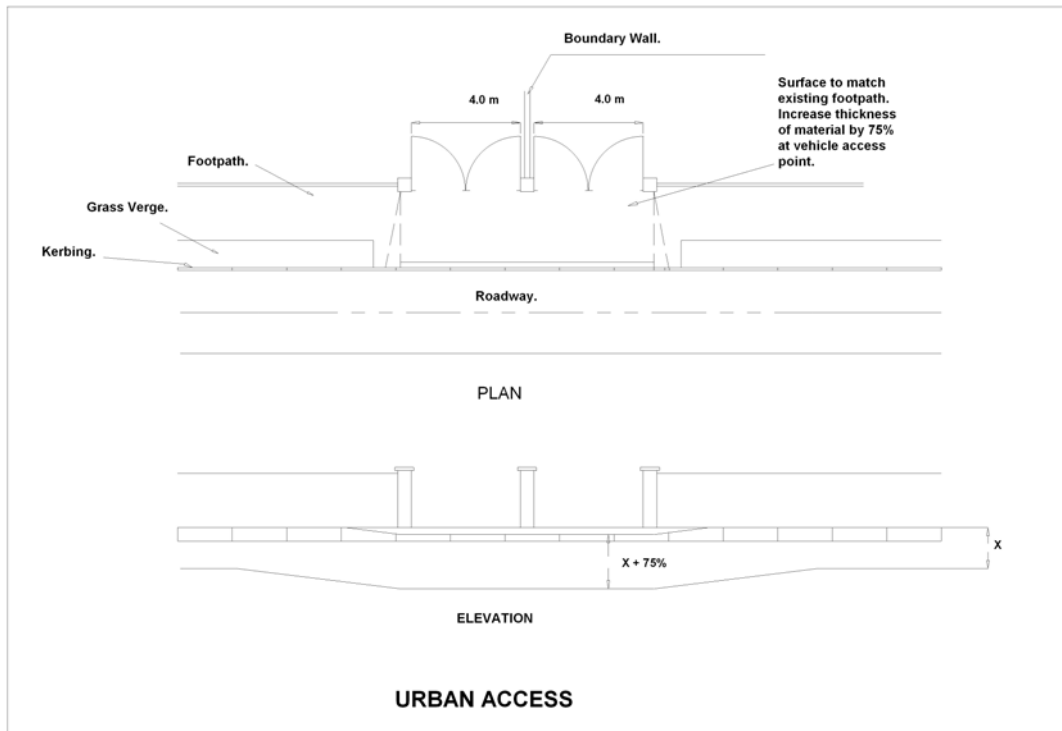


Figure 4.4

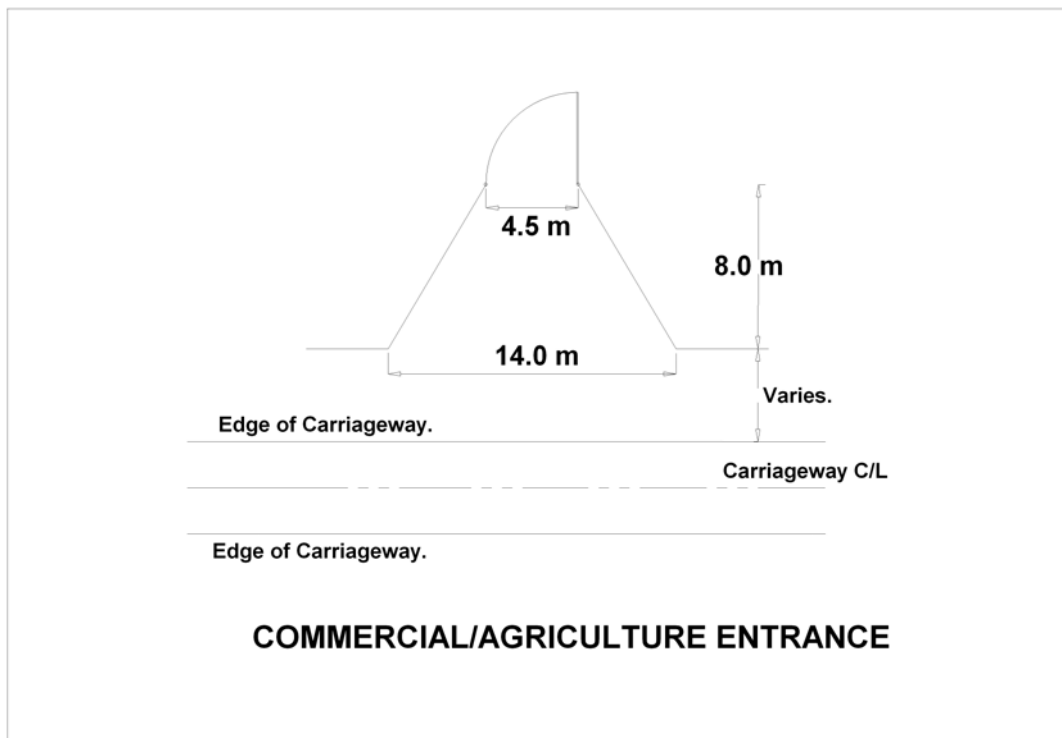


Figure 4.5

4.2.4 BUILDING LINES

The building line requirements for various developments are set out hereunder in Table 4.7. This building line is the minimum requirement and applicants should be encouraged to develop at a greater distance from the public roadway.

Table 4.7- Building Line Requirements

Road Classification	Requirement
National Roads	The building line shall be not less than 30 metres from the fence of a re-aligned road or from the designed fence line on an unimproved route.
Regional Routes	The building line shall be not less than 20 metres from the fence of a re-aligned road or from the designed fence line on an unimproved route.
Adjacent to any other public roadway or roadway of public importance	The building line shall be not less than 10 metres from the fence of a re-aligned carriageway or from the designed fence line on an unimproved road or right of way.
Town Streets	Existing Frontage or Existing Building line
Housing Developments	The building line shall be not less than 6 metres from the front boundary of the house site.

4.2.5 NEW OR RE-ALIGNED/IMPROVEMENTS TO ROADS

- a) Where development would conflict with the route, level or layout of any proposed new roadway, or the improvement, widening, re-alignment of an existing roadway, such development will not be permitted.
- b) Any new development shall be required to be set back 75 metres from any new offline traffic route, except adjacent to urban areas where preferred routes have been identified.

4.2.6 NATIONAL AND STRATEGICALLY IMPORTANT REGIONAL ROADS

National Roads improve access to the regions, enhancing their attractiveness for inward investment and therefore implementing the Government's policy of promoting more balanced development throughout the county. In recent years a large amount of investment has also been placed into regional roads to carry out improvements to such roads.

Development along National and Strategic Regional Roads, as listed in Tables 1.6 & 1.7 in Appendix 1, will be restricted outside of the 60 kph speed limit zone of towns and villages. Proposals for the upgrading of existing amenity facilities along National routes shall be assessed having regard to the safety issues raised by the upgrading of such facilities.

The Council will seek to protect new fence lines constructed on National Routes, which are now the property of the Council.

It should be noted that recently constructed and new national roads will be built to a new cross section standard namely, '2+2'. Therefore any new access onto these roads will be restricted to a left-in entry and a left-out exit only (i.e. in the direction of travel of the national roads exiting onto or entering off).

4.3 PARKING STANDARDS

4.3.1 CAR PARKING REQUIREMENTS

The standard for required car parking spaces for a development shall be provided in accordance with the standards set out in Table 4.8 below:

- A Car Parking Bay shall be 2.5m wide and 4.75m long. The aisle width between parking bays shall be 7m wide
- A Light Goods Vehicle Parking Bay shall be 3m wide and 6m long
- A Heavy Goods Vehicle Parking Bay shall be 3m wide and 18m long.

Off roadway parking facilities and adequate provision shall be made to enable vehicles to turn, manoeuvre, load or unload within the site curtilage, clear of the roadway.

Where provision of on-site parking is not possible, either in part or in its entirety (i.e. in the existing high density town core), parking may be provided off-site, provided as group or dual parking or levied in-lieu in exceptional cases. The Council will require a financial contribution towards the provision of the deficit of the required parking provision.

The car parking layout for the development will be required to be designed to ensure that road, street or footpath obstruction will not occur. It is advisable that in general the service area should be located to the rear of the development.

Screening and landscaping proposals for the car parking should be submitted with the application for the development. All parking bays should have a durable permanent surface and be marked with 100mm wide lines, in durable material.

Table 4.8 Car Parking Standards

Residential

Category No.	Type	Towns	Suburb/Rural	Notes
1	Apartment	1.25 Space per Unit	1.25 Space per Unit	Innovation considered
2	Dwelling house	2 Spaces per Unit	2 Space 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 also required as per Category 2 if used as permanent residence also
5	Self Catering	0.5 Space per Bedroom	0.5 Space per Bedroom	
6	Hostel	0.5 Space per Bedroom	0.5 Space per Bedroom	Alternatively 1 space/60m ²

Manufacturing

Category No.	Type	Towns	Suburb/Rural	Service (e.g.delivery)
7	Manufacturing Industry	-	1 space/50m ²	90m ² per 2000m ² gfa
8	Light Industry	1 space/65m ²	1 space/65m ²	90m ² per 2000m ² gfa
9	Warehousing	1 space/65m ²	1 space/65m ²	90m ² per 2000m ² gfa

Commercial

Category No.	Type	Towns	Suburb/Rural	Service	Notes
10	Shopping Centre	1 space/25m ²	1 space/20m ²	90m ² /1000m ² gfa	
11	Shops	1 space/25m ²	1 space/20m ²	90m ² /2000m ²	
12	Offices	1 space/40m ²	1 space/25m ²	50m ² /1000m ²	
13	Banks	1 space/45m ²	1 space/35m ²	50m ² /1000m ²	
14	Public House	1 space/4m ²	1 space/2m ²	50m ² /500m ²	
15	Restaurants	1 space/10m ²	1 space/5m ²	50m ² /1000m ²	
16	Hotels	1 space/bedroom	1 space/bedroom	50m ² /500m ²	Add for bar area, restaurant & function area as per categories 14, 15 & 17
17	Discotheques Function Rooms	1 space/3m ² of public area	1 space/3m ² of public area	50m ² /500m ²	
18	Retail Warehousing	1 space/30m ²	1 space/30m ²	50m ² /1000m ²	
19	Car Sales with Showroom	1 space/100m ² gfa plus 20 spaces/ha of sales area	1 space/50m ² plus 20 spaces/ha of sales area	50m ² /1000m ²	
19(a)	Car Sales without show room	40 spaces/ha of sales area	40 spaces/ha of sales area	50m ² /1000m ²	
20	Garages	1 space/30m ²	1 space/30m ²	50m ² /1000m ²	
21	Service Stations	N/A	1 space/300m ²	135m ² /site	Additional space for shop as per category 11

Health & Education

Category No.	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 per employee & 0.25 spaces per student	1.5 spaces per employee & 0.25 spaces per student
28	Creches/Nurseries/ Playschool	1.5 spaces per employee & 0.25 spaces per student	1 spaces per employee & 0.25 spaces per student

Community facilities

Category No.	Type	Town	Suburb/Rural
29	Churches/Church Halls	1 space/6 seats	1 space/6 seats
30	Art Centre, Library, Museum	1 space/36m ²	1 space/36m ²
31	Community Centres	1 space/14m ²	1 space/10m ²
32	Cinemas Theatres	1 space/4 seats	1 space/4 seats
33	Funeral Homes	1 space/10m ²	1 space/10m ²

Sports

Category No.	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/20m ²	1 space/10m ²	
40	Sports Centre	1 space/14m ²	1 space/10m ²	
41	Leisure Centre			Calculated by facilities provided using, relevant categories
42	Marina	1 space/berth	1 space/berth	

In the case of any use not specified above, the Council will determine the parking requirements.

Disabled Parking Requirements

Parking spaces for the disabled should be provided in developments relative to Table 4.8 as follows:

- 1 space per 5 – 25 spaces
- 3 spaces per 25 – 50 spaces
- 4 spaces per 50 – 75 spaces
- 5 spaces per 75 – 100 spaces
- and 3 spaces per 100 spaces thereafter.

Parking Bays for disabled persons shall be 3m wide and 4.75m long, clearly signed and marked with the relevant symbol and placed nearest to the entrance to the facility for which the parking space is being provided.

Loading Bays

The size of a service loading bay shall be as follows:

- Heavy Goods Vehicle 18m x 3m
- Light Goods Vehicle (1500-7500kg) 6m x 3m.

4.3.2 BICYCLE PARKING STANDARDS

The standards for bicycle parking spaces for a development are set out in Table 4.9 hereunder.

The bicycle parking shall be located in a prominent position within 30m of the facility served.

The parking stands for bicycles should be the Sheffield Stand, illustrated in Figure 4.7. A Bicycle Parking Bay shall be 0.8m wide and 1.8m long.

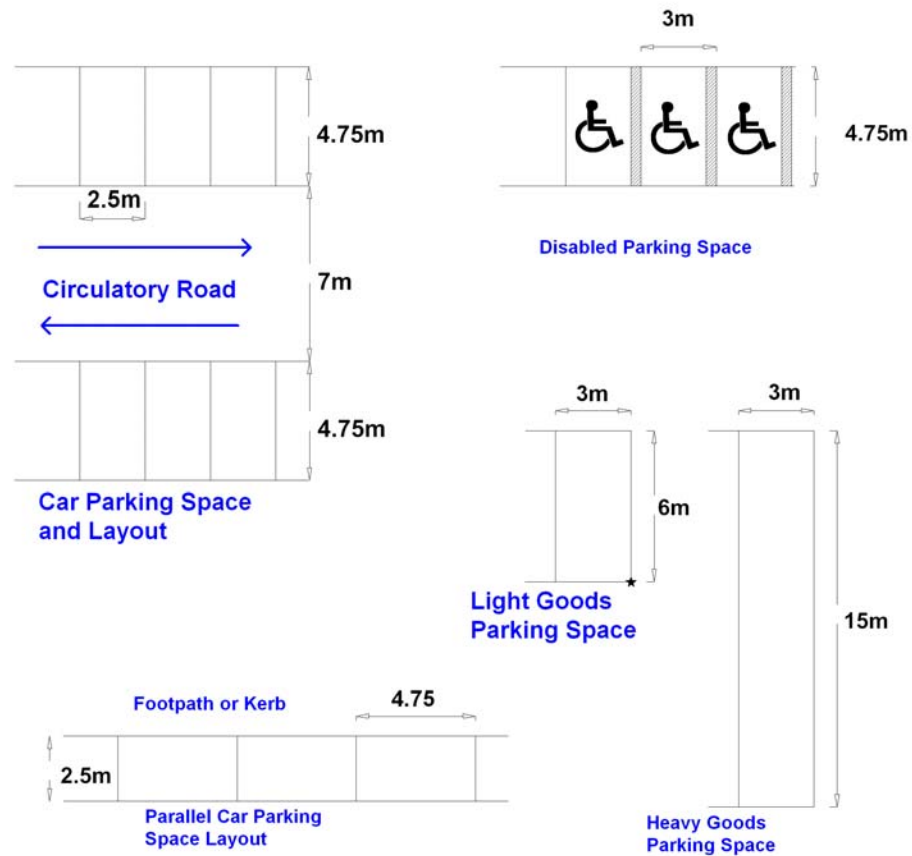
The bicycle park should have a shelter and be signposted.

Provision must be made in the development for bicycle parking spaces in accordance with the following categories.

Table 4.9 Bicycle Parking Standards

Category	Type	Number
Residential	Apartment	0.25 spaces/unit
	Dwelling	1 space/unit
	Hotels/Motels	0.1 space/bedroom
Industrial	Manufacturing	1 space/250m ²
	Warehouses	1 space/300m ²
Transport	Rail/Bus Stations	1 space/10m ²
Commercial	Shops	1 space/100m ²
	Offices	1 space/100m ²
Community	Churches	1 space/50m ²
	Museums	1 space/100m ²
	Cinemas/Theatres	1 space/10seats
Health	Surgeries	1 space/consulting room
	Hospitals	1 space/1500m ²
Education	Primary	0.2 spaces/pupil
	Second & Third Level	0.3 spaces/pupil
Sport	All	1 space/250m ²

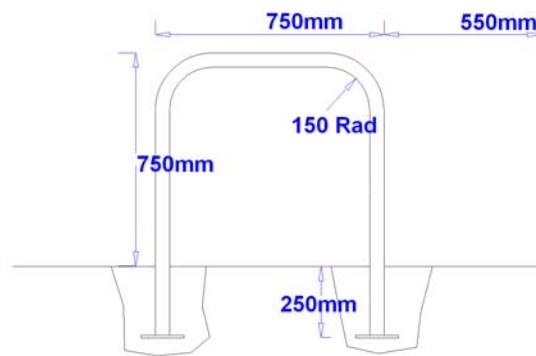
In the case of any use not specified, the Council will determine the bicycle parking requirements.



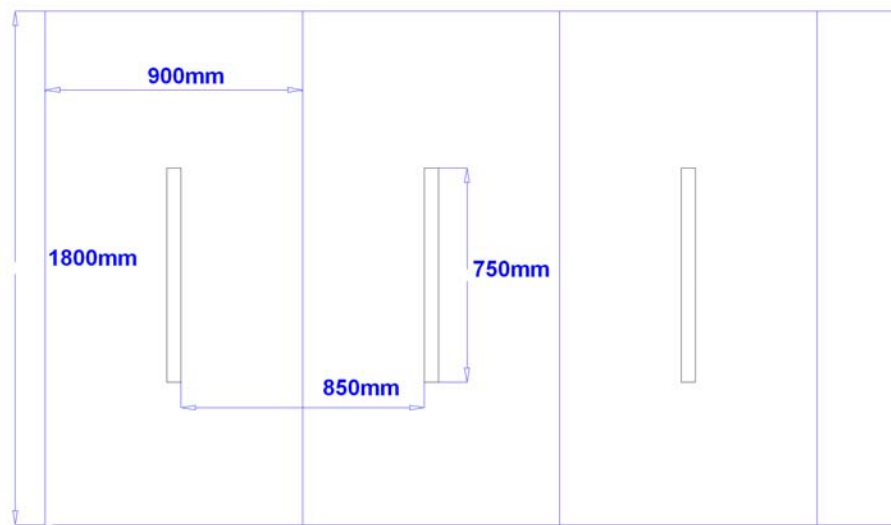
Vehicle Parking Guidelines

Figure 4.6 Vehicle Parking Guidelines

Bicycle Parking



Bicycle Stand Elevation



Bicycle Parking Layout

Figure 4.7

4.4 SITE BOUNDARIES

The removal of boundary hedges and trees, and replacement with block walls and fencing leads to urban features in a rural environment. It can also have an effect on wildlife and lead to the removal of valuable hedgerows, upon which wildlife depends. The Council will require the retention of and encourage the planting of native trees and hedgerows along all boundaries.

Recommended Planting

Tree Species	Hedgerow Species	Coastal Species
Scots Pine	Blackthorn	Flax
Sycamore	Crab	Common Gorse
Oak	Apple	Fuchsia
Willow	Guelder Rose	
Hawthorn	Spindle	
Holly		
Common hazel		
Bog birch *		
Rowan *		
Common ash**		
Common alder **		
Common beech**		
Common elder**		

Where * appears, the species is recommended as primary species in upland regions.

Where ** appears, the species is recommended as primary species in lowland regions.

Leylandii (*X cupressocyparis leylandii*) looks intrusive in the rural landscape and provides no value as a habitat to wildlife. Plants of a local provenance should also be used.

4.5 FIRE & EMERGENCY SERVICES

The following should be taken into consideration at the planning stage:

Developments should be located taking into consideration the level of service (fire) in the area, the infrastructure available i.e. roads, water supplies *etc.* and that any deficiencies may have to be provided by the developer.

Developments should be located in areas where they will not adversely affect public safety or the environment.

Suitable and adequate water supplies should be provided for fire fighting purposes, in order to protect life and property. Adequate water supplies for fire prevention for a particular type of development shall be provided on site, and details of the same submitted as part of the planning application.

The layout of the site/estate should facilitate the emergency services. Access for emergency services, including road widths, turning circles *etc.* shall be in accordance with the requirements of B5 of the *Building Regulations, 1997*.

The layout of residential site developments shall comply with the recommendations of the DoEHLG Publications for Housing areas or equivalent.

Adequate storage should be provided for commercial premises to ensure escape routes are unobstructed. Industrial estates should ideally be in a zoned area with good access, infrastructure and located away from residential areas. Heavy goods traffic should be minimised in towns.

Hazardous developments: In addition to the above requirements, these developments may require an area of land, adjacent to them, where other developments may be prohibited.

4.6 SEVESO II SITES

The Health and Safety Authority (HSA), acting as the Central Competent Authority under the *EC (Control of Major Accidents Hazards involving Dangerous Substances) Regulations, (SI 74 of 2006)*, gives technical advice to the Planning Authority when requested in relation to:

- a) The siting of new establishments
- b) Modifications to an existing establishment to which Article 10 of the Directive applies
or
- c) Proposed development in the vicinity of an existing establishment.

Applicants considering development within any of these categories should consult the Fire Services of Mayo County Council prior to making an application for development.

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 conditions, which should be imposed in the event of a grant of permission.

4.6.1 SEVESO II ESTABLISHMENTS IN MAYO

Currently there are five Seveso II establishments in the County. The Gas Terminal at Bellanaboy Bridge to be operated by Shell E & P Ireland Ltd will also constitute a Seveso II site. It should be noted that the list of notified sites is subject to change as additional establishments may come under the Directive during the life of the Plan. Current notified sites are:

Ballina Beverages Ltd. Ballina
Brooklands Gas Co Ltd, Ballina
Calor Gas Teo. Ballindine Rd, Claremorris
ESB-Tawnaghmore Generating Station
Flogas Ltd, Ballyhaunis.

The Planning Authority shall consult with the Health and Safety Authority regarding any proposals in respect of these establishments and any proposed development within the relevant consultation zones as shown on Figures 4.8(a) – 4.8(d) and as specified below:

600m in respect of;

- Ballina Beverages Ltd. Ballina;
- Brooklands Gas Co Ltd, Ballina;
- Calor Gas Teo. Ballindine Rd, Claremorris and
- Flogas Ltd, Ballyhaunis.

300m in respect of:

- ESB-Tawnaghmore Generating Station.

Note that this distance may be subject to change at a later date, following any review of available information by the Health and Safety Authority.

Following consultation with the Health and Safety Authority, land-use planning advice and Consequence Zones are set out in Figure 4.8(a) of this Plan and in the Claremorris Local Area Plan in respect of Calor Gas Teo., Ballindine Rd (Table 1 Map 5 of the Claremorris Local Area Plan). Similar advice is set out in Figure 4.8(b) in respect of Flogas Ireland Ltd, Claremorris Road, Ballyhaunis and will be included in the proposed Ballyhaunis Local Area Plan.

Notwithstanding the distances shown, for very high-density and/or very sensitive developments or for developments in the vicinity of highly populated areas, a separate societal risk assessment may be necessary in order for the Health and Safety Authority to furnish appropriate technical advice to the Council.

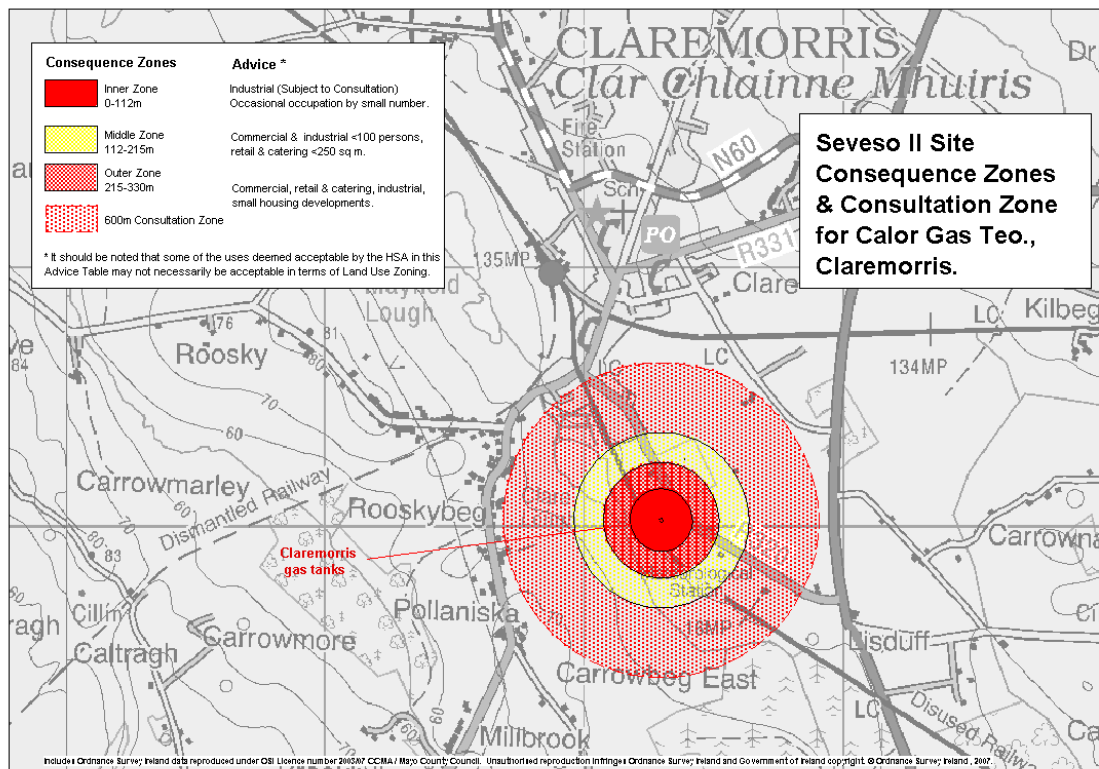


Figure 4.8(a) Consultation Zones for Calor Gas Teo, Claremorris

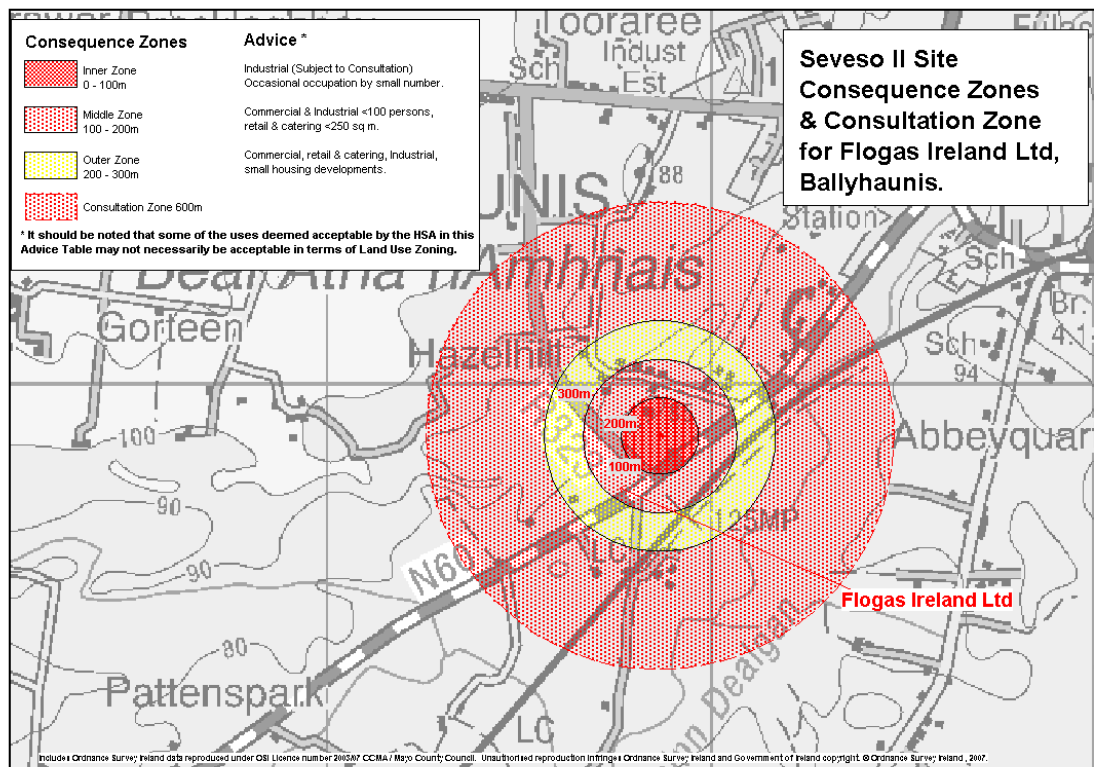


Figure 4.8(a) Consultation and Consequence Zones for Flogas Ireland Ltd, Ballyhaunis

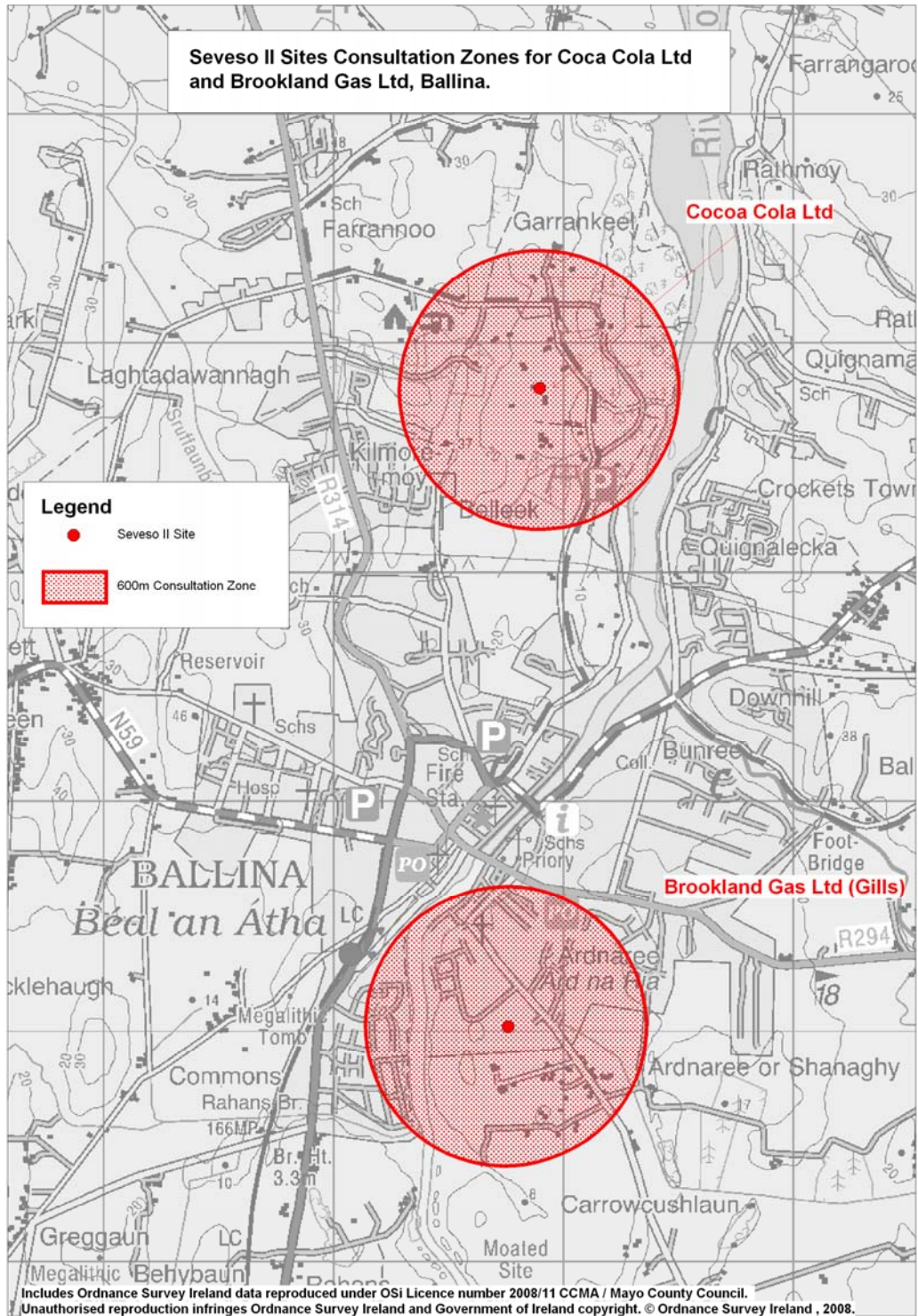


Figure 4.8(c) Consultation Zones for Coca Cola Ltd & Brooklands Gas Ltd, Ballina

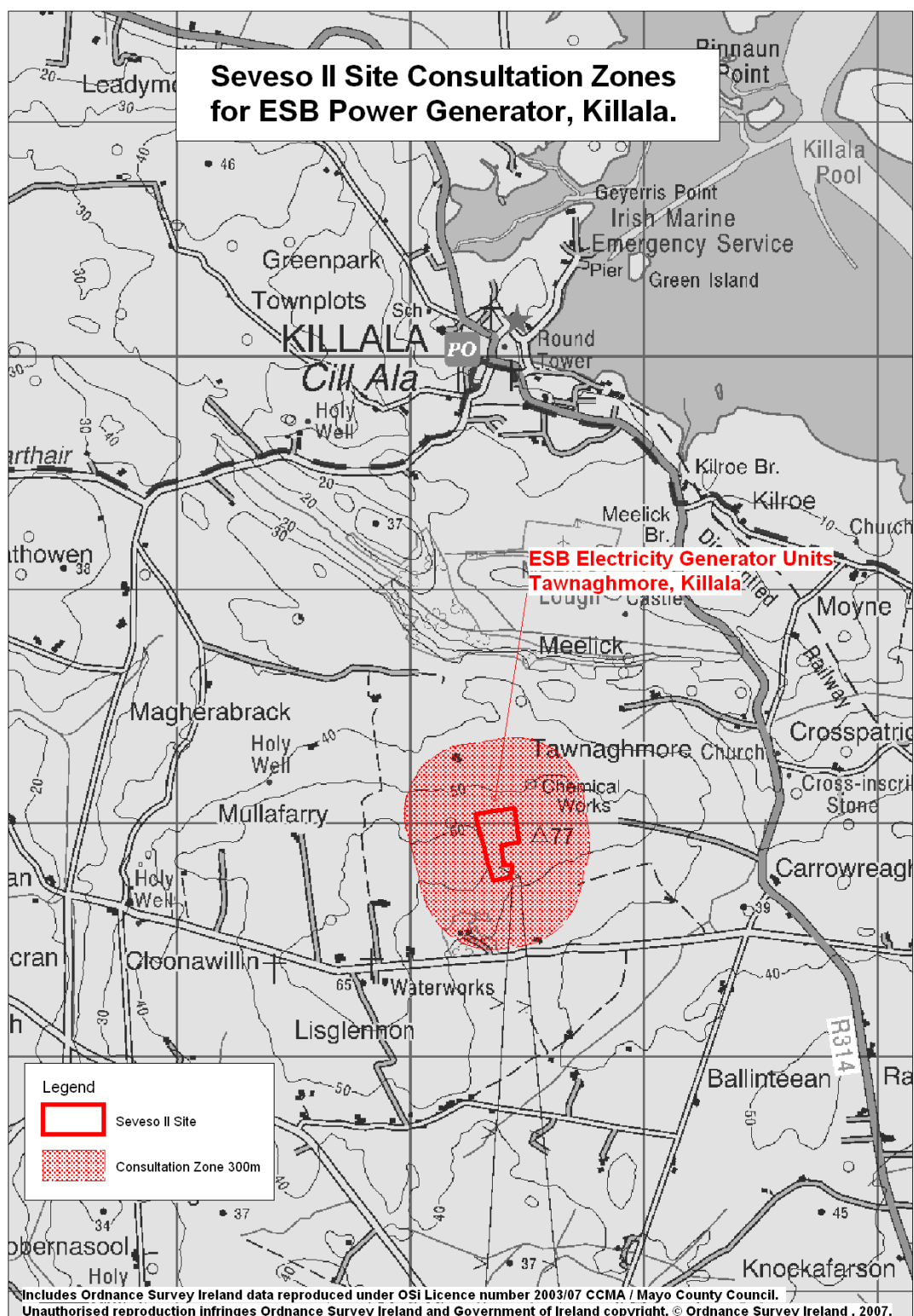


Figure 4.8(d) Consultation Zone for ESB Generating Station, Tawnaghmore, Ballina

4.7 LIGHTING, SIGNAGE & ADVERTISING

Lighting, illuminated signs and advertising shall not be located on the public right of way. Lighting or illuminated signs should be designed so as not to cause glare or confusion to the public road user. All lighting should be angled away from the public road. Lighting should not shine directly on adjacent properties.

Advertising Signs

A conglomeration of signs or a sign of inappropriate size can detract greatly from the appearance of an area; therefore the Council will exercise strict control on advertising signs and materials, particularly in rural areas. Apart from exempted development carried out according to the *Planning and Development Regulations*, the erection of advertising signs and structures will be evaluated according to the following criteria:

- The size and scale of signs should not conflict with those existing structures in the vicinity
- Signs attached to buildings are preferable to those on freestanding hoardings
- Signs may not interfere with windows or other features, of the facade or project above the skyline
- Signs must be maintained by the owner of the premises advertised.

Direction Signs

Direction Signs for local premises distant from the main traffic routes may be permitted under an annual license provided that:

- The signs to be used are fingerpost signs only
- The area of the sign is maximum 0.7m²
- The information contained thereon is of a directional nature only
- The premises is not greater than 2km distant
- The maximum number of signs is two
- The sign will not constitute a traffic hazard.

Tourist Signposting

Tourist signposting for attractions of National and Regional importance will be permitted subject to the standards outlined in the Department of Environment, Heritage & Local Government guidelines *Criteria for Provision of Tourist Attraction and Accommodation Signs*. All other tourism-related signposting will be subject to the conditions set out in sections above.

4.8 FLOOD PREVENTION AND SURFACE WATER MANAGEMENT

Management of Surface Water run-off

Generally, 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 should be designed in accordance with *Dublin Corporation Stormwater Management Policy for Developers*.

All development must so far as is reasonably practicable, incorporate the maximum provision to reduce the rate and quantity of run-off, for example:

- Hard surface areas (car parks *etc.*) should be constructed in 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 infiltration and minimise additional run-off.

Flood Risk Areas

Applicants are requested to refer to the OPW's *National Flood Hazard Mapping Website* prior to submitting proposals for development.

A *Flood Impact Assessment* and proposals for the storage or attenuation of runoff/discharges (including foul drains) to ensure the development does not increase the flood risk in the relevant catchment must accompany applications for planning permission for development of areas exceeding 1 hectare.

The Council shall request a certificate, in respect of planning applications for the development of areas of 1 hectare or less in flood risk areas, from a competent person, demonstrating that the development will not contribute to flooding within the relevant catchment area.

Developments that may be permissible in flood plains

Appropriately designed development, which is not sensitive to the effects of flooding may be permissible in flood plains, provided it does not reduce the flood plain area or otherwise restrict flow across floodplains. Examples of such development might include park areas, sports pitches, certain types of industry, warehousing *etc.*, designed to be flood resistant and/or insensitive. Such development should only be permitted provided it incorporates adequate measures to cope with the ever-existent flood risk, for example, adequate drainage systems, safety measures, emergency response facilities and/or warning and response systems, and where it is considered that flooding would not result in significant hardship/financial loss or cost.

Development adjacent to watercourses

For developments adjacent to all watercourses of a significant conveyance capacity, any structures (including hard landscaping) must be set back from the edge of the watercourse to allow access for channel clearing maintenance. A setback of 5-10m is required depending on the width of the watercourse.

Development consisting of the construction of embankments, wide bridge piers or similar structures will not normally be permitted in or across flood plains or river channels, as these structures restrict/obstruct flow and increase the risk of flooding to property and land upstream. If it is considered necessary in exceptional cases to permit such structures, they should be designed to minimise and/or compensate for any potential negative effects.

Flood Design Standards

All new development must be designed and constructed to meet the following minimum flood design standards:

- For Urban areas or where developments (existing, proposed or anticipated) are involved – the 100 year flood
- For Rural areas or where further developments (existing, proposed or anticipated) are not involved – the 25 year flood
- Along the coast and estuaries – the 200 year tide level
- Where streams open drains or other watercourses are being culverted – the minimum permissible culvert diameter is 900mm (access should be provided for maintenance as appropriate).

4.9 DEVELOPMENT CATEGORIES

4.9.1 HOUSING

Housing development is divided into two categories below, namely Single Housing in the Countryside and Housing in Towns and Villages (Housing Estates and Apartment Developments)

4.9.2 SINGLE HOUSES IN THE COUNTRYSIDE

Single houses in the countryside shall be subject to the policies and objectives relating to Rural Housing set out in Part 2 and Part 3 of this Plan.

Siting and Design

All new houses shall be sited and designed in accordance with guidelines set out in the *Mayo Rural Housing Design Guidelines 2008 (Mayo County Council)*, which accompany this Plan. Houses should be sited in the best locations for the comfort of the occupants, by ensuring the orientation of the house maximises the sunlight, are sheltered from the wind and rain, avoid dust and fumes from passing traffic, and most of all have privacy.

In high amenity areas, measures such as banking and appropriate tree planting should be used to minimise visual impact.

Flooding

In selecting sites, applicants are advised that care needs to be taken in relation to selecting sites at locations where known flood risks are low and avoiding sites where flooding is known to be a significant risk in coastal, river, lakeside and karst-type area or areas. This applies to proposals for development in rural and urban areas. See also Section 4.8, which addresses flood-related issues in more detail.

Minimum Site Requirements

Sites in rural areas shall be a single entity and must satisfy the minimum size requirements set out below. Site requirements are influenced by the need to ensure the satisfactory treatment and disposal of effluent from private effluent treatment systems, traffic safety and the protection of existing residential amenities. In order to encourage a more sustainable approach to single house development in the countryside and to avoid ribbon development, the Planning Authority will encourage potential applicants to consider a sequential approach in choosing a rural house site.

In submitting an application for a new dwelling house in the countryside, applicants will be required to demonstrate the extent to which they have considered the following sustainable options in choosing a site:

- a) Can the proposed dwelling be located beside an existing house on the holding as part of or an extension to the farmhouse complex or groupings
- b) Can an existing building on the holding be renovated
- c) Can the proposed dwelling be located on the footprint of any existing ruin or cluster of ruined buildings on the holding subject to normal planning considerations.

Where either a, b or c are applicable:

1. The minimum site size required shall be 2000m² (except for lakeside developments or development adjacent to public beaches to which standards set out in Section 4.9.4 shall apply)
2. Compliance with Roadside Development Standards for Option a)
3. Where Options b) and c) apply on local roads, and where the building line of an existing building or ruin is less than 10m as specified in Table 4.7, the Planning Authority will assess each application on its merits having regard to traffic safety, protection of existing residential amenities, design and environmental effects. Potential applicants are advised to discuss such proposals with the Planning Authority prior to submitting an application.

Where it is demonstrated that a), b) or c) are not possible then the following standards shall apply:

1. Minimum site of 3000m²
2. To protect existing residential amenities, the proposed dwelling house and associated amenities (*eg.* patio areas) shall be located so that it does not affect the residential amenity and privacy of existing dwelling houses and associated amenity areas and that the rural character of an area is maintained
3. Minimum building line requirements for all classes of roads as set out in Table 4.7.

Site Frontage Requirements

Minimum site frontage for all sites shall be determined having regard to:

- a) The need to meet minimum sight visibility requirements as set out in Section 4.2.3 within the boundaries of the proposed site
- b) The need to ensure protection of residential amenities of existing residential development on neighbouring sites
- c) The need to avoid the removal of significant amounts of hedgerow along the front boundary.

OCCUPANCY CONDITION

Part 2 of the Plan sets out the Council's policies in relation to single houses in the countryside in accordance with the Sustainable Rural Housing Guidelines. The Guidelines state that in circumstances where permission might otherwise be refused, it is reasonable to expect that, where an applicant is given planning permission for a rural housing proposal on the basis of roots in or links to a particular rural area, that the grant of planning permission makes it clear that, save for exceptional circumstances, the dwelling shall be occupied for a specified period by the applicant, members of the applicant's immediate family or by any other person who has similar links. Accordingly, where the planning authority decides to grant permission under the relevant policies set out in Section 2.2.9, the following occupancy condition (based on the indicative occupancy condition set out in the Sustainable Rural Housing Guidelines) shall be imposed under Section 47 of the Planning and Development Act 2000-2005.

- a) The proposed dwelling when completed shall be first occupied as the place of residence of the applicant, members of the applicant's immediate family or their heirs and shall remain so occupied for a period of seven years thereafter, unless consent is granted by the planning authority for its occupation by other persons who belong to the same category of housing need as the applicant.
- b) Before the development commences, the applicant shall enter into an Agreement with the planning authority, pursuant to Section 47 of the Planning and Development Act providing for the terms of this occupancy requirement.

- c) Within two months of the occupation of the proposed dwelling, the applicant shall submit to the planning authority, a written statement of the confirmation of the first occupation of the dwelling in accordance with paragraph (a) and the date of such occupation.
- d) This condition shall not affect the sale of the dwelling by a mortgagee in possession or by any person deriving title from such a sale.¹¹.

4.9.3 SEPTIC TANK & PROPRIETARY EFFLUENT TREATMENT UNITS

Single house sites in areas without mains drainage must satisfy the minimum requirements set out in the NSAI Standard Recommendation *Septic Tanks Systems: Recommendations for Domestic Effluent Treatment and Disposal from a Single Dwellinghouse* S.R.6.1991 or the revised EPA Manual when approved.

All applications shall be accompanied by a full report on the suitability of the site for the treatment and disposal of effluent prepared by a suitably qualified person with Public Liability Insurance and Professional Indemnity Insurance. The report shall include the results of percolation and trial hole tests carried out in accordance with the requirements of SR 6 1991.

Any new percolation area shall be set back 30 metres from any new offline traffic routes

4.9.4 LAKESIDE DEVELOPMENT

To minimise the danger of polluting waters because of soakage conditions and land slopes, no effluent disposal system or percolation area serving single dwellings or other residential developments shall be permitted within 100 metres (328ft) from all lakes.

The minimum area for single house sites within 400 metres of the High Water Mark (HWM) of any lake and utilising an effluent disposal system shall be 3000m² and the minimum site width shall be 40m.

Developments consisting of more than one dwelling and effluent disposal systems and percolation areas shall be located at least 400 metres from the HWM of any lake.

4.9.5 PUBLIC BEACHES

The Council recognises the recreational and amenity value of the beaches in the County. Standards over and above the location requirements specified in respect of lakeside developments for effluent disposal shall be required to ensure that no bacteriological or other pollution affects any public beach.

4.9.6 INFILL DEVELOPMENT

It is a policy of this plan under P/RH-4 to restrict ribbon development in accordance with the Sustainable Rural Housing Guidelines for Planning Authorities, which recommend against the creation of ribbon development for a variety of reasons relating to road safety, future demands for the provision of public infrastructure as well as visual impacts. Proposals for development on infill sites will be considered on their merits.

¹¹ To facilitate the sale of property by lending institutions in circumstances relating to a loan foreclosure.

4.9.7 HOUSES IN TOWNS & VILLAGES

The development boundaries of towns and villages are defined in Local Area Plans, and housing developments will be encouraged on lands zoned for residential use or as permitted in any development matrix.

In the absence of defined boundaries for towns and villages pending the adoption of Local Area Plans and/or Village Development Frameworks, the boundary of towns and villages shall be determined having regard to the location of speed limits where applicable; natural or physical features, which define an obvious cut off point, for example a bridge or road junction; footpaths and public lighting; distance from services such as water and sewerage; pedestrian accessibility to schools, church, post office or shop, or other factors as deemed appropriate by the Planning Authority.

Maintenance of the traditional street line is of particular importance in towns and villages where a building line has been established. New houses in towns and villages shall generally be located on the established building line, to maintain the existing street or townscape.

In depth cluster-type development will be considered in the towns and villages. Re-use of older buildings will be encouraged and new housing built on the footprints of old ruins, in scale with the vernacular character would be consistent with sustainable development.

Social & Affordable Housing

In order to secure the aims of the *Mayo Housing Strategy 2008*, and as provided for under Section 95 of the Planning and Development Act 2002–2005, 20% of lands zoned for residential use or a mixture of residential and other uses shall be reserved for the purposes of:

- 1 Housing for persons referred to in Section 9(2) of the Housing Act 1988
2. Affordable Housing (as defined in Section 93 of the Planning and Development Act 2000).

4.9.8 HOUSING ESTATES

One of the objectives of the Planning Authority is to promote the importance of qualitative standards in residential design and layout, to ensure that the highest quality of residential environment is achieved. The design and layout of housing developments (houses and apartments) should comply with good practice, based on standards set out in the DoEHLG publications *Residential Densities*, *Guidelines for Planning Authorities* and *Traffic Management Guidelines*, and other relevant design guides such as An Foras Forbartha *Streets for Living*, the *Essex Design Guide*, the Northern Ireland Planning Service *Creating Places* Design Guide or similar. Proposals shall also have regard to the *Waste Management Strategy*, including the spatial requirements of householders relating to waste separation, recycling *etc.* and standards of construction as set out in the Department of the Environment & Local Government 1998 publication *Recommendations for Site Development Works for Housing Areas*.

Site Appraisal

Applications for residential developments shall be required to submit a site appraisal showing the following on a site layout plan, all of which should be considered in the design and layout of the development:

- Analysis of the visual and physical character of the site and the visual and physical relationship of the site to its townscape and landscape context
- Views into and out of the site, landmarks in the surrounding area
- Existing movement pattern and desire lines across and around the site
- Access points to the site
- Existing buildings/structures on and adjacent to the site, and whether they are to be retained, archaeological features and their protection
- Wayleaves and easement strips that cannot be built on

- Slopes, wind shelter, overshadowing, site orientation and sun-path
- Trees, hedges, boundary features, and whether they are to be retained and how they are to be incorporated into the overall scheme.

Other design and layout considerations:

- Large residential areas should generally be broken into smaller functional and visual groups, designed to create safety for children, facilitate social interaction and avoid monotonous repetitive development. This can be achieved by layout, building lines, house design, materials, colour, hard/soft landscaping and use of natural features.
- Layout and house designs should have regard to orientation and sun-path, so as to maximize amenity, daylight and the benefits of passive solar gain to domestic heating.
- In the interests of security, all areas used by the public such as open spaces, roads and footpaths should be overlooked by housing.
- The creation of “landmarks” within developments, whether through retention of existing features or by introduction of new features will be encouraged. These shall be agreed with the Planning Authority prior to the commencement of development.
- Residential layouts should be designed so that through traffic is discouraged. Road alignments should discourage speed and give priority to the safety and convenience of pedestrians and cyclists.
- To provide choice for house purchasers, a variety of house sizes will normally be required in developments of over 10 houses. This issue will be revisited through the Local Area Plan process.

Density

The main provisions of the *Residential Density Guidelines for Planning Authorities 1999* (DoELG) have been incorporated into this Development Plan, however whether or not a particular density is appropriate in any given case will, in practice, depend on local conditions and on the design and layout of the scheme rather than on some predetermined scale of densities for the area. The issue of densities will be revisited through the Local Area Plan process.

Used on its own, density is not an effective measure in controlling the form of development on a site or improving the quality of the residential environment. Other factors must also be considered to give a more qualitative definition to the built form. Therefore, where sewerage facilities exist or are being planned for, the main determinant of whether or not a particular density will be acceptable in any given case will, in practice, depend on how the following matters are addressed in the application proposal:

- Layout, design and proposed finishes
- Height, especially in relation to adjoining buildings
- Public and private open space provision, including supervised play areas suitable for a range of age groups
- Privacy and amenity
- Standards applied to estate roads and off-street parking provision
- Pedestrian and cycle links
- Densities of adjoining residential areas
- Mix of housing types
- Protection of existing amenities and the general character of the area
- Traffic safety and the needs and safety of children, the elderly and the disabled.
- The capacity of the infrastructure, including social and community facilities, to absorb the demands created by the development.

Roads

Housing estates shall, as far as it is practical be separate from the main flows of through traffic. The need to ensure traffic and pedestrian safety should be balanced with the need to create a safe, secure and pleasant environment. All roads shall be provided with Stop Signs and corresponding road markings at their intersection with the main Distributor Road and the main Distributor Road with the Public Road. All other road intersections with the cul-de-sac cells shall be provided with appropriate Stop or Yield Signs and corresponding road markings. All intersections shall have dish kerbs, dish footpaths and tactile paving. Road gullies shall not be located opposite dish paving or driveways.

Pedestrian/Cycle Routes

Residential developments will be required to provide cycling and walking routes, which will assist in providing such routes to focal areas such as neighbourhood and town centres. The directness of these routes is important for cycling and walking to become a realistic alternative to motor transport. All intersections shall have dish kerbs, dish footpaths and tactile paving.

Public Open Space

The following requirements should be provided for in the layout of public open space:

- On greenfield/suburban sites, a minimum of 15% of the total site area shall be reserved for public open space. Elsewhere, the minimum provision shall be 10%. In calculating this area, residual (left over) open spaces or areas that cannot be adequately drained, shall be disregarded
- Areas should be of demonstrated recreational or amenity value
- Accessibility to the dwellings, which the space is designed to serve
- Children's play areas should normally be overlooked by houses to provide for supervision and overlooking
- Open space should not be located to the rear of houses or otherwise located so as to give rise to security problems for households
- Attractive natural features should be protected and incorporated into open space areas, tree planting should normally form an integral part of such open space areas
- The provision of suitable boundary treatment for large open space areas
- The need for boundary walls in certain cases in the interest of safety, *eg.* along certain public roads.

Additionally...

- Open space areas should be designed and set out by suitably qualified landscape architects or similar design professionals, and provide for play areas suitable for a range of age groups. They should be completed and made available for use in tandem with the completion of houses.
- Developers should consider providing a variety of open spaces, both formal and informal and seating areas. Existing trees/hedgerows should be retained where possible and incorporated into the development. Developers will be required to plant a tree of suitable broadleaved or naturalized species along verges and footpaths at 12m intervals in new developments. These trees should be semi-mature and root balled with a minimum girth of 18cm.
- On small schemes where open space areas would be too small and/or standards cannot be met, developers may be required to make a contribution to the Council towards the provision of open space elsewhere. Alternatively, the Council may consider alternative arrangements whereby appropriate community facilities may be provided in lieu of the required open space. On schemes catering for special needs (*eg.* accommodation for the elderly) open space provision will be considered more flexibly having regard to the requirements of likely future residents.

Developers shall be required to provide an artistic feature, the effect of which would, in the opinion of the Council, stimulate public interest in the Arts or promote the knowledge, appreciation and practice of the Arts. This should be provided by the developer before the development is completed. Full details shall be submitted to, and agreed in writing, by the Council prior to the instalment of the feature.

Private Open Space

- All houses shall have a private open space area behind the building line. In general the requirement shall be 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 design and materials of front boundary walls or fencing shall add a pleasing design feature to the overall housing layout. Rear boundary walls/fences shall be not less than 1.8 metres high. Where constructed of concrete blocks they shall have a plastered/dashed finish, or in the case of a fence they should be of substantial construction. Permanent screening of a similar height shall also be provided between gardens of adjoining houses for a minimum distance of 2.5 metres behind the house. Details of all boundary treatment shall be submitted at application stage.

Building Lines

Normally the minimum distance of dwellings from the estate road boundary line shall be not less than 6 metres, except at junctions where the minimum line may require to be increased to create adequate sight distance. Building lines may be varied from such minimum requirements subject to the controls affecting development along such roadways and normally the provision of a service road will be required and the building line requirement will be related to such service road.

Privacy

- The minimum clearance distance between rear and front elevation first floor opposing windows shall be 22m. This normally links to rear gardens being 11m deep. Windows serving halls and landings do not impact to the same degree on privacy as balconies and living rooms. The 22m minimum distance may be relaxed for innovative dwelling types, which take account of privacy and overlooking in the design/layout. However, the provision of living rooms and balconies on upper floors can cause significant loss of amenity to adjoining dwellings if they are located too close to site boundaries. In such cases, a separation of 35m or greater may be necessary or the overall design modified.
- Sufficient space should be provided around dwellings to ensure adequate circulation of air about the buildings themselves and the inhabitants within. Generally, a minimum distance of 3 metres will be required between the sidewalls of adjacent dwellings or dwelling blocks.
- Side elevation windows of any habitable room shall not be permitted to overlook adjoining property from the first floor level. A 2m high fence shall be provided to screen all side elevation ground floor windows.

Telecommunication, Electricity and other Services

Telecommunication, electricity supply lines and all other services shall be laid underground. All street lighting shall be in accordance with the standards set by the Electricity Supply Board. All transformer stations, control boxes, pumping stations and any other service building shall be located unobtrusively and so as not to cause obstructions to pedestrians, cyclists or the disabled.

Securities

To protect and reduce inconvenience to would-be purchasers, developers will be required to give security for the satisfactory completion of housing and apartment developments and the provision of roads, footpaths, sewers, lighting, open space, *etc.* This security will be released when the criteria set out below are fully complete. Furthermore, the Council will increasingly require the completion of essential services such as roads, footpaths and sewers, *etc.* prior to the construction of residential units on estates. In small-scale clustered housing developments, the developer will be required to enter into a Section 47 agreement with the Council in order to regulate the development.

Development Taking in Charge

The Council will take in charge all public areas in residential estates including public open spaces in accordance with its obligations under the Planning and Development Act 2000-2006.

In order to take housing estates into public ownership a number of criteria need to be fulfilled by the developer/contractor. These criteria are as follows—

A request for taking in charge from the developer which requires:

- Submission of documents showing the as constructed details of roads, footpaths, watermains, sewers, stormwater pipes, lighting, power supply and telecommunications
- Certificates to be produced from Chartered Engineers, Architects and Utility
- Suppliers possessing public liability insurance certifying these documents and tests carried out on watermains, sewers, stormwater pipes, lighting, power supply and telecommunications
- Payment of fees to Council for the take over process.

Undertaking to take in Charge

The Council undertakes to carry out an inspection of the development within two months, where possible, of being notified by the developer of the request for taking in charge.

The Council undertakes to take in charge the development as soon as practicable after receiving a request from the developer, and where non completion arises, the Council shall take legal action where deemed necessary to ensure the development is completed within a reasonable time by the developer.

4.9.9 APARTMENTS

The Council in assessing applications for apartment developments will have regard to the standards set out in the DoEHLG document entitled *Sustainable Urban Housing: Design Standards for Apartments (September 2007) Guidelines for Planning Authorities*, as well as the *1999 Residential Density Guidelines*, or any subsequent versions of these Guidelines. The following requirements/standards shall apply however in conjunction with, and should be consulted alongside, the aforementioned Guidelines.

General

Many of the standards relating to housing estate developments (open-space, parking, drainage, taking in charge *etc.*) are applicable to apartment developments and should be read in conjunction with this section.

Where apartment blocks are proposed, their height should respect surrounding developments. Each development exceeding this height will be considered on its merits, but uncharacteristically high structures will not be permitted where they are considered to interfere with the scale, amenity or visual quality of existing developments. Proposals that require access through predominantly family occupied estate housing development will not normally be permitted.

Apartment Size

The minimum apartment size and internal floor requirements for apartments are set down in the tables below. The Council will encourage proposals, which exceed these minimum requirements.

Table 4.10 – Minimum overall apartment floor areas

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

Table 4.11–Minimum aggregate floor areas for living/dining/kitchen rooms and minimum widths for the main living/dining rooms

Apartment type	Width of living/dining room	Aggregate floor area of living / dining / kitchen area*
One bedroom	3.3 m	23 sq m
Two bed	3.6 m	30 sq m
Three bedrooms	3.8 m	34 sq m

* Note: An enclosed (separate) kitchen should have a minimum floor area of 6.5 sq. metres. In most cases, the kitchen should have an external window.

Table 4.12–Minimum bedroom floor areas/widths

Type	Minimum width	Minimum floor area
Single bedroom	2.1 m	7.1 sq m
Double bedroom	2.8 m	11.4 sq m
Twin bedroom	2.8 m	13 sq m

* Note: Minimum floor areas exclude built-in storage presses.

Table 4.13 – Minimum aggregate bedroom floor areas

One bedroom	11.4 sq m
Two bedroom	11.4 + 13 sq m = 24.4 sq m
Three bedrooms	11.4 + 13 + 7.1 sq m = 31.5 sq m

Table 4.14 – Minimum storage space requirements

One bedroom	3 sq m
Two bedrooms	6 sq m
Three or more bedrooms	9 sq m

Table 4.15 – Minimum floor areas for main apartment balconies

One bedroom	5 sq m
Two bedroom	7 sq m
Three bedroom	9 sq m

Layout/Design/Residential Mix within Apartment Schemes

- Apartment/bed-sitting rooms should be self-contained.
- Developments should incorporate common spaces, terraces, courtyards and spaces, which are designed so as to provide a safe and pleasant environment. In cases where accommodation is being provided over a business, which is in separate occupation, a separate access should be provided.
- Units should show a high quality of building design and site layout and have due regard to the character and amenities of the surrounding landscape and/or townscape.
- Consideration should be given to the needs of disabled people in the location, layout and design of communal facilities and the future adaptation of some units to meet the needs of the disabled.
- At the design stage adequate space must be provided for communal facilities such as litter and refuse bins, fuel storage, clothes drying and cycle storage. Refuse stores should be conveniently located, well screened and ventilated and comply with all public health and safety requirements.
- Car and bicycle parking should be provided. Within apartment developments, car parking should be broken up by planting and located where it does not intrude onto the layout, and yet provides for reasonable convenience of users. Only minor areas of car parking, primarily for visitors will be permitted between the apartment block and the road boundary.
- A mix of unit sizes including one, two and three bedroom apartments will be required in order to encourage a good social mix.

Open Space/Balconies/Courtyards

- In greenfield/suburban sites, a minimum of 15% of the site area shall be reserved for public open space. In all other cases, the minimum provision shall be 10% of the total site area.
- Private open space requirements may be provided as either private or shared open space, and in the form of landscaped areas, courtyards, terraces/patios or balconies. Recommended minimum standards for private open space according to the Residential Density Guidelines are as follows:

Location	1 Bedroom	2-3 Bedroom
Town Centre	10sq m	20sq m
Outside Town Centre	20sq m	30-40sq m

- Car parking will not be considered as part of the open space provision. However, drying areas, bin storage areas or fuel storage areas that are provided outside the structures may be included in the open space.
- Where infill development is proposed, and in town centre locations, a reduction in the levels of communal or private open space provided per unit may be considered acceptable, where developments are considered to include appropriate building designs and suitable landscaping of communal areas, or where a specified alternative open space exists in the area, which can be identified as serving the needs of the residents. The Planning Authority may also permit the public and private open space requirement to be combined (partially or otherwise) to provide for communal amenity areas serving the development. Such developments may also be required to contribute, where appropriate, towards open space for active recreation being provided in the area in accordance with appropriate standards.
- The development of courtyards and new urban spaces within blocks will be considered and innovative approaches to the design of urban space will be encouraged. Access to courtyards should be through arches where possible in order to avoid breaking the existing street frontages.

Overlooking/Privacy

- The minimum clearance distance of 22m between opposing rear and front elevation first floor windows will apply in the case of apartments, two storeys or more in height. All living rooms, kitchens and bedrooms should minimise overlooking of adjoining/adjacent residences and should be located so as to avoid facing towards nearby high boundary or gable walls. Flexibility will be employed in the assessment of the overlooking of residential design. For instance, windows serving halls and landings do not impact to the same degree on privacy as balconies and living rooms. The 22m minimum distance may be relaxed for innovative dwelling types, which take account of privacy and overlooking in the design/floor space layout. However, the provision of living rooms and balconies on upper floors can cause significant loss of amenity to adjoining residents if they are located too close to site boundaries. In such cases a separation of 35m or greater may be necessary or the overall design modified.
- In addition, sufficient space should be provided around developments to ensure adequate circulation of air about the buildings themselves and for the inhabitants within.
- To optimise the amenities of residential units, favourable consideration will be given to the provision of balconies in addition to other on site private open space, provided they do not detract from existing residential amenities. Such balconies should be in keeping with the overall composition of the building, and be located away from elevations overlooking the street or public road, and have a reasonably useable sized floor area of at least 5m².

4.9.10 Amalgamation of Apartment Units

In order to ensure a greater degree of flexibility, the floor plans of small one- and two- bedroom apartments shall be designed so that at a later stage they can be amalgamated to form larger two- and three-bedroom units, without excessive disruption to the structure of the building. This will allow for changes in the size and mix of apartments to meet changing requirements and demands of occupants.

4.9.11 Conversion of Existing Structures

The conversion of existing single-family dwellings to apartments will only be permitted where the development can be shown not to interfere with the privacy and amenity of the existing residential development in the vicinity of the site. The conversion of other structures to apartments will be examined on their own particular merits.

Parking for Apartments

Car and bicycle parking provision shall be in accordance with Tables 4.8 and 4.9.

4.10.1 INDUSTRY, WAREHOUSING & BUSINESS PARKS

The policies and objectives of the Council relating to industrial and commercial development are set out in Part 3, Section 3.1.2 of this Plan.

Industrial, Warehousing and Business Park developments should generally be located on suitably zoned lands in town Development Plans or in future Local Area Plans, in accordance with the principle of sustainable development. The good neighbour principle will be applied in respect of development in towns with no zoning on a case by case basis, pending the preparation of Local Area Plans.

Retail warehousing should be assessed in accordance with the *Mayo County Retail Strategy 2008*, for size, availability and feasibility in town centre and on the edge of town having regard to provisions of current town plans and future Local Area Plans. In addition an appraisal of alternative locations shall be submitted as part of a planning application.

In areas where lands are not specifically allocated for commercial and industrial development, applications for such development will be considered on their merits, taking into account the effect on existing and any future proposed adjacent land uses and amenities, as well as the need for control of undue noise levels, pollutant discharges to the atmosphere, to any waters, or public drainage services, and the disposal of effluents, wastes or residues, as well as associated traffic impacts.

Any planning application for industrial, business/technology park and retail warehousing development shall include the following:

Nature of the Development

- Detailed description of the process being undertaken and the number of people likely to be employed at the various stages of the development.

Environmental Considerations

- In respect of industrial developments, detailed analysis of the chemical nature, volume and rate of discharges of all effluents, wastes, atmospheric emissions, noise and light emanating from activities on site, and detailed proposals for their treatment, discharge and disposal. The Planning Authority will weigh the development against its potential impact on the environment.

Design and Layout

- The building line on all principal road frontage shall not be less than 15m (setback).
- Site coverage on greenfield sites shall not exceed 45%.
- A high standard of design, finish and layout will be required, especially for warehousing and business park developments, which should not have an industrial appearance.
- If Retail Warehousing is proposed to be located in towns, it must compliment the traditional architecture of the town in scale and design.
- Business/technology parks should be located and designed to create an open parkland setting with a high level of landscaping.
- Signage should be limited in quantity and be of an unobtrusive nature.

Multiple Unit Development

- In the case of development for two or more buildings, a uniform design for buildings, boundary fences, roof profiles and building lines is essential. Therefore, all such applications shall be accompanied by a **design statement** addressing such matters as height, materials & finish, scale, colour, open-space treatment, lighting, pavements and boundary treatment.
- Areas between the building and the road boundary may include car-parking spaces, provided an acceptable landscaping scheme is incorporated.
- A variety of unit sizes shall be provided for multi-unit developments to cater for the differing needs of potential occupants.
- A minimum floorspace of **700sq m** shall be applicable to all individual out-of-town retail warehousing units, in order to protect the viability of the retail function of the town centre. Exceptions to this minimum floorspace requirement will be considered to facilitate café/diner accommodation ancillary to the development.

Open Space and Landscaping

- A minimum open space provision of 15% will be required and provided such that it may function as an effective amenity area.
- A high standard of landscaping will be required for all industrial, warehousing and business park developments. Comprehensive landscaping plans must be prepared by a fully qualified landscape architect and submitted at application stage.
- Detailed design drawings, using appropriate design and materials, security fencing and signage, which should be discrete.
- There shall be a minimum landscaped/planting strip to a width of 5 metres on all principal road frontages.

Parking, On-Site Circulation, Loading/Unloading

- Full details of the public road serving the site and the impact of any increased traffic volume, as well as details of the proposed on-site access roads, footpaths/cycleways shall be submitted.
- Where surface parking is permitted, a reasonably attractive layout incorporating landscaping and/or screening will be required. Car parking and bicycle spaces shall be set out as per Tables 4.8 and 4.9.
- Covered bicycle provision will be required where deemed appropriate, (for example, large scale employment generating-developments) to facilitate visitors and employees. Where bicycle parking is provided for employees, adequate ancillary facilities, including showers and locker storage space, shall be provided.
- Adequate space must be available for on-site circulation, loading and unloading of goods (including fuels) in areas clear of the public road, and preferably screened from view behind the building line.

Ancillary Activities

- Offices ancillary to factories, shops *etc.* will be permitted provided the size is appropriate to the scale of the main use.

Waste Disposal and On-Site Storage

- Proposals for Construction and Demolition Waste shall be submitted.
- Proposals for waste storage/recycling prior to collection shall be submitted.
- Proposals for on-site storage of materials.

4.10.2 RURAL ENTERPRISES

The policies and objectives of the Council relating to rural enterprise development are set out in Part 3, Section 3.1.2 of this Plan.

The Council will, subject to considerations of proper planning and sustainable development, consider the following:

- The conversion of existing buildings in rural areas for small-scale employment purposes will be permitted subject to policy
- Agriculture-related industry, involving processing of farm produce where it is unsuited to an urban situation and is environmentally sustainable will be permitted subject to policy
- Business directly related to farming, such as the servicing and repair of farm machinery, land reclamation, drainage work, agricultural contracting *etc.*, as well as other rural-based activity, where it will not give rise to adverse environmental effects, have safe access and not be prejudicial to residential amenity
- Home-based teleworking will be encouraged in rural areas.

4.10.3 IRELAND WEST AIRPORT KNOCK

The policies and objectives for development at Ireland West Airport Knock are set out in Part 3 Section 3.1.3 of this Plan.

General

It shall be the policy of the Council to control development in the vicinity of the Airport in accordance with the guidelines as laid down by the existing licensing authority for airports. The following considerations should be applied when considering development proposals in the vicinity of an airport or other aviation installation:

- Developments likely to increase the bird hazard at an aerodrome should be avoided; *eg.* landfill sites should not be located within a 13km radius of Ireland West Airport Knock
- Protection needs to be afforded to the navigation aids and the approach lighting provided at the airport
- The standards and recommended practices contained in ICAO's Annex 14 and associated technical manuals should be applied to all airport-related development.

Constraints on development within designated airport control zones

Obstacle Limitation Surfaces

Knock Airport is safeguarded in accordance with the International Civil Aviation Organisation (ICAO) publication entitled *Annex 14, Volume 1, "Aerodromes"*. That document defines a volume of airspace, by means of Obstacle Limitation Surfaces, which should not be penetrated. The following limitation surfaces need to be protected for an airport with the characteristics of Ireland West Airport Knock:

- (a) The approach surface which commences at 60m from the runway threshold and slopes upwards at a gradient of 2%. The surface is 300m wide, centred on the runway centreline and splays at 15%. It extends to a distance of 15km and ceases to rise once it reaches a height of 150m.
- (b) The transitional surface which slopes upwards at a gradient of 14.3% away from each side of the runway and the approach surface. It commences at 150m from the runway centreline or the edge of splayed section of the approach surface, and extends to a maximum height of 45m.

(c) The inner horizontal surface which has a radius of 4000m centred on the airport and extends to a height of 45m.

(d) The conical surface which commences at the outer edge of the inner horizontal surface (at a height of 45m) and extends upwards at a gradient of 5% until it reaches a height of 100m (145m above the aerodrome).

Noise

The broken line on the plan indicates the approximate boundary of the zone in which aircraft noise may be significant. Noise is not uniform throughout the zone. It is more significant in the vicinity of runway thresholds and in the line of runways. Buildings likely to be most affected by noise include residences, schools, hospitals and conference centres.

4.10.4 EXTRACTIVE INDUSTRIES

The policies and objectives of the Council relating to extractive industries are set out in Part 3, Section 3.1.2 of this Plan. The Council seeks to encourage the development of the County's natural resources where appropriate. It recognises that the location of such industries is dictated by the availability of the resource, and each application will be determined on its own merits. In assessing applications for extractive industries, the Council will have regard to the standards set out in the DoEHLG document entitled *Quarries and Ancillary Activities – Guidelines for Planning Authorities*, or any subsequent versions of these Guidelines. The following requirements/standards shall apply however in conjunction with, and should be consulted alongside, the aforementioned Guidelines.

The following criteria shall be considered when determining a planning application for extractive development, including for the proposed expansion/intensification of existing operations:

- The extent of land ownership
- The nature of all deposits
- The methods of excavation and machinery
- The quantification of production in a given time
- Methods to reduce environmental impact
- The impact on the adjoining road networks
- Landscaping and screening proposals.

It should be noted that when submitting a planning application for an extractive industry, an Environmental Impact Statement may be required depending on the nature, location and extent of the proposed development. Notwithstanding this, the following should be submitted as part of a planning application for an extractive industry:

1) **Extracted Material**

- Details of depths of topsoil, subsoil, over-burden and material, at various points on the site
- An indication of the type of minerals, which it is intended to extract
- State whether the parent rock from which the mineral is extracted is suitable for other uses
- The estimated total quantity of rock and mineral, which can be extracted commercially on the site.

2) **Site Development**

On Ordnance Survey Sheets of suitable scale, indicate:

- The boundaries of the land to which the application applies
- The boundaries of any adjoining land in which the applicant has an interest
- The contours of the existing landform

- The location of any existing excavated/worked areas
- The areas that are appropriate to work
- The direction in which the work will occur
- The areas to be worked in each stage (if working is to be in accordance with a phased programme)
- The location and extent of any settling ponds proposed
- The location and extent of stored waste material
- The location and extent of stockpiles
- The position of any existing buildings on the site, and adjacent to it
- A general layout of site showing all proposed buildings, fixed plant, roads, access points, perimeter fences, pylons, surfaced parking areas and any other installations.

3) Describe in general terms the proposed method of working, the minerals source including depths of working faces, orientation of faces, details of excavation plant, estimated final excavation depth and its relationship to the water table, methods of blasting *etc.* If it is anticipated that a certain proportion of an excavation may occur below the water table, indicate any alteration in working method proposed for dealing with ground water.

Describe the methods to be used in removing and storing topsoil, subsoil and overburden.

4) List the following:

- Proposed buildings and structure
- The type of fixed plant proposed and state the functions and dimension of each, where appropriate

5) Structures

Submit plans, elevations and sections of the proposed fixed plant and machinery.

6) Process

- Describe, with the aid of a flow diagram, the process to be undergone by the minerals from extraction from the ground until they leave the site.
- Estimate the annual tonnage to be extracted.
- State the design rate of output of the processing plant.
- Indicate the type, source and quantities of any material, which it is proposed to import to the site for addition to the source material.
- Details must be given if it is intended to process minerals from another source at this site.

7) Transport

Indicate:

The mode of transport of all bulk materials entering and exiting the site

The daily average number of trucks entering and leaving the site

The main routes to be taken by trucks; a map showing routes must be submitted

The weight and number of axles of trucks, which it is anticipated will service the operation

Details of proposed methods of truck sheeting and washing before leaving the site must be given.

8) Landscaping

Details of any landscaping scheme to be undertaken should be submitted to help relate the development to its surroundings. This should indicate any retention of existing trees or other screening e.g. mounding and any proposed screening, grassing or planting of trees or shrubs. It should also provide details of any proposals for maintenance of any planting.

9) Water Demand

Give details of the likely level of water demand on the site, the expected sources and quality of water required. If a private extraction scheme is proposed, provide acceptable evidence, such as stream gaugings or borehole tests (where appropriate), to indicate year round adequacy of supply.

10) Dust

- Indicate major anticipated likely sources of dust emission on site and anticipated dust levels.
- State what measures are proposed to suppress and/or arrest dust emissions.
- Provide full details of any sprays, wetting agents, filters *etc.*, which it is proposed to install for dust control purposes.

11) Use of Chemicals

If chemicals are to be used in the process, give details of:

- the number of chemicals to be used in the process
- the name and composition of each chemical
- the volume of each chemical used per annum
- the amount of each chemical discharged to any proposed settling ponds
- the proposed method of transporting the chemicals in bulk
- the proposed method of storing and protecting the chemicals in bulk
- proposals to neutralise or treat the chemicals to render them harmless

12) Noise

If blasting is to be undertaken, give details of:

- the blasting technique to be used
- the frequency of blasts
- anticipated noise levels caused by blasting in decibel dB at the site boundary.

13) Fixed Plant, Mobile Plant & Machinery

Give details of all fixed plant and machinery, which it is anticipated will be noise sources, outlining for each source:

- Nature of the noise (*ie.* continuous, impulsive, whine *etc.*)
- Anticipated noise level in dB(A) at the site boundary
- Operating hours and days of operation.

State the estimated noise level at the site boundary of all noise sources that will be operating together:

- between 8a.m. and 8p.m.
- at night.

Give details of major sources of noise from the site and of any noise control measures that are proposed.

14) Vibration

- Indicate the anticipated intensity of vibrations following blasting at the site boundary, in terms of peak particle velocity.
- Submit details of any analysis of vibration affects of blasting on the site, which may have been undertaken.

15) Electricity Demand

- Submit details of electricity demand on the site.
- Is it intended to install a private source of electricity on site? If so, give relevant information.

16) Aqueous Discharges

- Give full details of the methods to be employed in disposing of washwater.
- State the quantities of silt anticipated.
- If settling ponds are to be used, state frequency of dredging and how it is proposed to deal with silt (*eg.* location and size of silt beds and safety measures).
- State if it is proposed to recycle clarified washwater.
- If it is proposed to discharge washwater to watercourses, public sewers or to groundwater flows, indicate the points of discharge, the average and peak flows anticipated, the anticipated suspended solids and the anticipated concentration of heavy metals, chemicals *etc.* resulting from the settling process in the content of the effluent.
- Indicate the water table level on the site.

17) Employment

Indicate the anticipated employment level on the site in terms of:

- skilled
- unskilled
- clerical/administrative/professional.

18) Items of Special Interest

Indicate the presence on site of any items of historical, archaeological or special scientific interest on an accompanying map.

State what measures are proposed to conserve these items.

19) Trees

Indicate the presence on the site of any individual trees, grouped trees or mature hedgerows.

State what measures are proposed to preserve these items.

20) Archaeology

Archaeological assessment of any archaeological features on the site or on lands adjacent to the site likely to be affected by the proposed operations.

21) After use

- Submit report on the anticipated finished landform, both of each phase and of the whole excavation.
- Submit plans and sections through workings showing anticipated finished gradients and their landscape treatment.
- Submit detailed report on quality and condition of topsoil and overburden.
- Describe proposals for rehabilitation of the site after works have been completed.
- State anticipated land-use suitability after rehabilitation.
- Where reinstatement of vegetation on the site is proposed indicate: the type of vegetation proposed; methods proposed for re-spreading and treating the subsoil; and topsoil and any proposals for phased reinstatement of workings progress.
- Where treatment other than restoration of vegetation is proposed (*eg.* excavated areas worked out below water table), submit details.
- Submit detailed specifications for reinstatement works, which shall accord with a phased programme. Specifications shall include treatment, drainage, plant species and maintenance.
- Submit details of proposed method of funding the restoration/reinstatement works.

4.10.5 WIND ENERGY

The policies and objectives of the Council relating to wind energy are set out in Part 3, Section 3.1.2 of this Plan. The siting and design of proposed wind farms shall be assessed having regard to the *Mayo Wind Energy Strategy 2008* together with recommendations in *Wind Development – Guidelines for Planning Authorities’ 2006* and the *Landscape Appraisal of County Mayo*. The Council may also require an Environmental Impact Statement to be carried out as part of the planning application.

Site Selection

The following matters should be considered when making an application:

- Impact on humans of the development
- Designation of the proposed site
- Layout of development
- Zone of visual impact – extent of wind turbine visibility
- Noise levels
- Nature of visibility
- Electromagnetic interference (e.g. radio/television and air and sea transport communications)
- Mitigation—is location appropriate, is layout appropriate, to what degree would siting the turbine against skyline be appropriate
- Location of network serving the site
- Access roads and impact of same
- Site restoration after decommissioning
- Impacts on habitats, aquatic systems and wildlife
- Impacts on existing rights of way or established walking routes.

Design Guidelines

The following design guidance should be considered when making an application:

- The location and design of the windfarm should directly relate to the key landscape characteristics
- The turbines and the landscape need to form a coherent unit and avoid visual confusion
- The size of the turbines should relate to the scale of the surrounding landscape, as well as to the design of the windfarm group
- The spacing of the turbines should be regular so as to give a consistent and repetitive image.

Conditions

Conditions may be attached to any grant of permission to reduce the impact of the windfarm development. Such conditions may require measures to reduce:

- Visual impacts, including siting and layout design; blade rotation; unit numbers, design and colour
- Noise Impacts
- ‘Shadow flicker’
- Electro-magnetic interference
- Ecological impacts
- Traffic hazards.

In addition, conditions may be attached relating to:

- Heritage preservation
- Landscaping and site restoration after decommissioning
- Access and type of cabling to the national grid
- Bonding provision
- Contributions
- Financial and other contributions from wind farm developers and operators, to benefit local communities, which are accommodating windfarm infrastructure.

Wind Measurement Masts

Applications for such development shall be determined on their merits and shall be subject to temporary permissions of 2 years.

4.10.6 TELECOMMUNICATIONS

The policies and objectives of the Council relating to telecommunications are set out in Part 3, Section 3.1.2 of this Plan.

General

It is the aim of Mayo County Council to provide for the orderly development of telecommunications infrastructure throughout the County in accordance with the requirements of the *Telecommunications Antennae & Support Structures – Guidelines for Planning Authorities* July 1996 whilst having regard to the *Landscape Appraisal of County Mayo*. Masts shall normally be permitted for a maximum of 5 years.

The Council shall consider the following factors when assessing an application for telecommunication antennae:

- The visual impact
- The visual impact of access roads
- Whether there is any potential for co-location of antennae or sharing of sites so that masts and antennae can be clustered
- The proximity of the proposed development to residential areas, schools, rural houses and the immediate surrounds of smaller towns and villages

Location/Site Selection

- The application must clearly demonstrate that the proposed location is the only location possible to meet specific requirements and that all other alternatives have been examined but are not viable.
- Where there is an existing mast in an area, it is a requirement to increase the number of users. All operators will be encouraged to co-locate and are obliged to satisfy the Council that they have made every effort to do so. Where it is not possible to share the actual structure, the operator will be obliged to share the same or adjacent site in order to cluster such development.
- While each application will be assessed on its merits in terms of its visual impacts, only as a last resort will free-standing masts be permitted within or in the immediate surrounds of smaller towns and villages, or in a residential area or beside schools or within 500m of rural houses. If such locations become necessary, sites already developed for utilities should be considered, and masts and antennae designed and adapted for the specific location and the support structure kept to the minimum height consistent with effective operation. In residential areas or beside schools, the support structure should be monopole (or poles) rather than latticed tripod or square structure. The Planning Authority may also require monopole structures in other areas to minimise visual impacts.

- In proximity to large towns, operators will be encouraged to locate where possible, within industrial estates or commercial areas. Proposals in other areas will be required to demonstrate the technical reasons why industrial estates or commercial areas are unsuitable.
- In rural areas antennae must, where possible, be sited in forestry plantations for screening, provided that it is clear of obstruction. The operator will be required to retain a screen of trees around the site for the lifetime of the antennae. In unforested areas, softening of the visual impacts can be achieved through discreet design and siting or the planting of screening. Where masts are proposed outside existing forest areas, applicants will be required to demonstrate the technical reasons why forest sites are unsuitable.
- The Council will seek to ensure that the development is sited so as not to adversely impact on the special character and appearance of designated conservation areas or from the artistic, architectural and historic interest of buildings listed for preservation and protection in the Plan, or cause damage to the archaeological heritage, or impinge on rights of way of established walking routes.

Health & Safety

- Operators should provide a statement of compliance with the *Guidelines of the International Commission on Non-Ionising Radiation Protection* (ICNIRP) published in 1998, in order to reduce genuine public health and safety concerns.
- Antennae compounds should be securely fenced and install anti-climbing devices.

Decommissioning

- Following decommissioning of the antennae and associated structures, all equipment shall be removed and the site reinstated.

4.10.7 RETAILING

All retail developments must have regard to the *Mayo County Retail Strategy 2008*.

Where the development is located in towns and villages: the design, height, scale, building lines, character of the townscape, roof height and pitch, window design shall compliment the existing town or streetscape.

A building, which is significantly higher than neighbouring buildings within the existing settlement streetscape, will not normally be permitted unless it is considered that the site/plot has the ability to accommodate a landmark building.

Photomontages or other visual aids such as contiguous elevations showing how the proposed development integrates into the existing towns or streetscape shall be submitted as part of the application.

4.10.8 SHOP FRONT DESIGN

Mayo County Council shall require a high standard of shop front design in new shop fronts. Existing traditional shop fronts should be preserved where possible especially in town centres. Good modern design shop fronts will also be encouraged where appropriate. The Council will encourage the replacement of existing poor quality shop fronts through the provision of advice and guidance.

New shop fronts, either of traditional or modern design, must respect the scale and proportioning of the streetscape by maintaining and enhancing the existing scale of development along the street and respecting the appropriate plot width.

Corporate image shop fronts will not necessarily be acceptable as compatibility with individual buildings, and streetscape will be considered more important than uniformity between the branches of one company.

The use of uPVC for doors and window fascias and soffits will be discouraged because of its adverse design impact and environmental unsustainability.

External roller shutters are not acceptable.

4.10.9 FILLING STATIONS

General

The preferred location for Filling Stations and Commercial Garages, where a need is established, is on the outskirts of a town inside the 50 or 65km/h speed limit area on the nearside of the road exiting the town.

Filling stations will not be permitted outside of 50km/hr speed limit areas. Filling Stations will not be permitted at locations where, because of their appearance, noise and fumes they would be injurious to the amenities of an area.

A proliferation of filling stations along a particular road will not be acceptable. No new kerbside pumps will be permitted.

Layout Standards

The filling station shall be laid out in accordance with Figures 4.9(a) or 4.9(b) and Table 4.16. The layout of the site must also include for the parking requirements as set out in Table 4.8.

The access points must provide vision in accordance with Section 4.2.3.

Vehicles shall not obstruct the public footpaths or carriageway while using or waiting to use the filling station's facilities. The paved areas of the filling station should be surfaced in asphalt or concrete. All surface water drainage systems to be fitted with petrol/oil interceptor traps.

Design, Canopies & Landscaping

Hard and soft landscaping, boundary treatment and external finishes to the building and other structures are important elements in the design of filling stations. Landscaping and screening proposals shall be submitted for consideration.

Standard corporate canopies and advertising will not always be acceptable. The forecourt canopy should be integrated into the overall design of the station. It should be designed and sited so that it does not dominate the surrounding landscape and buildings. Special designs may be required for specific locations, including for existing filling stations in rural areas.

Advertising

Advertising shall not be located where it will obstruct the public footpath or carriageway or interfere with the continuity of the streetscape, and shall be located at least 1m behind the frontage wall. The height of any advertising sign shall not exceed 0.5m.

Lighting

Forecourt lighting, including canopy lighting, should be limited to that which is necessary for the safe operation of a petrol station and should not interfere with the amenities of adjoining premises. It may be recessed so as not to cause glare, hazard or confusion to public road users. Fascia should not be illuminated.

Table 4.16 Filling Station Layout Dimensions (Minimum Standards)

Road		Insider Speed Limit		Outside Speed Limit (upgrading of existing premises)	
		National/Regional Road	Local Road	National/Regional Road	Local Road
A	Frontage Width	80m	65m	85m	70m
B	Access Width	10m	10m	12m	10m
C	Distance between Access Points	30m	20m	30m	20m
D	Distance from Frontage Wall to Pump Island	10m	7.5m	10m	10m
E	Width of Pump Island	1.2m	1.2m	1.2m	1.2m
F	Width between Pump Islands	6m	6m	7.5m	6m
G	Distance from parallel Retail Frontage to Pump Island	7.5m	6m	7.5m	6m
H	Circulation Roadway	9m	7.5m	9m	7.5m
I	Height of Frontage Wall or Island	600mm	600mm	600mm	600mm

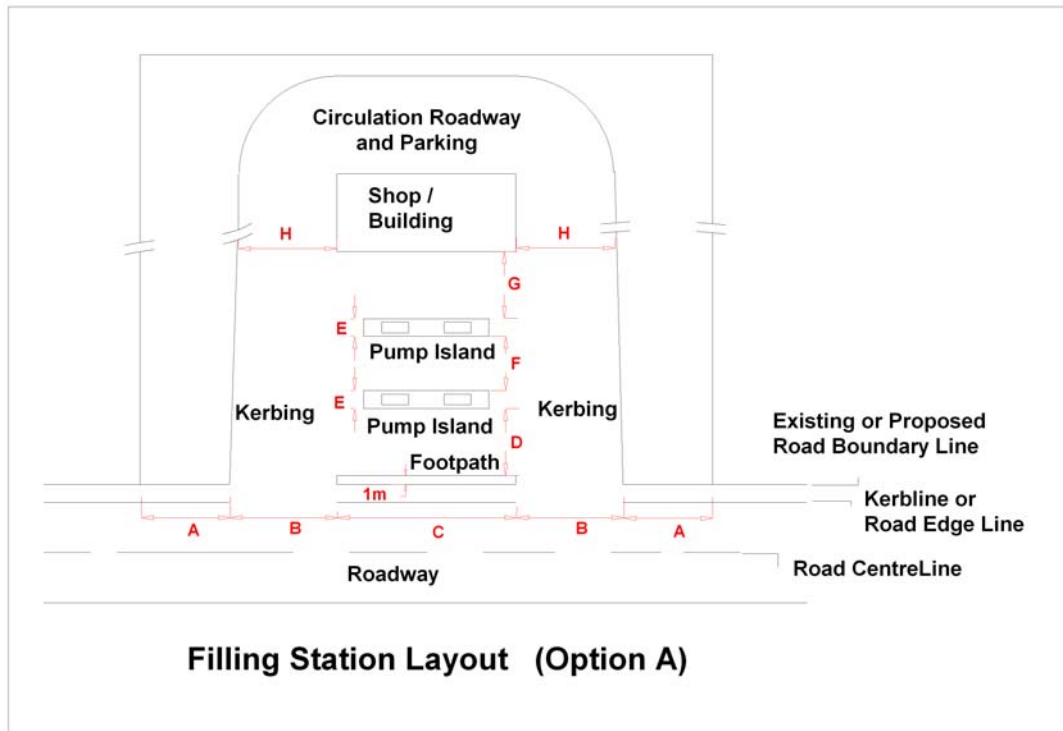


Figure 4.9 (a) Filling Station (Option A)

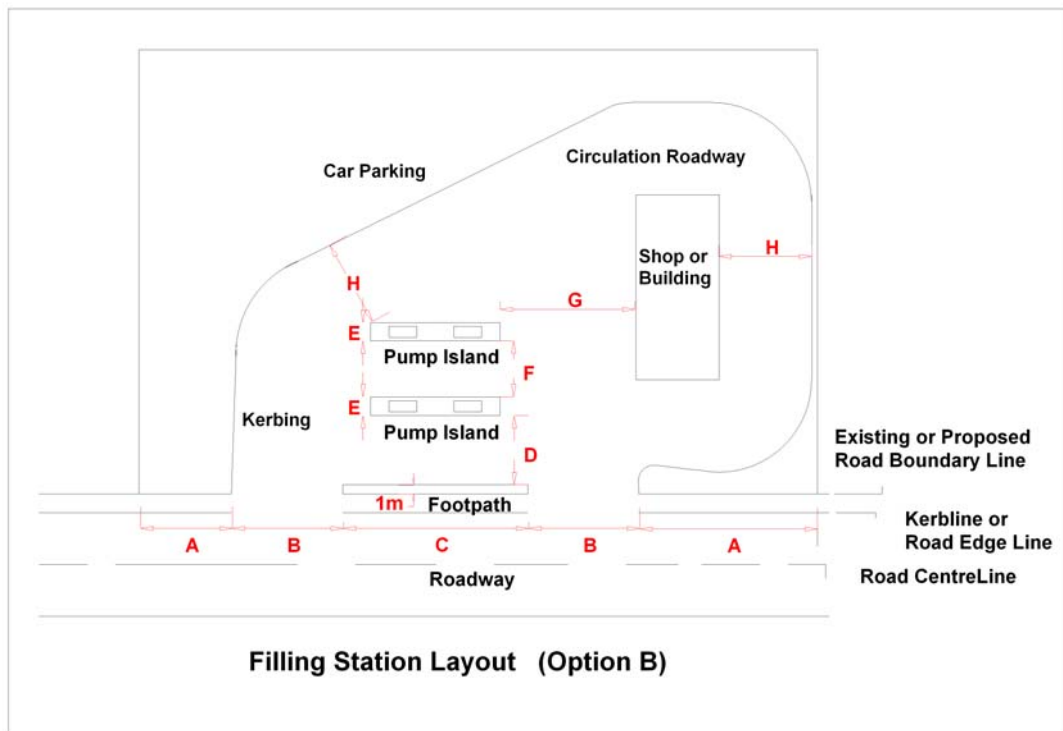


Figure 4.9(b) Filling Station (Option B)

4.10.10 SERVICE GARAGES, WORKSHOPS & CAR SHOWROOMS

Layout

All business must be conducted within the site curtilage of the development (i.e. repairs, parking or selling of vehicles).

Vehicles associated with these developments shall not obstruct the public footpaths or carriageway.

The layout of the site must also include for the parking requirements as set out in Table 4.8. The access points must provide vision in accordance with Section 4.2.3.

Design

The buildings/structures required on site shall be designed and sited so that they integrate into the surrounding landscape/streetscape and do not dominate the surrounding landscape and buildings. Special designs may be required for specific locations.

Garages and workshops should provide sufficient on-site storage for redundant bodies, parts, waste oils and other waste prior to disposal by recycling. Such storage shall be located and designed so that it is not obtrusive on the surrounding environment.

Waste oils should not be disposed of in public or private sewer systems or discharged into watercourses. All surface water drainage systems to be fitted with petrol/oil interceptor traps.

Landscaping

Hard and soft landscaping and boundary treatment are important elements in the design of service garages, workshops and car showrooms. Detailed landscaping and screening proposals shall be submitted for consideration.

Advertising

Advertising shall not be located where it will obstruct the public footpath, carriageway or interfere with the continuity of the streetscape and shall be located at least 1m behind the frontage wall. The height of any advertising sign shall not exceed 4.5m.

Lighting

Forecourt lighting should be limited to that which is necessary for the safe operation of the premises and should not interfere with the amenities of adjoining premises. It may be recessed so as not to cause glare, hazard of confusion to public road users. Fascia should not be illuminated.

4.11. AGRICULTURE, FORESTRY & AQUACULTURE

The policies and objectives of the Council relating to agricultural development are set out in Part 3: Section 3.1.2 of this Plan.

4.11.1 GENERAL

All development for agricultural purposes not specifically exempted from Planning Permission requirement by reference to Part 1 Section 4 of the *Local Government (Planning and Development) Act 2000-2006* is subject to the permission requirements of the Council.

Non-exempted agricultural development will be permitted in rural areas where there are no suitable redundant buildings on the farm holding, which would accommodate the development, and if the Council is satisfied that the proposal is necessary for the efficient use of the agricultural holding or enterprise.

Developments must be in accordance with location, siting and design criteria, and will not be permitted in the vicinity of towns and villages, where such development would create a visual intrusion into the character of the area or an environmental nuisance.

In visually-sensitive areas the Council will require that buildings be sited as unobtrusively as possible and that materials and colours are used, which blend with their surroundings.

4.11.2 POLLUTION CONTROL

Agricultural developments shall comply with relevant guidelines as issued by the Department of Agriculture, especially *SI 378 of 2006 European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2006* as well as the Departments' document entitled *Good Farming Practice, EPA BATNEEC Guidance Notes*, the *Code of Good Agricultural Practice to Rural Environment Protection Scheme* Guidance Documents (and as may be amended) as appropriate.

The Council will exercise its powers under the *Water Pollution Act* to ensure that agricultural development will not cause pollution to watercourses. All new and existing agricultural developments will be required to ensure that provision is made for the storage, on-site, of all waste generated by non-exempted agricultural development.

Storage effluents and their disposal shall comply with the following standards required by the Council:

- Roof water and clean water from yards shall be diverted to clean water outlet
- Kerbs and channels shall be provided on silage slabs, and silage effluent only shall be collected in tanks; clean water shall be diverted
- Slurry tanks shall accommodate 20 weeks minimum accumulated slurry
- Soiled-water tanks shall accommodate 20 weeks minimum accumulated slurry
- Roof water shall be discharged into existing surface water drains, whether piped or open ditches
- Tanks for manure-pit urine storage shall be provided and shall be capable of holding a minimum of twenty weeks accumulated effluent
- Sufficient suitable land shall be available for the safe spreading of these effluents, details of which shall be submitted with the planning application, together with site location maps and land spread agreements as appropriate.

Applicants should consult with Teagasc/REPs advisors prior to making an application for development, to ensure their requirements are incorporated into the planning proposal.

4.11.3 LARGE SCALE AGRICULTURAL DEVELOPMENT.

Agricultural proposals such as mushroom farms, forestry, piggeries, poultry and other intensive animal production require special treatment. Major agricultural developments may require an *Integrated Pollution Control License*.

Where local roads need improvement to accommodate large-scale intensive agricultural development, the Local Authority will require the submission of an EIS and a contribution towards that improvement.

When considering large-scale agricultural proposals, consideration will include traffic safety, pollution and waste control, satisfactory treatment of effluents smells and noises, the size and form of buildings and their integration into the landscape.

4.11.4 FORESTRY

The policies and objectives of the Council relating to forestry development are set out in Section 3.1.2 of this Plan.

The *Indicative Forest Strategy for Mayo* shall inform all forestry proposals as to the sensitivity of particular areas for forestry development.

Forestry activities shall be appropriate in terms of nature and scale to the surrounding area and shall not be visually intrusive on the landscape (especially ridge lines), cause damage to important habitats or species or to the ecology of the area. All forestry should be planted, managed and harvested in accordance with the *Forest Service Guidelines for Landscape, Forest Harvesting, Archaeology, Biodiversity, and Water Quality*.

Clear felling of not more than 25 hectares shall take place at any one time.

Felling licenses shall not be granted for more than 25 hectares.

All forestry development shall be carried out in a manner that will not cause damage to the roads infrastructure or cause nuisance to other road users at any one time without prior consultation.

4.11.5 AQUACULTURE

The policies and objectives of the Council relating to aquaculture development are set out in Section 3.1.2 of this Plan.

All development should be assessed for its effects on the views of the sea from the coast and of the coast from the sea.

The following details should be submitted as part of a planning application:

- the capacity of the shoreline to absorb its onshore facilities
- access roads
- car parking
- scale of traffic and size of vehicles using facility
- turning space required,
- impact of traffic on public road
- waste disposal i.e. reject produce
- slipways
- moorings
- lighting
- cranes
- amenities in the area and
- any visual aids necessary to measure the impact.

4.12 TOURISM

The policies and objectives of the Council relating to tourism are set out in Section 3.1.2 of this Plan.

General

Proposals for tourism development must be sensitively located, not interfere with or detract from areas of special amenity value or nature conservation. They must be in keeping with the traditional character of the area in terms of scale and design and be sustainable.

4.12.1 HOLIDAY HOMES

Holiday Homes should be developed in existing settlements, where services are readily available. However, the existing volume of holiday homes in settlements shall be taken into consideration in assessing proposals for new holiday home developments, in order to maintain a vibrant settlement all year round. Proposals for clusters of holiday homes are acceptable only when the location is appropriate and environmental integration can be achieved. The size of clusters must be in scale with the size of settlements in which it is located. All new developments must have regard to the *Mayo Rural Housing Design Guidelines 2008*, which form part of this Plan.

4.12.2 RESIDENTIAL TOURIST ACCOMMODATION

Such development shall be subject to the following requirements:

- Be located in a definite settlement unless the development has specific locational needs that cannot be met within an existing settlement and is of strategic importance to the area
- Be served by adequate access to the public road
- Have adequate car parking in accordance with Development Plan parking standards
- Where possible involve the re-use and adaptation of existing rural buildings if the development is located outside existing settlements.

Where it is claimed that development has specific locational needs, applicants will be required to indicate why such requirements cannot be met in an existing building(s) in an existing settlement, in a new building in an existing settlement, or in an existing building outside a settlement.

All planning applications shall be accompanied by detailed site layouts, landscaping plans, boundary treatment, building design and materials and any necessary visual aids such as photomontages, which would show how the proposed development would be absorbed into or compliment the landscape.

4.12.3 CARAVAN AND CAMPING PARKS

The layout, design and amenity provision, of all camping and caravan developments shall be in accordance with the specific design requirements contained in the Bord Failte Guidelines 1988, *Model Standards for Caravan and Camping Parks* and *Registration Regulations and Grading Criteria for Caravan and Camping Sites* or any subsequent amendments, the requirements of the Health Authority and the Fire Authority.

Siting

Proposed caravan and camping developments are required to be located in well-screened, landscaped, unobtrusive locations, and their design and layout to take full advantage of the natural geographical features of the site in order to reduce visual impact.

Location

Sites shall not be located in open exposed landscapes in coastal or lakeshore areas, or in areas where they may be injurious to the residential amenity of an area.

The impact of such development on the road network and traffic safety should also be considered.

4.12.4 Marinas

Marinas should be developed where the associated activity is already underway or where a tangible demand for such a facility exists. Marinas should provide adequate water depth, berthing arrangements for pleasure craft, navigation aids, pontoon lighting, fire safety equipment, toilet facilities, a sufficient level of road access, car parking, direct access and walkways to boats. Such a proposal should take the quality of access into account. Facilities such as boat quays should be integrated into the shoreline and avoid water intake points.

4.13 COMMUNITY USE FACILITIES

4.13.1 SCHOOLS

For primary schools a minimum size of 0.6 hectares of school land must be provided for schools with up to three class units and increasing in line with an increase in class units.

Provision must be made in primary schools for informal hard surfaced areas for organised sports activities and in secondary schools for a range of sports facilities.

Provision must be made for on site-parking in accordance with Table 4.8; Categories 25–27 inclusive. A safe set down area must be provided on the school site, preferably on a one way traffic management system as outlined in Figure 4.10.

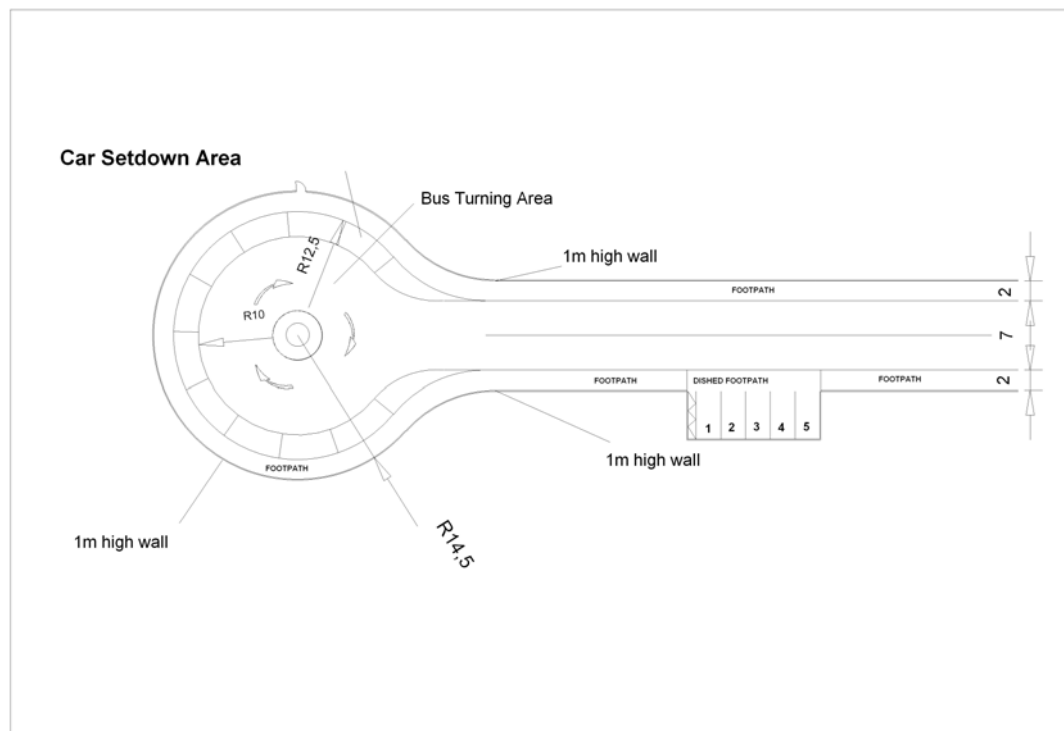


Figure 4.10: School Turning Bay

4.13.2 NURSING HOMES

The need for nursing homes in the County is continuing to grow. Such facilities should be integrated, wherever possible, into the established residential areas of the towns, where residents can avail of reasonable access to local services.

In determining planning applications for nursing homes, whether new build or change of use of an existing building to a nursing residence, the following factors shall be considered:

- The size and scale of the proposed development must be appropriate to the area
- The nursing home shall be in close proximity to local services and facilities
- The development shall not have a negative effect on the amenities of adjoining properties
- Suitable open space shall be provided for the development
- Adequate off-street parking in accordance with the Car Parking Standards, as set out in Table 4.8 shall be provided for the development
- Compliance with the standards governing nursing home development as outlined in the *Health (Nursing Homes) Act 1990, Statutory Instrument No. 226/1993: Nursing Homes (Care & Welfare) Regulations, 1993* and any other subsequent legislation.

4.13.3 CHILDCARE FACILITIES

The policies and objectives of the Council relating to childcare facilities are set out in Section 3.1.4 of this Plan.

Childcare facilities will be required in all new housing developments, at a rate of one childcare facility providing for a minimum of 20 childcare places for each 75 residential units. Childcare facilities shall be built in accordance with the following regulations and guidelines:

- *Planning Guidelines for Childcare Facilities, DOEHLG*
- *Childcare (Pre-School Services) Regulations 2006 (SI 505 of 2006)*
- *Guidelines for Best Practice in the Design of Childcare Facilities.*

Applications for crèches and play-schools within a new or existing place of work or in proximity thereof, such as an industrial estate, will be favourably considered.

Applications for such proposals in terraced houses, semi-detached houses or houses located on a cul-de-sac will be treated on their merits having considerable regard to the matters of traffic management, availability of private and secure open space, layout and design of the housing area and the effect on the amenities of existing adjoining properties.

The following criteria shall be used to assess the suitability of childcare facilities:

- The suitability of the site for the type and size of facility proposed
- The availability of outdoor play area and details of management of same
- The convenience of the proposed facility in relation to public transport nodes, pedestrian access from existing residential areas and/or places of work and existing educational facilities, proximity to neighbourhood, district or town centres
- The extent to which safe access and adequate parking and drop off facilities are provided for clients and staff
- Local traffic conditions—the implications of the proposal on the existing traffic flow and general road safety of the area

- The availability of suitable and adequate services in terms of water and sewage to facilitate the development
- The intended hours of operation
- The number of such facilities in the area.

Temporary permissions may be granted in exceptional circumstances for between 1–5 years to assess the impact of the crèche or playgroup developments on their surroundings.

An application for a crèche/play-school shall include the following:

- A detailed description of the nature of the facility, *ie.* full-day care, sessional day care, drop-in facility, after school care *etc.*
- Details of proposed opening times
- Proposed number and age range of children
- Proposed number of staff
- Internal floor area devoted to such use, excluding areas such as kitchens, toilets, sleeping and other ancillary areas
- Details of safe and convenient car parking arrangements, for both customers and staff
- Details of open space provision and measure for management of same.

4.13.4 BURIAL GROUNDS

The policies and objectives of the Council relating to burial grounds are set out in Section 3.1.4 of this Plan. Headstones shall not exceed 1.4m in height including plinth.

4.14 ENVIRONMENT & HERITAGE

4.14.1 DESIGNATED ECOLOGICAL SITES

Planning applications where part or all of the subject site lies within a zone that extends from the boundary of any designated (or candidate) ecological site to the next field boundary or to a distance of 50 metres, whichever is closer, must be accompanied by an eco-hydrological assessment. This must comply with Section 18 of the *European Communities (Natural Habitats) Regulations 1997* and identify and evaluate the direct and indirect effects, which the development would be likely to have upon the designated site, ecological connectivity and drainage. The eco-hydrological assessment will be forwarded to the National Parks and Wildlife Service for their comments prior to the making of a decision by the Planning Authority.

The need for eco-hydrological assessments for planning applications outside this zone shall be decided upon on a site-by-site basis, depending on local ecological and drainage conditions and other factors as appropriate. In such cases the applicant should consult with the Council's Planning Department about the need for such an assessment.

4.14.2 ECOLOGICAL NETWORKS

Planning applications must: identify all ecological corridors (including hedgerows and masonry stone walls), likely to be significantly affected, which are present on the relevant lands; identify any losses to these corridors, which would result if the application in question was granted, and; show that such losses would be fully offset if the application was to be granted through the replacement of the relevant corridors, with corridors composed of similar species or materials, before any losses to the existing corridors occur.

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

4.15 WATER QUALITY PROTECTION

Following Strategic Environmental Assessment the following mitigating measures will be applied in order to protect water quality:

In order for permission to be granted to new developments, there must be sufficient capacity available to appropriately treat the waste water resulting from such developments. This may be done by: upgrading the capacity of the existing waste water treatment plant and agreeing a new Discharge License with the relevant organisation; sourcing capacity from other existing public waste water treatment plants or by constructing a new public waste water treatment plant.

Thus new development will be served by either:

- A) Providing new capacity for public waste water treatment either through the provision of a new public waste water treatment plant or through allocation of additional capacity to existing waste water treatment plants and extending the existing public waste water treatment catchment to serve all possible developments within the plan area

or:

- B) Treating waste water through the use of individual waste water treatment systems, such as septic tanks.

If development is served by (B) then the conditions outlined in *NSAI SR 6 1991* or the revised EPA Manual, when approved, shall be complied with, and:

- (i) Planning applications must demonstrate that waste water resulting from the granting of the application will be treated so that any discharges to soil or water will work towards compliance with the following standards: less than or equal to 30µg of phosphorous per litre of wastewater discharge and less than or equal to 100 faecal coliforms per 100ml of wastewater discharge.
- (ii) Applicants must submit a site suitability report alongside the planning application, which outlines the likely effects on water quality, which will be caused as a result of use of the relevant single waste water treatment system on site. This report shall be carried out by an appropriately qualified person.
- (iii) The applicant, if successful with the relevant application, must submit a copy of an installation certificate to the Council stating that the treatment system was installed in accordance with *NSAI SR 6 1991* or the revised EPA Manual, when approved as well as a copy of a maintenance contract for a minimum of 10 years of maintenance, including desludging, for the waste water treatment system by appropriately certified person(s).

Note: If capacity in a public waste water treatment scheme is not made available to all development within the plan area in the long term then existing septic tanks, percolation areas and proprietary effluent systems may require to be upgraded in the long term in line with the conditions specified above and a monitoring system set up to the same effect. Objective O/EH-WQ 3 seeks to promote and support the introduction of a grant scheme for the upgrading of all pre-1980 septic tanks in the County.

4.16 ARCHAEOLOGY

The policies and objectives of the Council relating to archaeology are set out in Section 3.1.5 of this Plan.

The Council shall seek to secure the preservation (in-situ, or as a minimum, preservation by record) of all sites and features of historical and archaeological interest. In this regard, the Council shall have regard to the advice and recommendations of the National Monuments Section (DoEHLG), 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.

It shall be a general requirement that proposed developments, which may have implications for the archaeological heritage be subject to archaeological assessment. This includes developments that it is proposed to locate adjacent to or close to archaeological monuments or sites and developments that require an Environmental Impact Statement.

Planning applications within or adjacent to a buffer zone of 30m from a Site on the Record of Monuments and Places must be accompanied by an archaeological assessment, detailing the impacts, which the relevant development would have on archaeology in the area, including those impacts relating to the context of archaeology in the surrounding landscape.

4.17 ARCHITECTURAL HERITAGE

Planning applications within towns identified as having a rich architectural heritage may be required to be accompanied by an assessment to be undertaken by a certified conservation architect, detailing the impacts of the relevant development upon the special interest and character of the surrounding architectural heritage. The Planning Authority should be consulted at an early stage in this regard in order to determine whether there is a need for such an assessment.

4.18 LANDSCAPE HERITAGE

Planning Applications that have the potential to impinge upon the integrity of significant landscape resources may be required to be accompanied by an assessment of the potential landscape and visual impacts of the proposed development—demonstrating that landscape impacts have been anticipated and avoided to a level consistent with the sensitivity of the landscape.

4.19 COASTAL PROTECTION

A general minimum horizontal setback of 30m from the foreshore field boundary line, for new development, or along the 3m natural contour line, whichever is the greatest, is to be created. Any planning applications within this setback must demonstrate that any development would not be subject to potential rising sea levels as a result of global warming, and must address any issues with regard to rising sea levels, with regard to the siting of any development.

The coastal edge and coastal habitats shall be protected from destruction and degradation to ensure that their roles as ecological corridors, coastal flooding and storm surge buffers are retained and enhanced, and developers proposing developments in the vicinity of this area will be requested to carry out an ecological survey and submit an ecological plan that incorporates the natural vegetation and topography of the area

4.20 PROTECTED STRUCTURES

The policies and objectives of the Council relating to built heritage are set out in Section 3.1.5 of this Plan.

Proposals for development, which include a protected structure, will be required to incorporate measures to protect, conserve and enhance the character and the appearance of the structure.

Proposals for development involving material alteration or additions to a protected structure require planning permission and will be required to show that:

- It is compatible with and will not detract from the special character of the structure and its setting
- It complements and reflects the design and character of surrounding buildings and area
- Features of architectural or historic interest and the historic form and structural integrity of the structure are retained
- Architectural features shall match those or be in keeping with the traditional detailing of the structure.

Proposals for development that compromise the setting of protected structures or which will result in material alteration or demolition of structure(s) will only be permitted where:

- The structure is not capable of repair
- There is no compatible or viable alternative use for the structure.

Development on sites adjoining a protected structure will be required to demonstrate that:

- It will have no adverse impacts on the character or integrity of the protected structure or views to and from it
- Owners and prospective owners of protected structures or proposed protected structures or structures located in Architectural Conservation Areas should consult with the Planning Authority in good time as to the appropriateness of proposed works or other developments, and seek competent advice on best practice for carrying out such works.

4.21 ARCHITECTURAL CONSERVATION AREAS (ACAs)

At present no Architectural Conservation Areas have been designated in the County. However, it is the policy of the Planning Authority to designate the Colony, Achill Island as an ACA, and to identify other areas for such designation through the Local Area Plan process. Proposals for development in any ACA that involve a new building, reuse or change of use and extensions will be required to:

- Conserve and enhance the character and appearance of the ACA
- Respect the scale, massing, proportions, design and materials of existing structures
- Retain important exterior architectural features that contribute to the character and appearance of the ACA

The demolition of a building within an ACA will be restricted unless the Council are satisfied that the structure or building does not contribute positively to the character or appearance of the ACA, or the building or structure is beyond viable repair or reuse.

4.22 FENCING

It is a requirement of the Planning Regulations 2001–2006 (9(I)(x)) that the fencing of hitherto open land used by the public during the 10 years preceding such fencing, requires planning permission. There has been a large increase in the amount of new fencing in the upland areas of the County. Barbed wire has been used in most of this new fencing, which in the absence of stiles or gates, makes access for recreational users of the countryside almost impossible.

Traditional hill sheep farming rarely required fencing but, since the introduction of REPS, sheep farmers are required to stock-proof their lands. The challenge is to ensure that such fencing will be done in a manner that will meet the requirements of REPS without impinging on access for hill walkers.

Taking account of (a) the needs of farmers and (b) the desirability of maintaining access for hill walkers, the Council will use the following criteria when considering applications for new fencing on hitherto open land:

- Fencing in upland or amenity areas will not normally be permitted unless such fencing is essential to the viability of the farm and that it conforms to best agricultural practice.
- The nature of material to be used, the height of the fence and, in the case of a wire fence, the type of wire to be used will be taken into account.
- Stiles or gates at appropriate places will be required
- Barbed wire will not be used for the top line of wire.

APPENDICES

APPENDIX I: ROADS

National Primary Routes

It is an objective of the Council to encourage the completion of improvements to the three National Primary Routes: the N5, N17 and N26 to their entirety.

- ❖ Major schemes on the N5 will include Westport–Castlebar and the Swinford by-pass to the County Boundary (including the Ballyvary–Swinford by-pass).
- ❖ Major schemes on the N17 will include Knock Airport to the Mayo/Sligo County boundary (including Charlestown by-pass) and other schemes, as finance becomes available.
- ❖ Major schemes on the N26 will include Ballina-Bohola including Foxford by-pass.

It is an objective of the Council to encourage the continuance of the route option from Bohola to Kiltimagh to the N17 Knock by-pass and link north Mayo to the Western Corridor Route.

It is an objective of the Council to encourage the completion of the National Primary Road proposals listed in Table 1.1 below:

Table 1.1: National Primary Route Improvements

Objective	Route	Proposal
NP1	N26	Commence land acquisition and construction of Ballina to Bohola Stage 2, including Foxford by-pass
NP2	N5	Commence land acquisition and construction of Westport–Castlebar section
NP3	N17	Complete design, commence land acquisition and construction of Knock Airport to Tubbercurry (Co.Sligo) section including Charlestown by-pass
NP4	N5	Commence design and land acquisition for Castlebar by-pass
NP5	N5	Commence design and land acquisition for Westport Northern Relief Road
NP6	N26/N59	Commence design and land acquisition for Ballina Orbital Route
NP7	N5	Design of Ballyvary–Swinford by-pass section including Bohola By-pass
NP8	N17	Ballindine by-pass on N17
NP9	N5	The examination of converting the existing N5 to an enhanced cross-section incorporating by-passes.
NP10	N17	The examination of converting the existing N17 to an enhanced cross-section incorporating by-passes.
NP11	ALL	Complete the provision of a high-quality pavement, minor improvements and maintenance to the un-realigned sections of roads

National Secondary Routes

It is an objective of the Council to completely upgrade the N60 from Castlebar to the N17 Claremorris by-pass; to carry out major improvements on the N60 between Claremorris by-pass and the Mayo/Roscommon County Boundary; and to carry out major improvements on the N84 (Castlebar-Shrule).

It is an objective to carry out major improvements on the N59 from the Mayo/Sligo County Boundary to Ballina-Crossmolina-Bangor-Mulranny-Newport-Westport- Leenaune.

It is an objective of Mayo County Council that the N59 – (Westport to Leenaune) be included in Table 1.2 National Secondary Route improvement.

Table 1.2: National Secondary Route Improvements

Objective	Route	Proposal
NS1	N59	Complete construction of extension of Moylaw to Crossmolina and commence road improvement works between Westport and Leenaune.
NS2	N60	Complete design, commence land acquisition and construction of Castlebar-Claremorris section including Balla by-pass
NS3	N59/N26	Commence design of Ballina Orbital Route
NS4	N59	Commence route selection of Westport Eastern Relief Road
NS5	N59	Complete route selection and land acquisition and construction of Ballina-Crossmolina section
NS6	N83	Commence design of Ballyhaunis-Cloonfad section
NS7	N84	Complete design, commence land acquisition and construction of Castlebar-Ballyheane section at Aghadrinagh
NS8	N60	Commence route selection and design of Ballyhaunis by-pass
NS9	N84	Complete construction of Ballyheane-Ballinrobe section at Ballyheane
NS11	All	Complete the provision of a high quality pavement, minor improvements, realignments and maintenance to the unrealigned sections of roads

Regional Roads

It is an objective of the Council to promote and support the designation of road R312 (Castlebar to Bellacorrick) to that of 'National Strategic Importance'.

It is an objective of the Council to carry out improvements to the Regional Road network throughout the County. The main improvements will take place as shown in Table 1.3.

Table 1.3: Regional Route Improvements

Objective	Route	Proposal
R01	R314	Complete route selection and design of Ballina Western Relief Road
R02	R315	Commence land acquisition and realignment of sections of Pontoon-Lahardaun-Crossmolina Road
R03	R314	Continue land acquisition and realignment of sections of Killala-Ballycastle Road
R04	R314	Continue route selection and design of Killala by-pass
R05	R318	Continue land acquisition and realignment of Foxford-Pontoon road to Foxford railway station
R06	R321	Continue land acquisition and realignment of Kiltimagh-Bohola road
R07	R323	Continue route selection and design of Kiltimagh by-pass and Kiltimagh-Knock section
R08	R375	Commence land acquisition and realignment of sections of Swinford-Kilkelly Road
R09	R335	Continue route selection and design of Westport Relief Road
R10	R335	Continue land acquisition and realignment of sections of Westport-Louisburgh Road at Murrisk and Lecanvey
R11	R311	Continue land acquisition and realignment of Castlebar-Newport road
R12	R334	Continue land acquisition and realignment of Ballinrobe-Cross road
R13	R346	Commence land acquisition and realignment of Cross-Cong road
R14	R345	Commence route selection and design of Cong by-pass in cooperation with Galway County Council
R15	R312	Commence design, land acquisition, realignment and pavement improvement of sections of Derrycoosh-Bellacorrick Road at Beltra
R16	R328	Commence land acquisition and realignment of Ballindine-Irishtown road
R17	R324	Continue land acquisition and realignment of Balla-Kiltimagh road at Balla
R18	R310 & R311	Continue route selection and design of Castlebar North Western Relief Road
R19	R319	Mulranny to Keem. Continued improvements, road widening and safety works particularly at Dookineela cross and the three bridges in Cashel and the Sandybanks, Keel
R20	R334	Continue route selection and design of the R334 at Moyne Bridge in co-operation with Galway County Council
R21	R327	Commence realignment and land acquisition of the R327 at Kilknock Bridge
R22	All	Complete the provision of a quality pavement, minor improvements and maintenance to the un-realigned sections of roads

BY-PASSES & RELIEF ROADS

It is an objective of the Council to identify and preserve the lines of by-passes and relief roads on the National and Non-National road network where necessary.

It is an objective of the Council to advance these lines to construction stage:

Table 1.4: By-Passes & Relief Roads¹²

Objective	Town	Proposal
BR-01	Ballinrobe	By-pass
BR-02	Ballyhaunis	By-pass
BR-03	Castlebar	N5 at Ballynaboll to R311 Newport Road
BR-04	Castlebar	R311 Newport Road to Snugborough
BR-05	Castlebar	R310 Pontoon Road to N5
BR-06	Claremorris	N60 north to new roundabout on N60 east
BR-07	Claremorris	Link road from L-5572-0 (Cloonconor Road) to old N17 (Claremorris–Ballindine Road)
BR-08	Crossmolina	By-pass
BR-10	Killala	Inner Relief Road
BR-11	Killala	Outer by-pass
BR-12	Mulranny	Mulranny N59 by-pass
BR-13	Kiltimagh	R321 Bohola Road to R323 Knock Road
BR-14	Cong	Cong by-pass

¹² By-passes for Ballina, Westport & Foxford are incorporated into other schemes/proposals set out in previous tables.

Table 1.5: Reclassification of Roads

Objective	Road
RC-1	TI-RC 1 It is an objective of the Council to have the N60 Castlebar-Claremorris reclassified as a National Primary Road
RC-2	It is an objective of the Council that the new road to be constructed from Ballina to Bohola shall be declared a National Primary road—to replace the existing N26 from Ballina to Swinford
RC-3	It is an objective of the Council that the existing regional roads R321 from Bohola to Kiltimagh and R323 Kiltimagh to Knock shall be upgraded to National Primary Status
RC-4	It is an objective of the Council to have the N83, from Ballyhaunis town centre to the junction with the N17 in the townland of Glentavraun, reclassified as a Regional Road
RC-5	It is an objective of the Council to have the Charlestown–Doocastle Road, from the junction with the N17 at Charlestown to the Sligo County boundary at Cloontaconnagh, reclassified as a Regional Road
RC-6	It is an objective of the Council to propose reclassification of other roads as development traffic warrants

Table 1.6: National Roads in Co. Mayo

Road Number	Road Classification
N5	National Primary Road
N17	National Primary Road
N26	National Primary Road
N58	National Secondary Road
N59	National Secondary Road
N60	National Secondary Road
N83	National Secondary Road
N84	National Secondary Road

Table 1.7: Strategically Important Regional Roads

Road Number	Section
R294	Ballina–Bonniconlon
R310	Ballina–Pontoon
R311	Castlebar–Newport
R312	Castlebar–Belmullet
R313	Belmullet–Glencastle
R314	Ballina–Killala
R323	Knock–Ballyhaunis
R334	Ballinrobe–Glencorrib–Galway County Boundary
R335	Westport–Louisburgh

APPENDIX II: PROPOSED WATER & SEWERAGE SCHEMES

Table 2.1: Proposed Water Schemes

Location	Water Supply Schemes
Castlebar	<ul style="list-style-type: none"> ▪ Lough Mask Regional Water Supply Scheme, Water Conservation Project. ▪ Lough Mask Regional Water Supply Scheme, Stage 2, Kilmaine Water Tower. ▪ Lough Mask Regional Water Supply Scheme, Stage 2, Upgrade of treatment Plant. ▪ Lough Mask Regional Water Supply Scheme, Extension to The Neale. ▪ Tuam Regional Water Supply Scheme, extension to Glencorrib, Cross & Cong. ▪ Upgrading Cong Storage.
Ballina	<ul style="list-style-type: none"> ▪ Ballina Town, Water Conservation Scheme. ▪ Ballina Regional Water Supply Scheme, Stage 3, Ballina Town. (Storage). ▪ Ballina Regional Water Supply Scheme, Stage 5, extension to Bonniclon. ▪ Ballina Regional Water Supply Scheme, Stage 5, extension to Ballycastle. ▪ Ballina Regional Water Supply Scheme, Treatment Plant Upgrading. ▪ Ballina Regional Water Supply Scheme, Storage at Crossmolina. ▪ Ballycastle Water Supply Upgrade. ▪ Lough Mask Regional Water Supply Scheme, Stage 1, extension from Balla to Kiltimagh. ▪ Swinford Town Water Supply Scheme, Upgrade (Short Term Emergency Works). ▪ Lough Conn East Mayo Regional Water Supply Scheme Scheme to service East Mayo, including Swinford, Foxford, Kilkelly and Charlestown.
Westport	<ul style="list-style-type: none"> ▪ Achill Regional Water Supply, Upgrading of treatment Plant & Storage. ▪ Lough Mask Regional Water Supply Scheme, Stage 5, extension from Srah to Westport. ▪ Lough Mask Regional Water Supply Scheme, Stage 5, extension to Louisburgh/Newport/Mulranny. ▪ Upgrading at Tourmakeady Treatment Works. ▪ Westport Regional Water Supply Scheme, Stage 3, Extension to Louisburgh.
All Public Schemes	Countywide Water Conservation project

Table 2.2: Proposed Sewerage Schemes

Location	Sewerage Schemes
Castlebar	Aghamore Sewerage Scheme Ballintubber Sewerage Scheme Ballyglass Sewerage Scheme Ballyheane Sewerage Scheme Ballyvary Sewerage Scheme, Extension on Old Road Barnacarroll Sewerage Scheme Bekan Sewerage Scheme Breaffy Sewerage Scheme Carnacon Sewerage Scheme Castlebar Environs Sewerage Scheme, Stage 2 Claremorris Sewerage Scheme, Stage 2 Cross Sewerage Scheme Crossboyne Sewerage Scheme Facefield Sewerage Scheme Glencorrib Sewerage Scheme Islandeady Sewerage Scheme Killawalla Sewerage Scheme Manulla Sewerage Scheme Mayo Abbey Sewerage Scheme Parke Sewerage Scheme. Partraí (Partry) Sewerage Scheme Roundfort Sewerage Scheme Straide Sewerage Scheme Taugheen Sewerage Scheme The Neale Sewerage Scheme Tooreen Sewerage Scheme Tuar Mhic Éadaigh (Tourmakeady) Sewerage Scheme
Ballina	Attymass Sewerage Scheme Ballina Main Drainage, Stage 3, Upgrade Wastewater Treatment Plant Bofeenaun Sewerage Scheme Carracastle Sewerage Scheme Charlestown Sewerage Scheme, Treatment Plant Foxford Sewerage Scheme Kilkelly Sewerage Scheme (upgrade) Kilkelly Urlaur Sewerage Scheme Killala Sewerage Scheme Killasser Sewerage Scheme Kiltimagh Sewerage Scheme Knockmore Sewerage Scheme Midfield Sewerage Scheme Moygownagh Sewerage Scheme Newtown/Clogher Sewerage Scheme Roosky Sewerage Scheme Urlaur Sewerage Scheme

Westport	<p> Gob an Choire (Achill Sound) Sewerage Scheme Achill Sewerage Scheme, Extension Ballinasally, Clish An Eachléim (Aughleam) Sewerage Scheme Béal an Mhuirthead (Belmullet) Sewerage Scheme An Geata Mór (Binghamstown) Sewerage Scheme Bun an Churraigh (Bunacurry) Sewerage Scheme Carrowholly Sewerage Scheme Ceathrú Thaidhg (Carrowteige) Sewerage Scheme Cashel/Saula Sewerage Scheme Clare Island Sewerage Scheme Currane Sewerage Scheme Dumha Éige (Dooega) Sewerage Scheme Doogort Sewerage Scheme, Stage 2 Dooniver/Bullsmouth Sewerage Scheme Drummin Sewerage Scheme Erris Regional Water Sewerage Scheme, Upgrading Water Treatment Plant Gleann na Muaidh (Glenamoy) Sewerage Scheme An tInbhear (Inver) Sewerage Scheme Killeen Sewerage Scheme Lecanvey Sewerage Scheme Murrisk Sewerage Scheme Newport Sewerage Scheme Ros Dumhach (Rossport) Sewerage Scheme Tonragee Sewerage Scheme Valley Sewerage Scheme </p>
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APPENDIX III: HARBOURS, PIERS & SLIPWAYS PROJECTS

Table 3.1: Harbours, Piers and Slipway Projects

Location	Project
Achill	New Marina be built at the most appropriate coastal site in Achill
Blacksod	Marina
Cashel Slipway	New Slipway situated near bridge at Saula West
Darbys Pier (Cloughmore)	Pier development
Inishbiggle	Further access improvements to Inishbiggle
Inishgort	New Slipway
Inislyre	New Pontoon, Gangway and Storm Wall.
Kilcummin	Slipway
Killala	Developments at pier
Porturlin	New Pier & Slipway Facility
Purteen	Development of Existing Harbour
Rinroe	Extension to Existing pier
Roigh	Provision of Parking & turning area at Pier
Roonagh	New Terminal Building
Rosmoney	Access to offshore islands
Westport	New Marina

Table 3.2: National Coastal Protection Program

Location
<ul style="list-style-type: none"> ▪ Bayview/Ardmore, Belmullet ▪ Bertra ▪ Bundoola, Belmullet ▪ Carramore Beach ▪ Devlin, Louisburgh ▪ Dooagh carpark & sewer rising main – Achill ▪ Dooega: Coast Road in Dooega West ▪ Doolough – Geesala/Dooehoma ▪ Dugort Beach/Pier Road, Achill ▪ Dugort Post Office ▪ Elly Bay ▪ Kilcuminin/Lacken Beach ▪ Leam, Clogher, Belmullet ▪ Mulranny Beach Causeway ▪ Murrevagh/Machair – Mulranny ▪ Rathlacken Pier – approach road

Table 3.3: Other Piers and Harbours Schemes

Location and Proposed Works
<ul style="list-style-type: none"> ▪ (Blind harbour) Tippe Pier: Extension of retaining wall to protect public road. ▪ Atlantic Drive, Ashleam: Protection of cliff face. ▪ Belderrig Beach, Cross: Provide concrete coastal blocks. ▪ Blacksod lighthouse and pier: Coastal protection along pier and lighthouse wall. ▪ Blacksod: Protection works at Bridget Keanes. ▪ Bullsmouth: Protection works. ▪ Bunafolly: Extension of R.C. wall undertaken in 2002. ▪ Cartue (Cartron): Extend existing sea wall to prevent flooding of public road. ▪ Childrens Burial Ground: Protection works. ▪ Claggan: Provide coastal fencing. ▪ Clare Island: Protection of public road and beach. ▪ Cloghmore Road: Protect sea wall. ▪ Dooagh Pier Road: Protect road to pier. ▪ Dorans Point: Protect road and area by slipway. ▪ Dugort Golden Strand: Dune stabilization. ▪ Dugort Post Office: cliff edge, major funding required. ▪ Fahy: Protection of embankment to provide stability. ▪ Foxpoint, Barnatra: Raising of existing wall to protect public road. ▪ Inisbiggle: Protection of seawall at proposed slipway area. ▪ Inishnakillew: Protection of access road. ▪ Iniskea: Replace sea wall. ▪ Keel Beach: Protection works and dune stabilization. ▪ Kilcummin: Protection works including breakwater and gabions. ▪ Kildavnet Burial Ground: Protect sea wall. ▪ Killerduff Slipway: Protection works of land along seashore. ▪ Rathlacken Pier: Protection works to include rock armour. ▪ Rinroe: Protection of public road leading to pier. ▪ Rosmindle: Protection of public road. ▪ Shore Road walkway, Belmullet: Extend coastal protection/promenade. ▪ Surgeview, Blacksod: Coastal protection from the slipway along beach to Faulmore car park. ▪ Termon, Blacksod: retaining wall and access to beach. ▪ Tonreege: Protect sea wall along foreshore. ▪ Tullaghan, Doohoma: provide retaining wall at Mangans. ▪ Valley Beach.

APPENDIX IV: MAYO COUNTY COUNCIL DEVELOPMENT

Table 4.1: Traveller Accommodation

Housing	Halting Sites	Transient Sites
Ballina	In the event that the projected need for any area of the County Council cannot be met by conventional housing, serviced Halting Sites will be provided.	1 no. East Mayo
Ballinrobe		1 no. West Mayo
Castlebar		
Claremorris		
Ballyhaunis		
Ballindine		
Swinford		
Charlestown		
Westport		

(See Traveller Accommodation Programme 2005-2008)

Table 4.2: Library Service

Location	Project
Claremorris	Works arising from review of accommodation needs
Foxford	Relocate to larger premises

Table 4.3: Swimming Pools

Location	Project
Castlebar, Lough Lannagh Village	New Pool
Claremorris	New Pool
Charlestown	Upgrade
Ballyhaunis	Upgrade

Table 4.4: Fire Emergency Services

Location	Project
Swinford	Fire Station Improvements
Crossmolina	Fire Station Improvements

Table 4.5: County Council Buildings

Location	Project
Claremorris	Area Offices
Ballinrobe	Area Offices

APPENDIX V: SEVESO II ESTABLISHMENTS IN MAYO

Currently there are 5 Seveso II establishments in the County. However, this list is subject to change as additional establishments may come under the Directive during the life of the Plan. Current notified sites are:

Ballina Beverages Ltd., Ballina

Brooklands Gas Co. Ltd., Ballina

Calor Gas, Claremorris: see Claremorris Local Area Plan for detailed land-use advice.

ESB-Tawnaghmore Generating Station, Ballina (Killala)

Flogas Ltd., Ballyhaunis

The proposed Gas Terminal at Bellnaboy Bridge to be operated by Shell E & P Ireland Ltd will also constitute a Seveso II site.

APPENDIX VI: MAYO'S NATURAL AND BUILT HERITAGE

Natural Heritage Areas (NHAs)

Site Code	Site Name
000548	Tawnymackan Bog
001473	Bangor Erris Bog
001548	Pollatomish Bog
001566	Tristia Bog
001567	Tullaghan Bay and Bog
001570	Ummerantarry Bog
002381	Doogort East Bog
002383	Croaghmoyle Mountain
002391	Inagh Bog
002403	Sraheens Bog
002419	Glenturk More Bog
002420	Cunnagher More Bog
002432	Forrew Bog
002446	Ederglen Bog
002455	Lough Greney Bog

Proposed Natural Heritage Areas (pNHAs)

Site Code	Site Name
000215	Rathbaun Turlough
000385	Rostaff Turlough
000459	Altaconey Bog
000467	Benaderreen Cliffs
000469	Bills Rocks
000477	Clare Island
000481	Coolbarreen Lough
000482	Creevagh Head
000483	Croagh Patrick
000494	Downpatrick Head
000502	Gowlaun Bog
000506	Inishglora and Inishkeeragh
000509	Inishturk
000510	Kilgarriff Bog
000511	Killaturly Turlough
000512	Kinrovar Machair
000519	Lough Conn and Lough Cullin
000523	Lough Gower
000546	Stags of Broadhaven
000550	Towerhill Lake
000735	Maumtrasna Mountain Complex
001278	Burren Rock
001470	Ardogommon Wood
001472	Mountpleasant School Turlough
001483	Cloghmoyle Dunes
001485	Cloonagh Lough (Mayo)

Proposed Natural Heritage Areas (pNHAs)-continued	
001486	Cloonboorhy Lough
001488	Cooraun Point Machair/Dooreel Creek
001491	Dambaduff Lough
001492	Carrowmore Lough Shore
001499	Drumleen Lough
001500	Eagle Island
001504	Frehill Island
001511	Inishdegil Islands
001517	Killala Esker
001518	Kinlooey Lough
001520	Knappagh Woods
001527	Lough Alick
001528	Lough Beg, Carrowmore
001533	Lough Manan
001559	Slishmeen Turlough
001910	Mannin and Island Lakes
001967	Inishgalloon
001968	Mweelaun Island
001969	Caher Island
001970	Ballybeg Island
001971	Inishdalla
002078	Moy Valley

Candidate Special Areas of Conservation (cSACs)

Site Code	Site Name
000297	Lough Corrib
000458	Killala Bay/Moy Estuary
000461	Ardkill Turlough
000463	Balla Turlough
000466	Bellacorick Iron Flush
000470	Mullet/ Blacksod Bay Complex
000471	Brackloon Woods
000472	Broadhaven Bay
000475	Carrowkeel Turlough
000476	Carrowmore Lake Complex
000479	Cloughmoyne
000480	Clyard Kettle-Holes
000484	Cross Lough (Killadoon)
000485	Corraun Plateau (Extension To Corraun)
000492	Doocastle Turlough
000495	Duvillaun Islands
000497	Flughany Bog
000500	Glenamoy Bog Complex
000503	Greaghans Turlough
000504	Kilglassan/Caheravoostia Turlough Complex
000507	Inishkea Islands
000516	Lacken Saltmarsh And Kilcummin Head
000522	Lough Gall Bog

Candidate Special Areas of Conservation (cSACs) -continued	
000525	Shrile Turlough
000527	Moore Hall (Lough Carra)
000532	Oldhead Wood
000534	Owenduff/Nephin Complex
000541	Skealoghan Turlough
000542	Slieve Fyagh Bog
000633	Lough Hoe Bog
001482	Clew Bay Complex
001497	Doogort Machair/Lough Doo
001501	Erris Head
001513	Keel Machair/Menaun Cliffs
001529	Lough Cahasy, Lough Baun and Roonah Lough
001536	Mocorha Lough
001571	Urlaur Lakes
001774	Lough Carra / Mask Complex
001899	Cloonakillina Lough
001922	Bellacorick Bog Complex
001932	Mweelrea/ Sheefry/ Erriff Complex
001955	Croaghaun/Slievemore
002005	Bellacragher Saltmarsh
002006	Ox Mountains Bogs
002081	Ballinafad
002144	Newport River
002177	Lough Dahybaun
002179	Towerhill House
002243	Clare Island Cliffs
002268	Achill Head
002298	River Moy
002320	Kildun Souterrain

Special Protection Areas (SPAs)

Site Code	Site Name
004004	Iniskea Islands
004036	Killala Bay/Moy Estuary
004037	Blacksod/ Broadhaven
004042	Lough Corrib
004051	Lough Carra
004052	Carrowmore Lake
004053	Lough Conn
004054	Lough Cullin
004055	Cross Lough (Mullet)
004062	Lough Mask
004072	Stags Of Broadhaven
004074	Illanmaster
004084	Inishglora And Inishkeeragh
004093	Termoncarragh Lake & Annagh Machair
004098	Owenduff/Nephin Complex
004111	Duvillaun Islands SPA
004177	Bills Rock SPA

Sites of Geological Interest

Theme Site No.	Site Name	Principal characteristics Critical feature(s) key words	Townland(s)/ district	IGH Theme - Primary	IGH Theme - Secondary	IGH Theme-Tertiary
IGH11	Spinc, Killala Bay	Killala/Ross Gabbro		IGH11 Igneous Intrusions		
IGH5-48	Inishkea Islands	Inishkea Division	Inishkea North and Inishkea South	IGH5 Precambrian		
IGH6	Keem Bay, Achill Island	Mineralogy		IGH6 Mineralogy		
IGH7	Acorrymore Cirque Moraines	Morainic Arcs		IGH7 Quaternary		
IGH5-49	Annagh Head, Mullet Peninsula	Mullett Gneisses	Belmullet	IGH5 Precambrian		
IGH11	Dun na Mo, Oirreas	Olivine dolerite dyke.		IGH11 Igneous Intrusions		
IGH7	Cathedral Rocks Paraglacial Spread	Cliffs - succession of boulder/cobble gravel, sand and breccia.		IGH7 Quaternary		
IGH2-44	Knockmore Hill, Clare Island	Precambrian - Devonian Palaeontology	Bunnamohaun	IGH2 Precambrian - Devonian Palaeontology		
IGH5-54	NW Erris(Stags of Broadhaven Southwards)	Grampian-Appin Group Stratigraphy		IGH5 Precambrian		
IGH5-55	Doogort	Mid-Dalradian Portaskaig Boulder Bed	Dooagh, Achill	IGH5 Precambrian		
IGH5-52	Atlantic Drive/ Claggan Bay	Blue-schist facies metamorphism	Achill Sound, Claggan	IGH5 Precambrian	IGH6 Mineralogy	
IGH6	Atlantic Drive/ Claggan Bay	Blue-schist facies metamorphism	Achill Sound, Claggan	IGH5 Precambrian	IGH6 Mineralogy	
IGH8	Northern coast of Clare Island	Clastics	Numerous Townlands	IGH8 Lower Carboniferous		
IGH7	Clare Island	Hummocky moraines.		IGH7 Quaternary		
IGH4-23	Portruckagh Clare Island	Contentious strata/relationships in the Clew Bay Complex	Glen	IGH4 Cambrian-Silurian		
IGH15	Doolough	Metallic minerals		IGH15 Economic Geology		
IGH4-26	Emlagh Pt.	Major structural contact between Silurian successions	Emlagh	IGH4 Cambrian-Silurian		

Sites of Geological Interest-continued

Theme Site No.	Site Name	Principal characteristics Critical feature(s) key words	Townland(s) / district	IGH Theme - Primary	IGH Theme - Secondary	IGH Theme-Tertiary
IGH8	Bollinglanna	Late Tournaisian	Bollinglanna	IGH3 Carboniferous - Pliocene Palaeontology	IGH8 Lower Carboniferous	
IGH3-37	Bollinglanna	Trace fossil	Bollinglanna	IGH3 Carboniferous - Pliocene Palaeontology	IGH8 Lower Carboniferous	
IGH11	Ocamhal	Analcime-olivine dolerite dyke.		IGH11 Igneous Intrusions		
IGH2-21	Uggool (Killary Harbour)	Precambrian - Devonian Palaeontology	Uggool, Doovila	IGH2 Precambrian - Devonian Palaeontology		
IGH7	Askillaun Spread	Stratified diamict exposed in cliff section.		IGH7 Quaternary		
IGH7	Killary Harbour	Chattermarks, gouges, fractures and rat-tails, troughs and fjords,		IGH7 Quaternary		
IGH15	Carrowniskey River	Metallic minerals		IGH15 Economic Geology		
IGH14	Carrowteige	Gullys	Carrowteige Td., Broad Haven, NW Mayo	IGH14 Fluvial/Lacustrine Geomorphology		
IGH14	Gubnastacky	River channel within bog	Blacksod Bay, Mulranny	IGH14 Fluvial/Lacustrine Geomorphology		
IGH2-33	Old Head	IGH2 Precambrian - Devonian Palaeontology	Legan, Balloor	IGH2 Precambrian - Devonian Palaeontology		
IGH7	Doo Lough Valley	U-shaped valley, kame terraces		IGH7 Quaternary	IGH14 Fluvial/Lacustrine Geomorphology	
IGH15	Kilgeever	Metallic minerals		IGH15 Economic Geology		
IGH14	Doolough	Palaeo-delta	Leenane, Westport	IGH14 Fluvial/Lacustrine Geomorphology		

Sites of Geological Interest-continued

Theme Site No.	Site Name	Principal characteristics Critical feature(s) key words	Townland(s) / district	IGH Theme - Primary	IGH Theme - Secondary	IGH Theme-Tertiary
IGH4-28	Kilsallagh, S shore Clew Bay	Killadangan Formation	Louisburgh	IGH4 Cambrian-Silurian		
IGH5-56	Briska, North Mayo	Mid-Dalradian Portaskaig Boulder Bed	Bangor, Erris	IGH5 Precambrian		
IGH15	Lecanvey [Au]	Metallic minerals		IGH15 Economic Geology		
IGH6	Croagh Patrick (area)	Fuchsite		IGH6 Mineralogy		
IGH7	Clew Bay	Drowned drumlin, erosional action, drumlin swarm, hummocky moraines		IGH7 Quaternary		
IGH6	Sheefry Mine	Millerite		IGH6 Mineralogy		
IGH6	Clew Bay complex	serpentine		IGH6 Mineralogy		
IGH11	Croagh Patrick	Supposed sheeted dykes within dismembered ophiolite	Teevenacroaghy	IGH11 Igneous Intrusions	IGH6 Mineralogy	
IGH4-30	Croagh Patrick	Deformed quartzite conglomerate	Teevenacroaghy	IGH4 Cambrian-Silurian		
IGH8	Rockfleet Bay	Limestone		IGH8 Lower Carboniferous		
IGH14	Lough Nafoeey	Waterfall		IGH14 Fluvial/Lacustrine Geomorphology		
IGH7	Furnace Lough Moraines	Morainic ridges		IGH7 Quaternary		
IGH14	Maumtrasna	Planation surface		IGH14 Fluvial/Lacustrine Geomorphology		
IGH14	Bellacorick	River channel within bog, irregular/deranged pattern	Bellacorick	IGH14 Fluvial/Lacustrine Geomorphology		
IGH6	Westport (Sulphur)	Sulphur		IGH6 Mineralogy		
IGH7	Srahlea Bridge (Partry Mountains)	Kame terraces.		IGH7 Quaternary		

Sites of Geological Interest-continued

Theme Site No.	Site Name	Principal characteristics Critical feature(s) key words	Townland(s) / district	IGH Theme - Primary	IGH Theme - Secondary	IGH Theme-Tertiary
IGH7	Belderg Pier and harbour	Glaciomarine mud and sand, microfauna, deglaciation of continental shelf.	Belderg	IGH7 Quaternary		
IGH15	Belderrig [Cu]	Intrusive breccia (Carb dyke in Moine)	Belderg	IGH15 Economic Geology		
IGH5-51	Belderg Harbour	Folds	Ballinapark	IGH5 Precambrian	IGH11 Igneous Intrusions	
IGH7	Nepin Beg Mountains	Cirques, medial moraines		IGH7 Quaternary	IGH14 Fluvial/Lacustrine Geomorphology	
IGH2-9	Finny Bridlepath	Precambrian - Devonian Palaeontology	Cummer	IGH2 Precambrian - Devonian Palaeontology		
IGH6	Westport (Talc)	Talc		IGH6 Mineralogy		
IGH15	Bohaun	Metallic minerals	Bohaun	IGH15 Economic Geology		
IGH2-30	Finny Road Section	Precambrian - Devonian Palaeontology	Finny	IGH2 Precambrian - Devonian Palaeontology	IGH4 Cambrian-Silurian	
IGH8	Derrycraff Erriff Valley	Conglomerates, Breccias, Carbonates (Small River Exposure)		IGH8 Lower Carboniferous		
IGH7	Port Glenloss Point	Shell till, carboniferous quartzite		IGH7 Quaternary		
IGH4-29	Finny & Kilbride (Includes Bencorragh/ L. Nafoeoy)	Major Ordovician -Silurian succession	Bencorragh, Drin, Finny, Kilbride, Leenane	IGH4 Cambrian-Silurian		
IGH2-31	Kilbride Farm Quarry	Precambrian - Devonian Palaeontology	Kilbride	IGH2 Precambrian - Devonian Palaeontology	IGH4 Cambrian-Silurian	
IGH14	Owenbrin River	Braided river channel	Tourmakeady	IGH14 Fluvial/Lacustrine Geomorphology		
IGH2-28	Doon Rock	Precambrian - Devonian Palaeontology	Kilbride	IGH2 Precambrian - Devonian Palaeontology	IGH4 Cambrian-Silurian	

Sites of Geological Interest-continued

Theme Site No.	Site Name	Principal characteristics Critical feature(s) key words	Townland(s) / district	IGH Theme - Primary	IGH Theme - Secondary	IGH Theme-Tertiary
IGH4-31	Glensaul (Tourmakeady)	Rhyolite dome	Greenaun	IGH4 Cambrian-Silurian		
IGH4-24	Derry Bay, North shore	Exposures of Derryveen Formation conglomerates	Shanvallycahill	IGH4 Cambrian-Silurian		
IGH10	Letter	Devonian	Letter	IGH10 Devonian		
IGH14	Glenulra	Mass wasting, slumps, waterfall, incisions, palaeo-deltas	Ballycastle, Ceide Fields	IGH14 Fluvial/Lacustrine Geomorphology		
IGH7	Glenulra	Mass wasting, slumps, waterfall, incisions, palaeo-deltas	Ballycastle, Ceide Fields	IGH7 Quaternary		
IGH1-37	Aille River Cave/ Pollatoomary	Karstic river sink and associated maze cave and rising	Aille	IGH1 Karst	IGH14 Fluvial/Lacustrine Geomorphology	
IGH14	Aille River Cave/ Pollatoomary	Karstic river sink and associated maze cave and rising	Aille	IGH1 - Karst	IGH14 Fluvial/Lacustrine Geomorphology	
IGH8	Stella Maris	Sandstone, Limestone	Dooiclogh	IGH8 Lower Carboniferous		
IGH2-19	Tourmakeady	Precambrian - Devonian Palaeontology	Gortbunacullin	IGH2 Precambrian - Devonian Palaeontology		
IGH10	Stream section near Derryharriff	Devonian		IGH10 Devonian		
IGH7	Burren	Gortian interglacial site		IGH7 Quaternary		
IGH7	Derrynadivva	Gortian interglacial site		IGH7 Quaternary		
IGH8	Downpatrick Head (Dun Briste)	Fossiliferous rocks, Caves, Blowholes, Sea Stack.	Knockaun	IGH8 Lower Carboniferous	IGH13 Coastal Geomorphology	IGH3 Carboniferous - Pliocene Palaeontology
IGH10	Crucknaree (King's Hill)	Devonian		IGH10 Devonian	Carboniferous	IGH10

Sites of Geological Interest-continued

Theme Site No.	Site Name	Principal characteristics Critical feature(s) key words	Townland(s) / district	IGH Theme - Primary	IGH Theme - Secondary	IGH Theme-Tertiary
IGH1-1	Castle Lake, Lough Mask	Lakeshore karst, epikarst, major sinks, lacustrine karren	Cong	IGH1 Karst		
IGH8	Ringarraun	Limestone		IGH8 Lower Carboniferous		
IGH8	Ballynew Outcrop	Lower Carboniferous		IGH8 Lower Carboniferous		
IGH7	Cappagh	Roche moutonnees, folded Pre-Cambrian sediments		IGH7 Quaternary	IGH5 Precambrian	
IGH7	Killala Area	Proglacial glaciotectionic landforms		IGH7 Quaternary		
IGH8	Kilcummin Head	Glacial features; Lower Carboniferous rocks	Kilcummin	IGH8 Lower Carboniferous		
IGH7	Killala Esker	Esker		IGH7 Quaternary		
IGH11	Pontoon Bridge	Ox Mountains granodiorite	Foxford	IGH11 Igneous Intrusions	IGH7 Quaternary	
IGH7	Pontoon Bridge	Striae, roche moutonnees	Foxford	IGH11 Igneous Intrusions	IGH7 Quaternary	
IGH11	Ross Strand	Tertiary gabbro		IGH11 Igneous Intrusions		
IGH8	Tullaghmore	Schists, structure, breccias	Tawnaghmore	IGH8 Lower Carboniferous		
IGH8	Moyne Abbey, Killala	Oolite Quarries	Abbeylands	IGH8 Lower Carboniferous		
IGH14	River Moy	Meanders	Foxford	IGH14 Fluvial/Lacustrine Geomorphology		
IGH7	Toomore	Whalebacks and rock drumlins	South of Foxford. Close to Pontoon Bridge	IGH7 Quaternary		
IGH7	Kilkelly	Proglacial channels, flood tracks, kames		IGH7 Quaternary		
IGH10	Burren Mountain	Devonian	Burren	IGH10 Devonian		
IGH7	Croagh Patrick	Scree slopes		IGH7 Quaternary	IGH14 Fluvial/Lacustrine Geomorphology	

Sites of Geological Interest-continued

Theme Site No.	Site Name	Principal characteristics Critical feature(s) key words	Townland(s) / district	IGH Theme - Primary	IGH Theme - Secondary	IGH Theme- Tertiary
IGH7	Knock-Ballyhaunis area	Mega-Flutings		IGH7 Quaternary		
IGH7	Brockhill Delta	Glaciomarine delta foresets		IGH7 Quaternary		
IGH8	Lough Akeel Quarry	Lower Carboniferous: oolitic limestone and conglomerate		IGH8 Lower Carboniferous		
IGH15	Westport/Corrig Hill [talc]	Talc Deposit	Killaghoor	IGH15 Economic Geology		
IGH5-53	Cross Point	Cross Point Gneisses	Belmullet	IGH5 Precambrian		
IGH5-50	Doolough	Doolough Gneisses	Belmullet	IGH5 Precambrian		
IGH4-27	Shivlough Rocks	Louisburgh succession	Bunowen-Derrylahan-Legan	IGH4 Cambrian-Silurian		
IGH7	Castlebar-Westport	Superimposed drumlins		IGH7 Quaternary		
IGH3-38	Downpatrick Head	Shelly limestone and trace fossils	Ballycastle	IGH3 Carboniferous - Pliocene Palaeontology		
IGH5-58	Keem Bay to Rusheen Point	Dalradian Supergroup	Keem	IGH5 Precambrian		
IGH6	Cregganbaun	fuchsite		IGH6 Mineralogy		
IGH15	Cregganbaun/Doolough [Au]	Metallic minerals		IGH15 Economic Geology		
IGH4-25	Bohaun	Important site for understanding geochemical and tectonic evolution of South Mayo Trough	Bohaun South	IGH4 Cambrian-Silurian		
IGH5-57	Callow Lakes	Callow Shear Zone	Callow	IGH5 Precambrian		
IGH13	Bartragh Island	Coastal Geomorphology		IGH13 Coastal Geomorphology		
IGH13	Blacksod Bay	Coastal Geomorphology		IGH13 Coastal Geomorphology		
IGH2-49	Bouris School	Precambrian - Devonian Palaeontology		IGH2 Precambrian - Devonian Palaeontology		

Sites of Geological Interest-continued

Theme Site No.	Site Name	Principal characteristics Critical feature(s) key words	Townland(s) / district	IGH Theme - Primary	IGH Theme - Secondary	IGH Theme-Tertiary
IGH13	Broad Haven	Coastal Geomorphology		IGH13 Coastal Geomorphology		
IGH2-52	Burren Hill, Co. Mayo	Precambrian - Devonian Palaeontology		IGH2 Precambrian - Devonian Palaeontology		
IGH14	Carraun, north slopes	Peat hags and erosion	Nepin Beg, Achill Island	IGH14 Fluvial/Lacustrine Geomorphology		
IGH13	Carrowniskey	Long sand and gravel beach backed by low dunes and machair.	Carrowniskey, Louisburgh	IGH13 Coastal Geomorphology		
IGH13	Clew Bay	Coastal Geomorphology	Westport	IGH13 Coastal Geomorphology		
IGH11	Corvock	Caledonian granite and aureole	Cregganbaun	IGH11 Igneous Intrusions		
IGH14	Croagh Patrick	Physical weathering, screes	Croagh Patrick, Murrisk	IGH14 Fluvial/Lacustrine Geomorphology		
IGH13	Downpatrick Head				IGH13 Coastal Geomorphology	
IGH14	Erriff Valley	Captures and diversions, terraces	Leenane, Westport	IGH14 Fluvial/Lacustrine Geomorphology		
IGH2-46	Knock Airport road cutting	Ordovician graptolitic shales in volcanics		IGH2 Precambrian - Devonian Palaeontology		
IGH14	Lough Mask	Solutional lake		IGH14 Fluvial/Lacustrine Geomorphology		
IGH14	Nepin Beg	Mass wasting, glacial mountain erosional inheritance		IGH14 Fluvial/Lacustrine Geomorphology		
IGH13	North coast of Achill Island	Coastal Geomorphology		IGH13 Coastal Geomorphology		

Non SAC/NHA designated Bogs, Fens & Turloughs of Conservation Interest

Name of Bog/Fen/Turlough	Main Habitat Type
Derrykinlough	Raised Western
Lagduff West	Lowland Blanket
Ballycroy	Lowland Blanket
Lagduff East	Lowland Blanket
Mayfield Loughs	Fen
Robe River Bog	Fen & Raised Western
Ballymore Loughs	Fen
Carrick Lough	Fen
Lough Caheer	Fen
Knocklehard Lake	Fen
Lough Naskea	Fen
Houndswood Fen	Fen
Ballindereen Turlough	Turlough

Statutory Nature Reserves, Ramsar Sites and Biogenetic Reserves

Statutory Nature Reserves	Ramsar Sites	Biogenetic Reserves
Knockmoyle Sheskin Nature Reserve	Killala Bay/ Moy Estuary Site No. 843	Knockmoyle/Sheskin (Blanket Bog)
Owenboy Nature Reserve	Knockmoyle/Sheskin Site No. 372	Owenboy (Blanket Bog)
Oldhead Wood Nature Reserve	Owenduff Catchment Site No. 336	Knockmoyle/Sheskin (Blanket Bog)
	Owenboy Site No. 371	

Appendix VII: Tree Preservation Orders

Crofton Park, Ballina Tree Preservation Order 1979

Rosturk, Mulranny Tree Preservation Order 1980

Moat, Ballina Tree Preservation Order 1977

Mallaranny Tree Preservation Order 1993

Rosbarnagh Tree Preservation Order 1980

Callow Loughs Tree Preservation Order 1991

Ballyneggin Tree Preservation Order 1993

Clogher Turlough, Tree Preservation Order 1993

Breandrum/Windsor Tree preservation Order 1993

APPENDIX VIII: ARCHAEOLOGICAL HERITAGE

Major Sites of Archaeological Importance in the County in State Ownership (O) or Guardianship (G)

Monument	Townland	Status
Stone Circles	Glebe	O
Two Stones	Nymphstown	O
Stone Circle	Tonaleeaun	O
Round Tower, Church	Aghagower	O
Castle	Aghalard	O
Round Tower	Balla	O
Dolmen	Ballina	O
Abbey	Ballintober	G
Castle	Ballylahan	G
Cairn	Ballymacgibbon	O
Stone Fort	Barnacahoge	O
St. Patrick's Chair	Boheh	O
Ogham Stone	Breastagh	G
Castle	Caherduff	O
Ringfort	Carbad More	O
Eochy's Cairn	Carn	O
Castle	Carrickkildavnet	G
Megalithic Tomb	Carrowcastle and Carrowcrum	O
Burrishoole Abbey (Dom.)	Carrowkeel	O
Murrisk Abbey (Aus. Fr.)	Carrowkeel	O
Cairn	Cashel	G
Burriscarra Abbey (Carm.)	Castlecarra	O
St. Bridget's Church	Clare Island (Lecarrow)	O
Church, Castle, Abbey, McNamara's House, Monk's Fishing House	Cong	O
Errew Abbey	Errew	O
Templenagalliaghdoon	Errew	O
St. Dairbhile's Church	Fallmore	O
Granuaile's Castle, Clare Island	Glen	G
Early Monastery	Inishglora	O
Early Monastery	Inishkea	O
Inishmaine Abbey (Aug.)	Inishmaine	O
Stone Fort	Kilcashel	G
Church	Kildermot	G
Pillar-Stones	Kildun	O
Killala Round Tower	Killala (Townplots West)	O
Castle, Church	Kinlough	O

Standing Stone	Lankill	O
Church, Round Tower, Slabs	Meelick	O
Moyne Abbey	Moyne (Abbeylands)	O
God's of the Neale	Nealepark	O
Kelly's Cave	Nymphsfield	O
Bunadubber Mill	Rahard	O
Abbey (Dom.)	Rathfran	O
Megalithic Tomb and Stone Circles	Rathfran	O
Wedge Tomb	Rathfranpark	O
Castle	Rockfleet	G
Stone Circle	Rosdoagh	O
Abbey (Fran.)	Rosserk	O
Abbey	Shrule	O
Friary (Dom.)	Strade	G
Church, Round Tower	Turlough	O

National Monuments in Mayo subject of Preservation Orders

No. Of P.O.	Monument	Townland	O.S.Map	Map Effective Date of Order
188	Doonamo Promontory Fort	Aughernagalliagh	9	25/07/50
6/57	Ringfort Burial Mound	Gallgort	100	17/04/57
7/57	Burial Mound	Knockshanbally	70	12/7/57
28/76	Ringfort	Rathcarreen	118:1	17/08/76
9/83	Ringfort	Cahermalnook	123:4	11/7/83
11/83	Cairn Early Christian Enclosure/Settlement	Cairn	14:11	22/08/83
1/84	Crannog	Lenrallonrea	70:2:1	12/1/84
10/87	Crannog	Derry&Rockfield	92:13	31/07/87
2/90	Ringfort/Souterrain	Carrowmoney	109:08	1/6/90
4/98	Corraun Castle	Corraun		2/9/98
2/01	Ringfort	Turlough	070:10:5	

APPENDIX IX

GUIDELINES FOR OPEN SPACE DEVELOPMENT & TAKING IN CHARGE FOR HOUSING ESTATES

INTRODUCTION

This is a general guideline for developers and consultants involved in the development of public open space, which will be taken in charge by the Council. The following guidelines are general in nature and it is assumed that the landscape/horticultural professionals involved will be aware of the relevant Irish, British and European standards. These guidelines will also be useful with regard to the treatment of private open space and industrial sites.

1.0 TREES & HEDGEROWS

1.1 Survey

Trees are often the most dominant feature of a site, and it is essential therefore that they be conserved where appropriate. If the site to be developed contains trees and/or hedgerows, either within the site or on the boundaries, a detailed survey will be required to assess their condition and to evaluate their potential for retention in the context of the development.

The tree survey will only be accepted if carried out by a suitably qualified arboriculturist/horticulturist, and should contain the following information:

Tree Number - All trees should be individually identified, tagged and mapped. Species; (botanical nomenclature) Height; and Spread of Canopy Condition; Remarks / Future Potential. This information should include an assessment of the future potential of each tree, which is to be retained in the context of the site development, changes in ground level and location of underground services.

1.2 Schedule of Works to Trees

Based on the survey, information a schedule and programme for felling and/or surgery works should be provided. In the case of hedgerows the recommended treatment should be included in the form of a management plan.

1.3 Protection / Conservation

It will be the responsibility of the Developer/Landscape Consultant to ensure that all of the contractors/subcontractors on site are made aware of the trees to be retained and that no incursions of any kind will be made into the area enclosed by the protection fencing, which will generally consist of a stout timber post and rail.

A specific maintenance period may also be required to monitor the trees retained within a development. In this case the developer/landscape consultant will be responsible for any remedial tree surgery works, which may be required prior to taking in charge.

1.4 Tree Bond

Where trees and hedgerows are to be retained as part of a development, the Council may require a tree bond to cover any irresponsible damage to trees as a result of works on the site. This bond will be returned on completion of the development once it has been established that the trees are in a satisfactory condition and have not been unnecessarily damaged by construction works.

2.0 AGREEING A LANDSCAPE PLAN

A landscape plan will only be accepted from a Landscape Architect or other suitably qualified person. It is a two-stage process of consultation, the first stage of which should be completed prior to the submission of a planning application.

2.1 First Consultation

The drawings to be provided at this stage should include the following:

A site survey/analysis detailing the existing physical features of the site, including topography levels, boundaries and buildings, trees and hedgerows, views and vistas *etc.*

A Concept Plan outlining alternative concepts for the design of the open space and an outline proposal.

2.2 Second Consultation

Following on from the first consultation the Landscape Architect should subsequently prepare detailed proposals, which should be agreed before formally lodging in compliance.

2.2.1 A Landscape Plan to include details on contouring, drainage, footpaths, and seating. The proposed location and extent of services should also be included.

It should be noted that overground services, junction boxes *etc.* will not be permitted on public open space. The location of underground services should be subject to agreement.

2.2.2 Planting Plan to include a bill of quantities, numbers of plants, their specification and density and location.

2.2.3 Specification: A detailed specification for the proposed works shall also be provided. The specification involved should cover all aspects of proposed landscape works. The Landscape Architect shall satisfy the Council that the contractor(s) carrying out the works on site have been made aware of the specification and are complying with it. Failure to comply with the details of the specification on the part of the Landscape Architect or the contractor will result in delays to the agreement of the landscape plan, the subsequent works to be carried out on site, and consequently the taking in charge process.

2.2.4 Maintenance Programme: A detailed maintenance programme is an essential part of a landscape plan. In general the developer will be responsible for the maintenance of the public open space for an eighteen month period after the completion of all works. During this time the developer will be responsible for all maintenance works to the open space including the replacement of dead plant material, the cutting of grassed areas, trimming of hedges, watering, litter control, fertilising, *etc.* At the end of the maintenance period the Council and the Landscape Architect will meet to inspect the open space prior to taking in charge.

NOTE: It is the responsibility of the Landscape Architect to ensure that all landscape works have been completed in accordance with the agreed plan and to the relevant standard, prior to taking in charge inspection by the Council.

3.0 LANDSCAPE WORKS

3.1 Protection of Open Space

This section refers to the requirements for all landscape works carried out as part of the initial development and planting of areas of public open space. As a general rule developers are conditioned to fence off areas of public open space prior to the commencement of development on site in order to protect the open spaces from compaction caused by the movement of machines, and the storage of large amounts of topsoil, other materials and rubble. This compaction damages soil structure and impedes drainage and aeration, and consequently has an adverse affect on the growth and development of all future planting.

It should be noted that the Council sees the protection of open space as a high priority and will not permit the storage of any materials thereon unless otherwise agreed. The Council will also insist that the open spaces be fenced off prior to the commencement of works on site as conditioned. The site will be checked regularly to ensure compliance with this condition.

3.2 Grassed Areas

3.2.1 Basic Development

All development works including contouring should ideally be carried out during the summer, when ground conditions are suitable, and the potential for damage to the soil structure and hydrology of the open space can be minimised. All such works should be carried out under the supervision of the Landscape Architect. In general all gradients in grassed areas shall not be less than 1:3.

3.2.2 Soil Compaction

In cases where soil compaction has occurred the developer should arrange to have the area in question deep ripped, rotovated and stone raked prior to seeding. Where it is suspected that dumping of spoil or rubbish has taken place, the developer will be requested to dig a number of trial pits in the open space as directed by the Council. Any extraneous materials uncovered may require to be removed from the site and the open space will be reinstated to the satisfaction of the Council. In some cases the Council may require a system of drainage to be installed.

3.2.3 Depth of Topsoil

All areas to be grassed on public open space should be provided with an adequate layer of topsoil at its surface. In general a minimum depth of 150mm of topsoil over freely draining subsoil is acceptable.

3.2.4 Seeding

Seeding operations shall be carried out during appropriate weather conditions using an approved species mix.

3.3 Planting

3.3.1 Depth of Topsoil

All areas to be planted shall be provided with a minimum of 300mm depth of topsoil, with a minimum depth of 300mm of subsoil underneath.

3.3.2 Shrub Planting

Shrub planting should be used to form focal points particularly at the entrance to estates and in general should be kept to a minimum. Strips of shrub planting should not exceed 1.5 metres in width where the planting is proposed against the gable walls of houses.

3.3.3 Bulb Planting

All planting schemes carried out as part of developments shall include the provision for bulb planting. In general bulbs will be planted in drifts to complement areas of shrub planting or under areas of woodland or groups of mature trees.

3.4 Grass Verges

In general all grass verges within estates will be provided with a minimum topsoil depth of 300mm provided the underlying subsoil is free draining.

3.5 Street Trees

It is general policy that street trees should not be planted in a position, which will cause it to block street lighting to footpaths when mature. The species of street tree chosen should reflect the scale of the development and the size of the grass verge and its proximity to the carriageway. As a general rule the largest possible species should be chosen for any particular site. Each tree pit within a grass verge shall be provided with a cubic metre of topsoil.

Note: The Landscape Architect will be responsible for ensuring that the correct depth of topsoil and subsoil exists within the grass verges of the estate. The Council may request the digging of a number of random trial pits to this end.

4.0 BOUNDARY TREATMENT

4.1 General

Boundary treatment is an essential element of any landscape plan. The following points illustrate the different requirements for various types of boundary treatments.

4.2 Boundary Hedges

If a developer has been required to retain a hedge as a boundary to public open space it should be protected during development work to ensure its retention. The treatment recommended would differ according to the circumstances; in some cases a permanent fence may be required, in others it may be sufficient to provide planting to strengthen the hedge.

4.3 Walls and Railings

The details required shall include drawings and measurements, the proposed treatment for the wall (*ie.* whether it is to be of stone, brick dashed, *etc.*), and will also show that the wall and railing complies with the relevant part of *BS 1722*. The specification shall also show the proposed finish for railing to be used, in general railings should be galvanised and powder coated.

Detailed specifications will also be required where a boundary is to consist of a wall on its own, a retaining wall or where steps are required to rationalise changes in level. Plans should always include the number and location of steps where proposed.

5.0 TAKING IN CHARGE

Once the open space has been developed and maintained in accordance with the above guidelines, three sealed copies of deeds of dedication, together with three copies of an as-constructed drawing at an appropriate scale should be provided, outlining the area to be taken in charge and showing clearly all of the services therein. Drawings should be provided on disk where possible and the acreage of each open space to be taken in charge should also be indicated. Blank copies of deeds of dedication are available from the Council.

APPENDIX X: LEGISLATIVE AND POLICY FRAMEWORK DOCUMENTS

An overview of documents, which set the legislative and strategic policy framework for the review and preparation of the County Plan include the following:

Planning and Development Acts 2000 - 2005
National Development Plan, 2007 – 2013
National Spatial Strategy, 2002
Western Regional Planning Guidelines, 2004
Mayo County Development Plan 2003-2009
Mayo County Development Board Strategy, 2002 - 2012
Development Plans – Consultation Draft of Guidance for Planning Authorities
Mayo County Sports Strategy 2006 – 2009
Mayo County Council Strategic Arts Plan 2003-2006
Sustainable Development: A Strategy for Ireland, 1997
Making Ireland's Development Sustainable, 2002
National Climate Change Strategy, 2000
DoEHLG Statement of Strategy 2005 - 2007
Planning and Development (Strategic Environmental Assessment) Regulations, 2004
Replacement Connaught Waste Management Plan 2006
EU Water Framework Directive (2000/60/EC), 2000
EU Major Accident (Seveso II) Directive (96/82/EC), 1996
OPW Guidelines on Flood Risk, 2005
SR 6:1991
EPA Wastewater Treatment Manual, 2000
Energy Performance in Buildings Directive, 2005
Local Government (Water Pollution) Acts, 1977 and 1990
Local Government (Water Pollution) Act, 1977
Water Quality (Dangerous Substances) Regulations 2001.
Quarries and Ancillary Activities Guidelines, 2004
Environmental Management in the Extractive Industry, 2006
Air Pollution Act, 1987
Noise Regulations 1994
Residential Density Guidelines, 1999
DoEHLG Development Contribution Scheme for Planning Authorities
Guidelines on Sustainable Rural Housing, 2005
Sustainable Urban Housing Design Standards for Apartments, Guidelines for Planning Authorities
White Paper on Rural Development, 1998
Transport 21, 2005
Traffic Management Guidelines, 2003
DoEHGL Guidelines for Planning Authorities on Wind Energy Development, 2006
DoEHLG Guidelines for Planning Authorities on Telecommunications, Antennae & Support Structures, 1996
1997 Natural Habitats Regulations
1976 and 2000 Wildlife (Amendment) Acts
National Heritage Plan and Biodiversity Plan 2002
Irish National Forest Standard 2000
DoEHLG Architectural Heritage Protection Guidelines
National Inventory of Architectural Heritage
Mayo Heritage Plan 2006
National Disability Strategy, 2004
National Children's Strategy, 2000
Childcare Guidelines for Planning Authorities, 2004
Childcare Pre-School Regulations 2006 (SI 505 of 2006)

It should be noted that this list presents some of the relevant documents, which set the legislative and strategic policy framework for the review and preparation of the County Plan but is not exhaustive.

APPENDIX XI: GLOSSARY OF TERMS

Affordable Housing: housing or lands made available by the Planning Authority to persons who need accommodation but whose income would not be adequate to meet the payments on a mortgage for the purchase of a house to meet his or her accommodation needs.

Architectural Conservation Area: a place, area, group of structures or townscape, taking account of building lines and heights, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, or contributes to the appreciation of protected structures.

Backland Development: development which takes place to the rear of existing structures fronting a street or roadway.

Biodiversity: the variability among living organisms on the earth, including the variability within and between species and within and between ecosystems.

Brownfield Site: an urban development site that has been previously built on.

Buffer Zone: an area of land which provides a corridor separating built-up areas and the open countryside, or at the edge of agricultural lands or waterways or other distinctive areas as may be specified.

Building Line: a development line along a street or roadway behind or in front of which development is discouraged.

Building Regulations: the Building Control Act 1990 - 1997 and the Regulations made under it constitute a system for regulating building works and lays down the minimum standards for design, construction, workmanship, materials *etc.* Different standards apply depending on the use of the building.

Catchment Area: an area from which a place draws its population (i.e. a town, hospital or school) or the area served by a water/sewage scheme.

Community Facilities: facilities which are open to and provided for the benefit of the public.

Comparison Goods: those goods that are required on an infrequent basis by individuals and households such as clothing and footwear, furniture and furnishings and household equipment (excluding non-durable household goods), medical and pharmaceutical products, therapeutic appliances and equipment, educational and recreation equipment and accessories, books, newspaper and magazines, goods for personal care and goods not elsewhere classified.

Convenience Goods: those goods that are required on a daily basis by individuals and households (such as food, alcoholic and non-alcoholic beverages, tobacco and non-durable household goods).

Cycle Lane: an area of the public road/public footpath reserved exclusively for cyclists.

Development Contributions: charges or levies placed on developers relating to the cost of services and utilities, which are provided by Mayo County Council.

Ecosystems: ecological systems in which plants and animals are linked to one another and their environment through a series of feedback loops.

Emissions: Carbon Dioxide, greenhouse gas or other noxious emissions

Greenfield Site: Land that has not been previously built on.

Groundwater Protection: Protection of underground source of water (groundwater aquifer). Certain developments are subject to special controls within defined areas close to aquifers.

Hard Landscaping: the use of inorganic and inanimate materials, for example rock and stone, in the landscaping of an area, frequently including artificial and manmade objects, such as seating, paving, railings *etc.*

Hedgerows: a natural or semi-natural row of bushes, shrubs and/or trees forming a boundary. Hedgerows help define places, act as shelterbelts, and add to biodiversity. They also offer significant wildlife habitat, including wildlife corridors, which allow wild animals to move across open countryside, and provide food, nesting and roosting places.

Household: one or more persons occupying a dwelling which has kitchen and bathroom facilities.

Housing Stock: houses that already exist.

Infill Development: refers to development taking place on a vacant or undeveloped site between other development i.e. an in fill site.

Infill Site: small gap sites, unused or derelict land usually located in urban areas.

Infrastructure: drainage, water supplies, sewage treatment plants, sewerage networks, lighting, telephone lines, electricity supply, railways, roads, buildings, schools, community facilities and recreational facilities.

Landscape Plans: a detailed plan prepared as part of a planning application, illustrating the steps the developer will take to provide hard and /or soft landscaping of the site.

Landscape Conservation Order: this is intended for the preservation of landscape through control of development, this may also include exempted development, within a designated area.

Local Agenda 21: Agenda 21 is a comprehensive worldwide programme for sustainable development in the twenty-first century with Local Agenda 21 being the programme at local level.

Local Area Plan: a plan prepared and adopted in accordance with the Planning and Development Acts 2000-2006. These plans must be prepared for designated towns with a population in excess of 2,000 persons within the functional area of the Authority. They may also be prepared for areas which the Authority considers require economic, physical and social renewal and for area likely to be subject to large scale development within the lifetime of the Plan.

Monument (Recorded Monument): an archaeological monument protected under the National Monuments (Amendments) Act, 1994 – 2004.

Neighbourhood Centre: small groups of shops, typically comprising a newsagent, small supermarket/general grocery store, sub post office and other small shops of a local nature serving a small, localised catchment population.

Natural Heritage Area (NHA): these are designations for wildlife conservation in the country. They are chosen because they are considered by the National Parks and Wildlife section of the DoEHLG to be of importance in an Irish context. Under the Wildlife Amendment Act 2000, NHA's are legally protected from damage from the date they are formally proposed for designation.

Note: responsibility for the designation of these sites lies with the Parks and Wildlife Section of the DoEHLG.

Pollution: the direct or indirect alteration of the physical, chemical, thermal, biological or radioactive properties of any part of the environment in such a way as to create a hazard or potential hazard to the health, safety, or welfare of living species.

Protected Structure: a building, feature, site, or structure identified in the Development Plan as worthy of protection or preservation in accordance with Part IV of the Planning and Development Acts 2000 - 2006.

REPS: Rural Environment Protection Scheme launched in Ireland in 1994. The three main objectives of the scheme are:

1. To establish farming practices and production methods which reflect the need for environmental conservation and landscape protection.
2. To protect wildlife habitats and endangered species of flora and fauna
3. To produce quality food in an extensive and environmentally friendly manner.

Residential Densities: the number of residential units per area unit (hectare, acre).

Ribbon Development: ...continuous road frontage type development, for example where 5 or more houses exist on any one side of a given 250m of road frontage.' (Sustainable Rural Housing Guidelines) (Appendix 4).

Rural Generated Housing: housing needed in rural areas within the established rural community by people working in rural areas or in nearby urban areas.

Serviced Land Initiative: a special fund, set up by the Minister for the Environment, Heritage and Local Government, to part – finance local authority water and sewerage schemes providing services to open up development land.

Service Sector: this is the employment sector, which involves the provision of services, frequently referred to as the tertiary sector.

Set Backs: this relates to the distance a building line, or a portion of a building line, should be set back from a street, roadway or watercourse.

Seveso II: Major Accident Directive which is aimed at the prevention of major accidents which involve dangerous substances and the limitation of their consequences for man and the environment.

Site Coverage: site coverage is the portion of the site, which is built on and is a ratio determined by dividing the total site area by the ground floor area of the building.

Social Housing: this is housing provided for persons who are registered with the Local Authority on the Social Housing Waiting List and assessed as being eligible for social housing. The broad categories of households who are eligible for social housing are set out in Section 9(2) of the 1988 Housing Act and include the homeless, travellers, persons living in unfit or overcrowded accommodation, the elderly, persons with disabilities, persons who cannot reasonably afford to provide their own accommodation.

Sustainable Development: development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Special Areas of Conservation (SAC): sites considered of importance at both Irish and European level, the EU Habitat Directive, transposed into Irish law, is the legal basis for the designation of these sites. Site types can vary.

Special Protection Area (SPA): these are primarily for the conservation of bird species, and the legal basis for their designation is the EU Birds directive. The designation is required for listed rare and vulnerable species, migratory species such as wildfowl, and for wetlands which attract large numbers of wildfowl every year.

Topography: features of a place or district, the position of its rivers, mountains, roads, buildings *etc.*

Town Centre/Village Centre: town, village and district centres that provide a broad range of facilities and services and serve as a focus for the community and for public transport. It excludes retail parks, local centres and small parades of shops of purely local significance.

Tree Preservation Order: an order made by the Council for the preservation of any tree, trees, group of trees or woodlands. The order may prohibit the cutting down, topping, lopping or wilful destruction of trees, except with the consent of the County Council, which may be granted subject to conditions.

Urban Fringe: the edge of a built up area where urban and rural environments interface.

Urban – Generated Rural Housing: housing demand that is driven by people living and working in urban areas, who wish to live in the countryside and including second homes.

Vernacular: the traditional architecture of a region, frequently developed in response to the climate, land conditions, or culture of a region.

Water Framework Directive (WFD): the EU Water Framework Directive came into force in December 2000 and requires that stricter water quality regulations will have to be taken on board. It demands a more comprehensive and integrated approach to water management and will have significant implications for resources given its scope and ambitious targets. The WFD will govern all aspects of the aquatic environment including surface- and groundwaters. A 16-year implementation time frame is envisaged to achieve at least 'good status' for all waters. The catchment-based approach to water quality is enshrined in the Directive, and Member States are required to develop River Basin District Management Plans by 2009. Local authorities will have a key involvement in managing the RBD Projects and implementing the RBD Management Plans.

Appendix XII: Map Attachments in A3 Format

Map 4: Core Strategy: County Settlement Strategy

Map 5: Rural Area Types

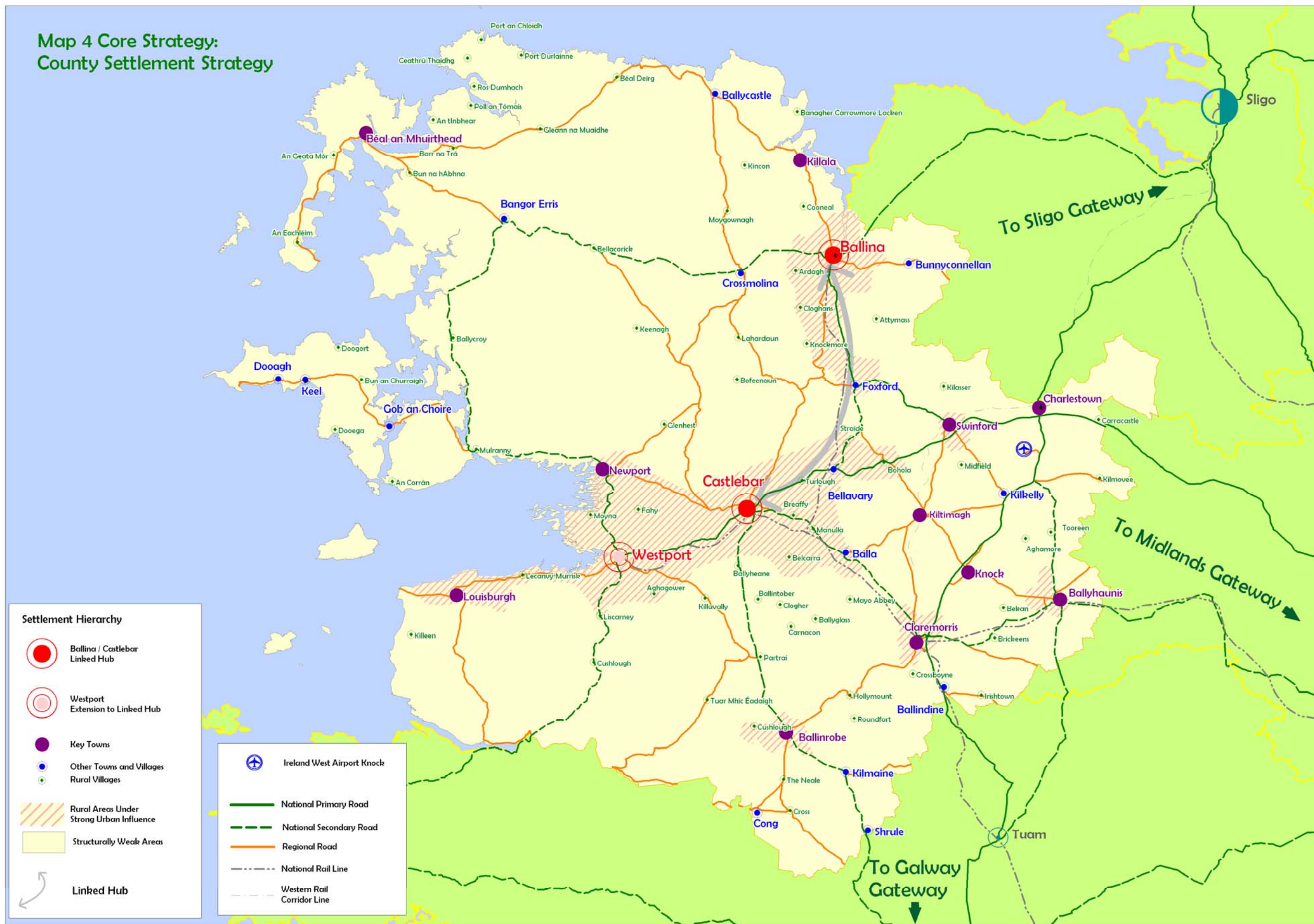
Map 6: Map 6: Strategic Infrastructure

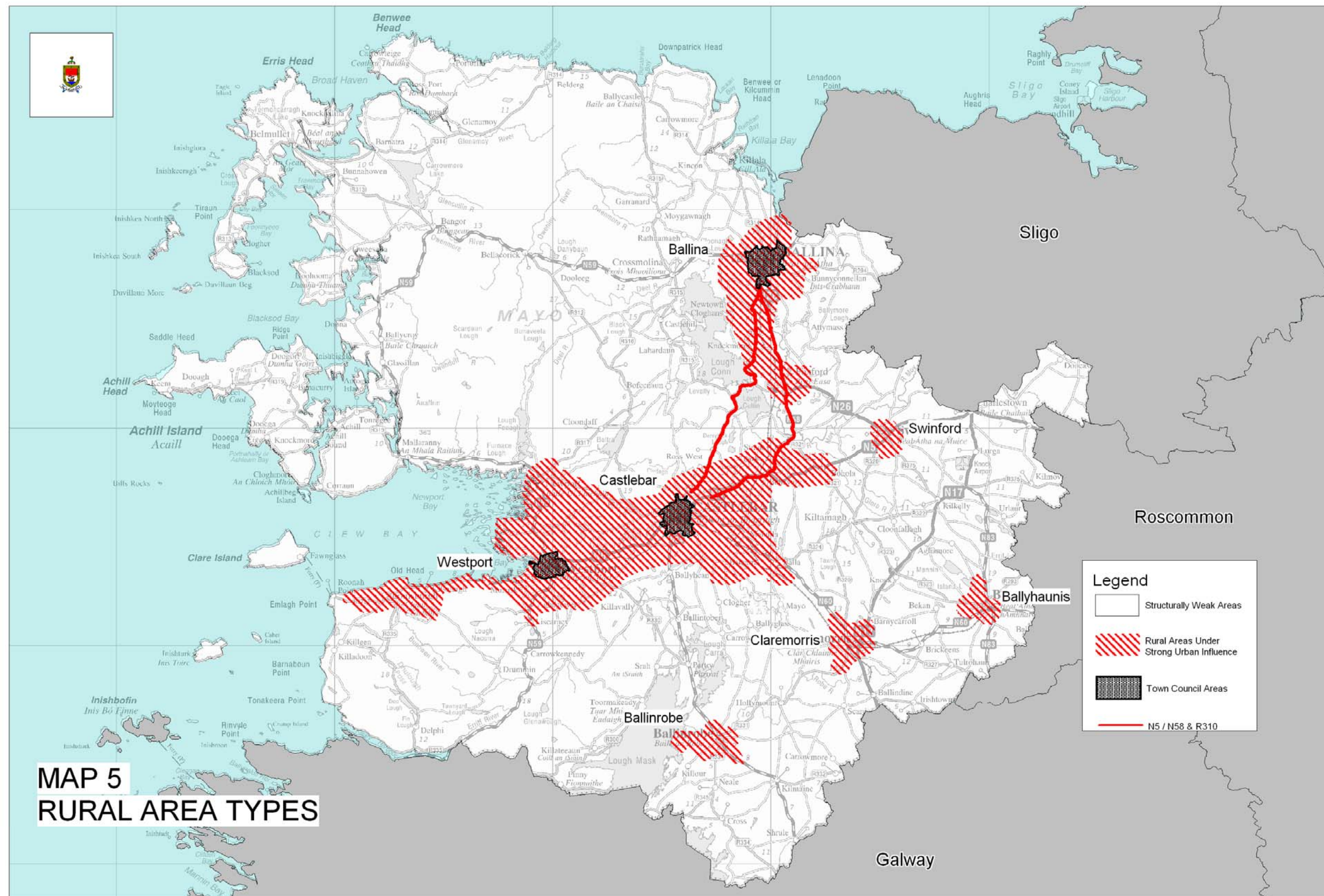
Map 7: Ceantair na Gaeltachta/Gaeltacht Areas

Map 8: SAC, NHA and SPC Areas

Map 10: Scenic Views

**Map 4 Core Strategy:
County Settlement Strategy**

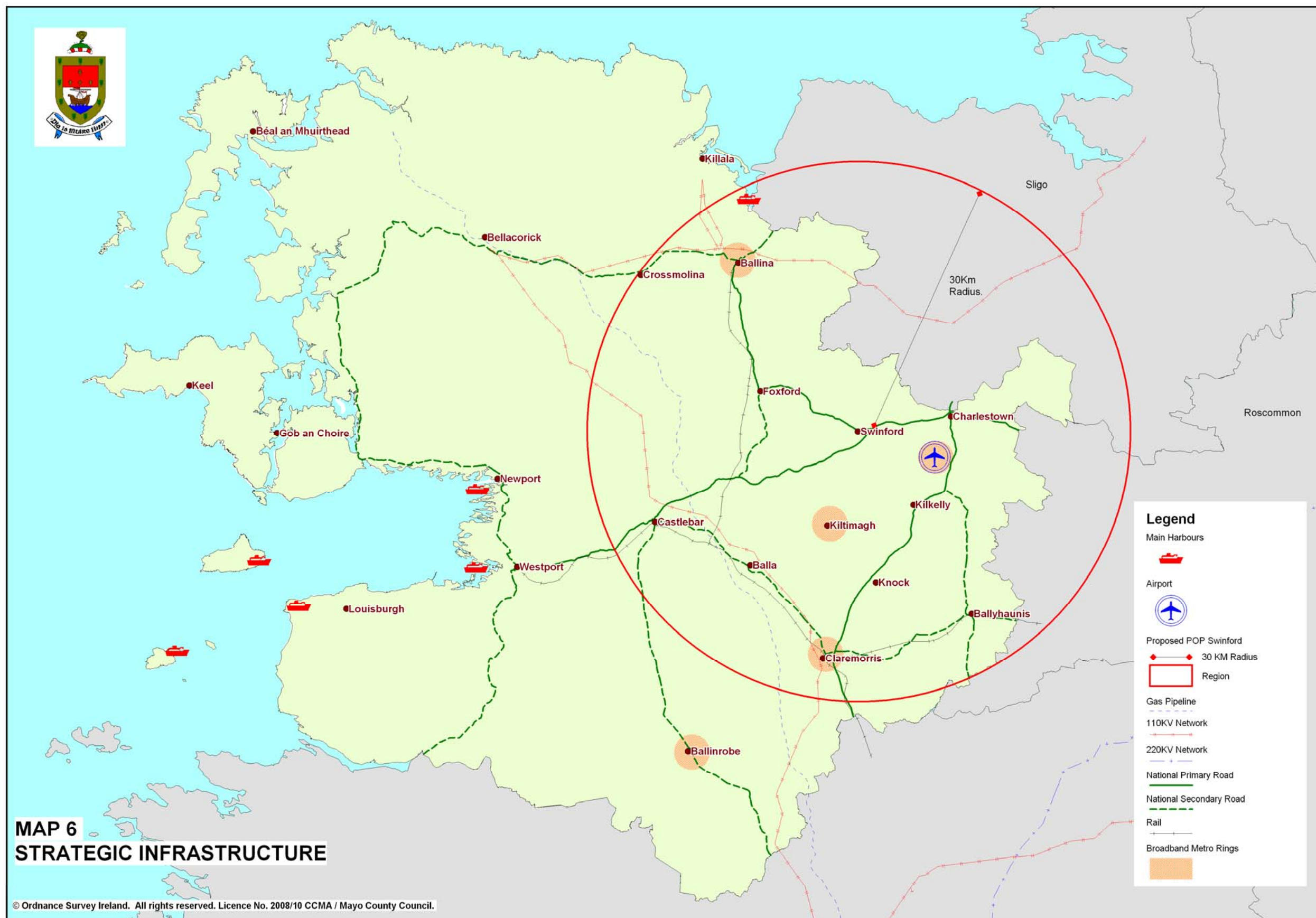






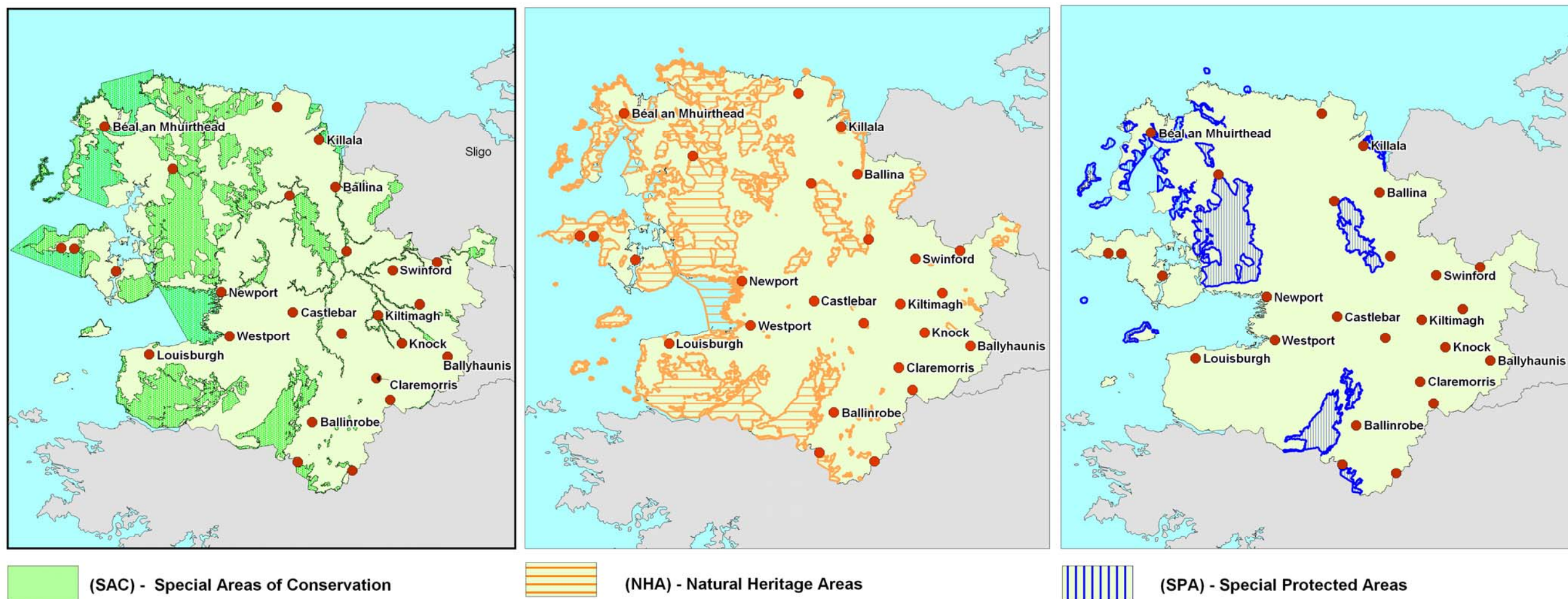
MAP 6 STRATEGIC INFRASTRUCTURE

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MAP 7
CEANTAIR NA GAELTACHTA
GAELTACHT AREAS



MAP 8
SAC, NHA, SPA



MAP 10 SCENIC VIEWS

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