

**PROPOSED VARIATION NO. 5
OF
CASTLEBAR & ENVIRONS
DEVELOPMENT PLAN
2008-2014**

TO INCORPORATE PROVISIONS FOR THE RELEASE OF PHASE 2 RESIDENTIAL LANDS AND TO REZONE LANDS FROM NEW RESIDENTIAL (MEDIUM DENSITY) PHASE 3 TO COMMUNITY / INSTITUTIONAL. IT IS ALSO PROPOSED TO ADJUST THE PHASE 3 RESIDENTIAL LANDS AT THIS LOCATION.



**FORWARD PLANNING SECTION
MAYO COUNTY COUNCIL
COMHAIRLE CONTAE MHAIGH EO
MAY 2017**

1.1 Introduction.

A resolution under Section 11A of the Planning and Development Act 2000–2016 inserted by the Electoral, Local Government and Planning and Development Act 2013 was made to extend the Castlebar & Environs Development Plan 2008–2014 to the year 2020, the expiry date of the Mayo County Development Plan 2014–2020.

As the period of the Plan has been extended to 2020, the core strategy for Castlebar adopted as part of Variation No. 2 to the Castlebar and Environs Plan 2008–2014 is now outdated. The data for the Core Strategy of the Mayo County Development Plan 2014–2020 required the use of population targets set out in the Regional Planning Guidelines for the West Region 2010–2022, that data indicates that Castlebar will require additional housing units to meet the increased population targets for the extended period of the Plan.

1.2 Reasons for the proposed variation.

The reasons for the proposed variation is to ensure that the Plan is consistent with the Regional Planning Guidelines in ensuring that housing provision in accordance with the population projections and the County Core Strategy are achievable, therefore it is necessary to release Phase 2 residential lands in order to ensure housing provision can be met within the period of the Plan.

In addition it is proposed to vary the plan to provide for a Regional Outdoor Training Facility and to ensure the Council complies with its statutory obligation to the provision of social housing.

1.3 Background to the Variation.

Under the current Castlebar and Environs Plan 2008–2014 if all lands zoned in Phase 1 were developed, it would yield a total of 224 housing units. Using 2016 Census data, 840 housing units were considered vacant. The average household size is 2.2 persons per unit. Therefore the housing requirement for the period of the Plan is estimated at 2184 housing units. If all lands zoned phase 1 were developed to capacity and all vacant units were occupied, there would be a shortfall of some 1120 housing units (minimum) required in Castlebar to the year 2020, the period of the extended Plan.

There is insufficient land in Phase 1 of the current Castlebar and Environs Plan 2008–2014 to meet the population target set out in the Regional Planning Guidelines 2010–2022 and under the current development plan *“Phase 2 residential lands shall not be considered for development until such time as 70% of the land in Phase 1 has been fully developed; and subject to the establishment of a proven demand for housing in accordance with PRG population projections.”*

Therefore the current Castlebar and Environs Plan 2008–2014 is no longer consistent with the Regional Planning Guidelines 2010–2022 which is a requirement under the Planning and

Development Act. In order to ensure that the housing requirement of the Core Strategy of the County Development is achieved, a variation to the Castlebar Town Plan is required, which will release Phase 2 residential lands for residential development purposes to meet the requirements of the Regional Planning Guidelines 2010–2022.

It is also proposed to alter the zoning of lands at Lisnakirka Castlebar in order to develop a Regional Outdoor Training Facility for outdoor training programmes which is a necessary expansion to the existing Regional Training Facilities offered in Castlebar. In order to progress this project it is proposed to rezone lands from ‘Medium Density Residential Phase 3’ lands to ‘Community / Institutional’.

As part of the Government’s Housing Programme and the objectives of the Castlebar and Environs Plan 2008–2014, Mayo County Council is required to provide housing to meet the demands from its housing list. As the lands at this location are the only suitable lands in the ownership of Mayo County Council it is proposed to alter the phasing of these lands from ‘Medium Density Residential Phase 2’ to ‘Medium Density Residential’ lands.

1.4 Reading the proposed variation changes

In this document changes to the Castlebar Development Plan are set out in the same format and order in which they appear in the Plan. The document sets out the relevant chapter title, section heading and page number in which proposed changes to the Plan are located. Proposed text additions are shown in **red** font and text no longer relevant but not to be deleted is denoted using a ~~strike through~~. Changes to zoning at Lisnakirka will be detailed on a zoning map for Castlebar.

Proposed text changes are assigned a reference number – **VC. T1; VC.T2; VC.T3** etc.

Proposed changes involving maps are assigned a reference number – **VC.M1; VC.M2** etc.

Note that this document "Proposed Variation No. 5" shows only the relevant sections of the Castlebar Development Plan which it is proposed to change, not the entire Plan. Therefore it is advised that it is read in conjunction with the current Castlebar and Environs Development Plan 2008–2014.

A schedule of the proposed changes which comprise Variation No 5 is attached as Appendix 1 to this document. This includes a brief description of each proposed variation change and the relevant section and page of the Plan.

1.4 Viewing proposed Variation No. 5

A copy of the proposed variation, along with the SEA Determination and the Habitats Directive Assessment, may be inspected from Wednesday 24th May 2017 until Thursday 22nd June 2017 at the following locations during normal opening hours:

- The Planning Office, Mayo County Council, Aras an Chontae, The Mall, Castlebar;

The documents may also be viewed on Mayo County Council's website

www.mayococo.ie/en/Planning/DevelopmentPlansLocalAreaPlansandStrategies/TownCouncilandEnvironsDevelopmentPlans/Castlebar/

Note free internet access is available at Mayo County Council's branch libraries at Achill, Ballina, Ballinrobe, Ballyhaunis, Belmullet, Castlebar, Charlestown, Claremorris, Crossmolina, Kilkelly, Kiltimagh, Louisburgh, Swinford and Westport.

1.5 How to make a Submissions/Observation

All submissions and observations should be made in writing (hard copy or e-mail). **Any written** submissions or observations in respect of the proposed variation received between Wednesday 24th May 2017 until Thursday 22nd June 2017 will be taken into consideration before the making of the proposed variation.

Submissions should be in **one medium only** and include the full name and address of the person making the submission, details of organisation, community group or company represented where relevant and clearly **marked – Variation No. 5, Castlebar & Environs Development Plan** and include the relevant reference number.

Submissions should be addressed to:

Forward Planning Section, Mayo County Council, Aras an Chontae, The Mall, Castlebar, Co. Mayo

Or by email to: variationtoplans@mayococo.ie

Submissions/observations must be received by 4.00pm, Thursday 22nd June 2017.

1.6 What happens after submissions stage?

After the closing date for making submissions has expired (**22nd June 2017**), the Chief Executive will prepare a report on any submissions or observations received within the submission period and submit it to the members of the authority for their consideration. This report will include the response of the Chief Executive to the issues raised in the submissions received, taking account of the proper planning and sustainable development of the area, the statutory obligations of the local authority and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.

1.7 Environmental Assessments

1.7.1 Strategic Environmental Assessment

The proposed variation has been screened to determine the need to undergo environmental assessment in accordance with the Planning & Development (Strategic Environmental Assessment) Regulations 2004 S.I. No. 436 of 2004, as amended. The Planning Authority has determined that the implementation of the proposed variation will not have significant adverse effects on the environment. A Strategic Environmental Assessment Screening Report and SEA Determination accompany this document.

1.7.2 Appropriate Assessment

The proposed variation has been screened to determine the need to undergo appropriate assessment (Stage 2 of the appropriate assessment process) in accordance with the EU Habitats Directive (*Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna*). The Planning Authority has determined that the implementation of the proposed variation will not require a Stage 2 Appropriate Assessment since it has been excluded, on the basis of objective information, that the proposed variation, individually or in combination with other plans or projects, will have a significant effect on one or more European sites. An Appropriate Assessment Screening Report and AA Determination accompany this document.

CASTLEBAR & ENVIRONS PLAN 2008–2014

PROPOSED VARIATION NO 5

Section 4: Overall Development & Core Strategy

VC.T1 — Page 24/Castlebar & Environs Development Plan 2008–2014, Core Strategy

Add the following wording to Section 4.3 Core Strategy and amend Housing & Zoning

4.3 Core Strategy

As the lifespan of the Plan has been extended to 2020 under Section 11A of the Planning and Development Act 2000–2016 inserted by the Electoral, Local Government and Planning and Development Act 2013, the data presented in the Core Strategy below is outdated. The data presented in the Core Strategy as part of the Mayo County Development 2014–2020 is the relevant data relating to the provision of housing and zoning for the lifetime of this Plan.

The aim of the Core Strategy is to show that the development objectives in the Development Plan are consistent, as far as practicable, with national and regional development objectives set out in the NSS and RPG's, with particular reference to the following:

- **Housing and Zoning**

In order to accommodate the growth outlined above, it will be necessary to ensure that adequate provision is made for zoned residential/mixed use land. Section 5 sets out in detail the availability of land for housing development, which is summarised as follows:

- a) Population in the Development Plan area is projected to grow to a total of 15290 in 2020 (within the lifetime of the extended Development Plan);
- b) It is estimated that the projected population targets will generate a requirement of 2184 new housing units between 2016 and 2020;
- c) There are currently 23 hectares of undeveloped Phase 1 lands in the Development Plan area resulting in a potential housing yield of 224 housing units.
- d) There are estimated 840 housing units vacant in the Development Plan area;
- e) Using the above figures in b), c) and d) it is calculated that there are insufficient housing units (1120) available for the plan period to meet the projected demand of 2184 to the year 2020.

- ~~a) Population in the Development Plan area is projected to grow to a total of 13,823 in 2014 (within the lifetime of the Development Plan);~~

- ~~b) The RPG's sets the average household size at 2.4 (persons per household) for the Castlebar/Ballina Linked Hub. Based on these figures it is estimated that the projected population targets will generate a requirement of 397 new housing units between 2010 and 2014;~~
- ~~c) There are currently 285 hectares of undeveloped residentially zoned lands in the Development Plan area resulting in a potential housing yield of 5,700 (assuming an average density of 20 units per hectare). This land is capable of housing an additional population of 12,720 persons (assuming an average household size of 2.4 as outlined in the RPG's). This calculation excludes housing yield from land zoned 'Rural Character' which permits limited housing subject to needs assessment as outlined under Section 5.12;~~
- ~~d) Extrapolating data from the 2006 Census, it has been estimated that there are 912 housing units vacant in the Development Plan area;~~
- ~~e) There are currently 376 consented (i.e. have planning permission) but undeveloped housing units in the Development Plan area;~~
- ~~f) There are 384 housing units to be constructed/completed on unfinished housing estates within the Development Plan area;~~
- ~~g) Using the above figures in d), e) and f) it is calculated that there are sufficient housing units (1672) available for the plan period over and above the requirement of 397. It is calculated that there is surplus of 1275 potential housing units currently available in the Development Plan area.~~

Having regard to the ~~current surplus in potential~~ projected deficit in potential housing units in the plan area, and to ensure that the Development Plan is, as far as practicable, consistent with the NSS and RPG's, it is essential that a Development Management Process be implemented that:

- a. monitors and implements the population targets set out in the RPG's and Mayo County Development Plan 2008 2014 (as varied) (as varied) 2008–2014;
- b. phases, manages and restricts where necessary the granting of residential planning permissions to ensure these targets are not exceeded;

Section 5: Housing

VC.T2 — Page 29/Castlebar & Environs Development Plan 2008–2014, Housing

Add additional text to General Housing Objective HO4

HO-4 It is an objective of the council to ensure that housing policies and objectives are consistent with the requirements of the Core Strategy **of the Mayo County Development Plan 2014–2020**

Proposed Variation No. 5 of Castlebar & Environs Development Plan
2008–2014

Section 5 Housing.

VC.T3 —Page 31–32/Castlebar & Environs Development Plan 2008–2014, Housing (Housing Projections)

Section 5.5 Housing Projections shall be altered as follows.

5.5 Housing Projections

As the period of the Plan has been extended to 2020, the core strategy adopted as part of Variation No. 2 is now outdated. The data of the Core Strategy of the Mayo County Development Plan, which was updated using population targets set out in the Regional Planning Guidelines 2010–2022, indicates that Castlebar will require an additional 2184 housing units to meet population targets for the extended period of the Plan.

Currently, if all lands zoned Phase 1 were developed, this would yield a total of 224 housing units. The 2016 Census indicates that there were 840 vacant housing units in Castlebar at that time. If all lands zoned in Phase 1 were developed to capacity and all vacant units were occupied, there would be a shortfall of 1120 housing units required in Castlebar for the period of the extended Plan. In order to provide for the housing requirements of the Core Strategy, Phase 1 and Phase 2 lands should be considered for residential development.

Table 5.1

**ASSESSMENT OF ZONING FOR RESIDENTIAL USE:
Population Targets and Land Requirements for the period 2011–2020 along with an assessment of residential zoning in the current
Castlebar & Environs Development Plan 2010–2014 and current housing supply (2016)**

Settlement Hierarchy	Population Targets			Population Increase From 2016 to 2020	Residential Units Required including 50% Headroom	Existing Residential Units 2010	No of Residential Units that could be provided from :			Potential Yield Total ⁴	Res. Units Shortfall I/ Excess (-/+) to 2020	Residential Zoning for 2016 based on shortfall or excess in Res Units (HA)			
	2011	2016	2020				VU ¹	UFE ²	LPP ³			Ph 1 ⁵	Ph 2 ⁶	R ⁷	E ⁸
Linked Hub				3204											
Castlebar	12318	12086	15290		2184	5362	840	49	105	994	-1190	224	1550	1774	-410

¹ VU= Estimated number of Vacant Units 2016

² UFE= Unfinished Housing Estate

³ LPP= Number of units permitted (2+) but not yet developed 2010

⁴ Potential Housing Yield Total = VU+UFE+LPP

⁵ Ph 1= Housing Yield Phase 1 Lands

⁶ Ph 2= Housing Yield Phase 2 Lands

⁷ R = Total Yield Ph 1 + Ph 2

⁸ E = Shortfall /Excess Housing Units (-/+) to 2020

~~Based on the population figures outlined in the RPG's it is projected that for the lifetime of the Development Plan (up to 2014) the population targets of Castlebar town and environs shall be 13,823 which represents a population increase of 953 from 2010 figures. In order to provide housing for the population growth outlined above, it will be necessary to ensure that adequate provision is made for zoned residential/mixed use land.~~

~~The RPG's sets the average household size at 2.4 (persons per household) for the Castlebar/Ballina Linked Hub. Based on these figures it is estimated that the projected population targets will generate a requirement of 397 new housing units between 2010 and 2014. However, there are currently~~

~~285 hectares of undeveloped residentially zoned lands in the plan area resulting in a potential housing yield of 5,700 (assuming an average density of 20 units per hectare). This land is capable of housing an additional population of 13,680 persons. This calculation excludes housing yield from land zoned 'Rural Character' which permits limited housing subject to needs assessment as outlined under Section 5.12.~~

~~Apart from the above, it is also calculated from the figures presented in Table 5.1 that there are sufficient housing units (1672) available within the plan area over the lifetime of the plan. It is calculated that there is a surplus of 1275 potential housing units currently available in the plan area. Having regard to the current surplus in potential housing units in the plan area, and to ensure that the Development Plan is, as far as practicable, consistent with the NSS and RPG's, it is essential that a Development Management Process be implemented that:~~

~~c. Monitors and implements the population targets set out in the RPG's and Mayo County Development Plan 2008-2014 (as varied) (as varied) 2008-2014;~~

~~d. Phases, manages and restricts, where necessary, housing developments to ensure these targets are not exceeded.~~

~~Table 5.1 sets out in detail the availability of land for housing development as well as the existing provision of housing units~~

Section 5 Housing.

VC:T4 —Page 34-35/Castlebar & Environs Development Plan 2008-2014, Housing (Supply of Housing Land)

Section 5.6 Supply of Housing Demand shall be altered as follows.

5.6 Supply of Housing Land

In order to meet the requirement of providing 2,184 Housing Units for the extended period of the Castlebar and Environs Development Plan, the development of residential units on lands zoned Phase 1, Phase 2 and Phase 3 Residential lands shall be considered as follows:

Phase 1 Residential Land

All land in Phase 1 shall be developed in compliance with their current zoning as indicated on the Map 1, Zoning / Objective Map and/or in compliance with the existing planning permission (where relevant). Revised proposals for appropriate development on these lands may be considered subject to the requirements of this plan

Phase 2 Residential Land

All land in Phase 2 shall be developed in compliance with their current zoning as indicated on the Map 1, Zoning / Objective Map. All residential development proposals will be considered subject to the requirements of this Plan.

Phase 3 Residential Land

Phase 3 residential lands comprises of all serviced residentially zoned land located along the urban fringe. Phase 3 residential lands shall not be considered for development until such time as 70% of

the land in Phase 1 and Phase 2 has been fully developed. Single houses may be considered where it has been established that the lands in question are part of the overall family holding and that there are no other lands appropriately zoned within the Plan boundary for the development of a single house for the landowner's immediate family.

~~Under the current Castlebar & Environs Development 2008–2014 there are approximately 600Ha zoned for residential development, divided into several categories including:~~

- ~~☐ Existing/Residential Infill;~~
- ~~☐ New Medium Density Residential;~~
- ~~☐ New Residential Low Density;~~
- ~~☐ Residential/Commercial.~~

~~Residential development is also permitted in the Town Centre.~~

~~Of the 600Ha residentially zoned land approximately 285Ha are undeveloped. Based on the figures outlined in Table 5.1; having regard to the projected population targets outlined in the RPG's; and having regard to the surplus number of housing units currently available within the plan area it is calculated that 265Ha⁵ of the residentially zoned land are in excess of requirement.~~

~~Having regard to the current surplus in potential housing units and residentially zoned land in the plan area, and to ensure that the Development Plan is, as far as practicable, consistent with the NSS and RPG's, it is necessary to:~~

- ~~● Introduce a phased approach to future multiple residential development within the plan area;~~
- ~~● Rezone all residentially zoned land located on the outside of the proposed northern and southern ring roads to a more appropriate land use zoning;~~
- ~~● Rezone residentially zoned land subject to flooding and/or located within "Benefitting Lands".~~

~~The revised housing supply policy is shown on Map 5.1 and is as follows.~~

Phase 1 Residential Land

~~Phase 1 residential lands shall comprise of all unfinished housing estates and all residentially zoned land which currently have live planning permissions that have not yet commenced. All lands with live planning permissions are included in Phase 1. This will result in a capacity in Phase 1 residential lands for the provision of 760 housing units. Although this figure of 760 units is in excess of the demand figure of 397 as calculated using PRG population projections, it is considered that this policy ensures adequate provision for residential demand while prioritising the completion of unfinished and derelict sites/developments.~~

~~All land in Phase 1 shall be developed in compliance with their current zoning as indicated on the Map 1, Zoning / Objective Map (Variation 2) and/or in compliance with the existing planning permission (where relevant). Revised proposals for appropriate development on these lands may be considered subject to the requirements of this plan.~~

Phase 2 Residential Land

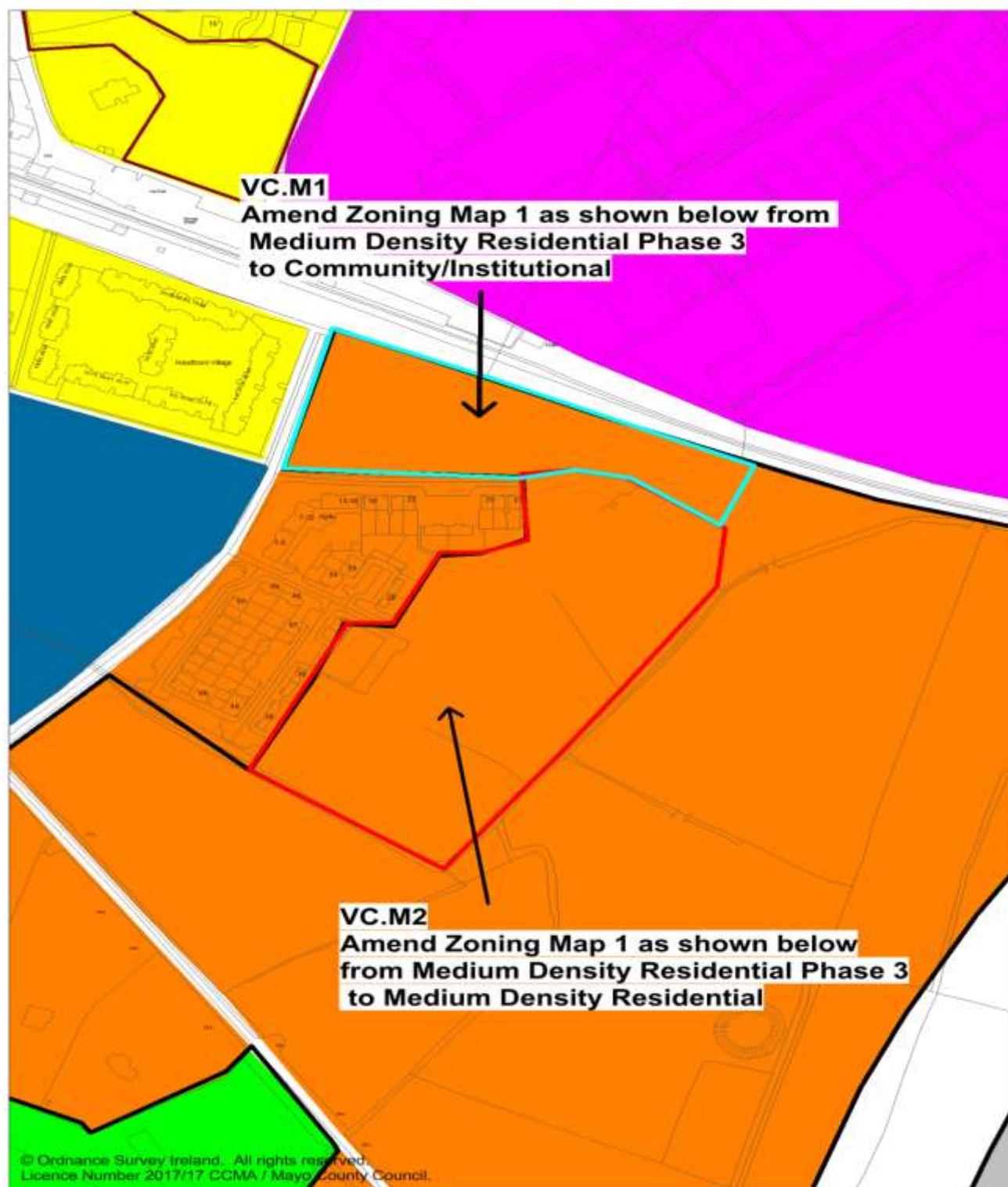
~~Phase 2 residential lands shall comprise of all serviced residentially zoned land located within or within close proximity to core residential areas. Phase 2 residential lands shall not be considered for development until such time as 70% of the land in Phase 1 has been fully developed; and subject to the establishment of a proven demand for housing in accordance with PRG population projections.~~

Phase 3 Residential Land

~~Phase 3 residential lands shall comprise of all serviced residentially zoned land located along the urban fringe. Phase 3 residential lands shall not be considered for development until such time as 70% of the land in Phase 2 has been fully developed; and subject to the establishment of a proven demand for housing in accordance with PRG population projections.~~

VC.M1 — Amend Zoning Map 1 as shown below from Medium Density Residential Phase 3 to Community/Institutional

VC.M2 — Amend Zoning Map 1 as shown below from Medium Density Residential Phase 3 to Medium Density Residential



Appendix A

Schedule of changes to the Castlebar & Environs Development Plan 2008-2014 proposed under Variation No 5

Variation Ref.	Variation Details	Page
VC.T1	Additional Wording to Section	Page 24
VC.T2	Add text to objective HO4	Page 29
VC.T3	Additional Wording to Section And update table 5.1	Page 31-32
VC.T4	Additional Wording to Section	Page 34-35
VC.M1	Proposed amendments to Map 1	Back of Plan
VC.M2	Proposed amendments to Map 1	Back of Plan