



Comhairle Contae Mhaigh Eo
Mayo County Council



Material Alterations: Draft Castlebar Town & Environs LAP 2023-2029



Material Alterations Draft Castlebar Town & Environs Local Area Plan 2023-2029

In Accordance with Section 20 (3)(h) of the Planning and
Development Act, 2000 (as amended)

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1. Introduction

This report sets out the proposed Material Alterations to the Draft Castlebar Local Area Plan (LAP) 2023-2029, following consideration of submissions received during the public display period of the Draft LAP. The report forms part of the statutory procedure for preparing a new LAP as set out under Section 20 of the Planning and Development Act 2000 (as amended). It is a key element in the process of bringing the Draft Plan to adoption.

The Draft LAP was placed on public display for a period of 6 weeks from 28th February to 11th April 2023 inclusive. A total of 46 no. written submissions were received within the statutory timeframe for public display.

The 46 no. submissions were considered by the Chief Executive and responses and recommendations set out in a Chief Executive's report, dated the 23rd of May 2023. The Elected Members of the Castlebar Municipal District at their meeting on the 28th June 2023, considered the draft LAP and the CE Report and passed a resolution to accept the Draft LAP and the Chief Executive's report in respect of the Draft LAP, subject to the alterations in the Chief Executive's report and the subsequent alterations proposed by the Elected Members.

1.1 Public Consultation

In accordance with the Planning and Development Act 2000 (as amended), written submissions with respect to the proposed Material Alterations of the Draft Local Area Plan can only be considered. **The closing date for the submissions on the Material Alterations is 5pm on 20th September 2023.** This display period will be followed by the preparation of a second Chief Executive's Report to the Members on any submissions received on the proposed Material Alterations. Members may then decide to make the LAP, with or without the proposed alterations or with modifications to the proposed alterations, subject to the provisions of the Planning and Development Act, 2000 (as amended). The formal making of the LAP is by resolution of the Elected Members of the Castlebar Municipal District. During the LAP process, the Members of the Castlebar Municipal District must consider the proper planning and sustainable development of the area, statutory obligations and any relevant plans and policies of the Government or any Minister of the Government.

1.2 Environmental Assessments

In accordance with Section 20(3)(f) of the Planning and Development Act 2000 (as amended), Mayo County Council has screened the Proposed Material Alterations and has determined that a Strategic Environmental Assessment (SEA) is required for some proposed material alterations and an Appropriate Assessment is not required for the proposed material alterations.

In this regard, the following documents are published for inspection and public consultation:

- Proposed Material Alterations to the Draft Castlebar Town & Environs Local Area Plan 2023-2029 and to the Strategic Flood Risk Assessment
- Addendum to the SEA Environmental Report pursuant to the SEA Directive and Planning and Development (Strategic Environmental Assessment)
- Regulations 2004-2011 containing an assessment of the Proposed Material Alterations.

- Screening Report for the purposes of Appropriate Assessment (AA) pursuant to the EU Habitats Directive (92/43/EEC) and Planning and Development Act 2000 (as amended) containing an assessment of the Proposed Material Alterations.

1.3 How to read the proposed Material Alterations

The Proposed Material Alterations are referred to as **Material Alterations Nos. 1 – 26 (MAs)**. Where Proposed Material Alterations affect land use zonings, they have been identified on Map 1 Land Use Zoning below.

The text in black is the text in the Draft Plan, the text to be omitted is struck ~~through in red~~ and text to be inserted is in green.

1.4 Making a Submission or Observation

A copy of the Proposed Material Alterations is on display from Wednesday 23rd August until Wednesday 20th September (inclusive) at the following locations:

- <https://consult.mayo.ie/>
- **Planning Office**, Áras an Chontae, The Mall, Castlebar, Co Mayo, F23 WF90 (Monday-Friday 9am-4pm)
- **Mayo County Library**, John Moore Road, Castlebar, Co Mayo (Tuesday to Saturday 10am – 5pm (closed Sunday & Monday)

Written submissions or observations with respect to the Proposed Material Alterations to the Draft Castlebar Town & Environs Local Area Plan and associated documents, may be made within the above period.

Written submissions or observations should be clearly marked ***‘Proposed Material Alterations to the Draft Castlebar Town & Environs Local Area Plan 2023-2029’*** and must be submitted either:

- Online, through the submission form facility available on Mayo County Council’s Consult portal: <https://consult.mayo.ie/> ,

OR

- In writing to: **Planning Office**, Áras an Chontae, The Mall, Castlebar, Co Mayo, F23 WF90 (Monday-Friday 9am-4pm)

Please make your submission in **one medium only**, i.e. online or hard copy. Any submission or observation should state your name and where relevant, the body or organisation represented. E-mail and fax submissions will not be accepted.

All submissions or observations with respect to the Proposed Material Alterations to the Draft Castlebar Town & Environs Local Area Plan 2023-2029 and associated documents will form part of the statutory Chief Executive’s Report to the Elected Members. Only submissions or observations made in respect of the Proposed Material Alterations and accompanying documents (including submissions relating to the likely significant effects on the environment of implementing the Proposed Material Alterations) will be taken into consideration before the making of any material alteration to the Draft Local Area Plan. Submissions or observations in relation to any other aspect of the Draft Local Area Plan cannot be considered at this stage in the process.

1.5 Next Steps

Following the above public consultation period, a Chief Executive's report will be prepared on any submissions or observations received with respect to the Proposed Material Alterations to the Draft Plan and accompanying documents. The report will be submitted to the Elected Members of the Castlebar Municipal District for their consideration. Members shall consider the Proposed Material Alterations and the Chief Executive's Report and shall, no later than a period of six weeks after the Chief Executive's Report has been furnished, make or amend the Local Area Plan as appropriate.

In making the Plan, the Elected Members must consider Proposed Material Alterations to the draft Local Area Plan, the environmental reports and the Chief Executive's Report on any submissions received and decide whether to make the Local Area Plan with or without the Proposed Material Alterations.

Section 20(3)(r) of the Planning and Development Act 2000 (as amended) states that the Members of the Council are restricted to:

- Considering the proper planning and sustainable development of the area,
- The statutory obligations of the local authority in the area; and
- Any relevant policies or objectives for the time being of the Government or any Minister of the Government.

In addition, the elected members, acting in the interests of the common good and the proper planning and sustainable development of the area, must, in accordance with the '*Code of Conduct for Councillors*' (July 2019) prepared under the Local Government Act 2001 (as amended), carry out their duties in a transparent manner, must follow due process and must make their decisions based on relevant considerations.

2 Proposed Material Alterations

The following section sets out the proposed Material Alterations to chapters of the written statement of the Draft Castlebar Local Area Plan 2023-2029 and alterations to maps.

Note: Where sections, policies, objectives, tables, figures or maps are proposed to be included or altered, the numbers of those in the Draft Plan may need to be revised prior to final adoption of the Plan.

Proposed Alteration Number	MA 1
Submission Number	MYO-C63-19 – National Transport Agency (NTA)
Section/Heading/Page No.	Section 7.9.1, Bus, P-93
Proposed Material Alteration	
Amend Section 7.9.1 as follows:	
<p><i>“The provision of an indicative north/south and east/west linear bus routes incorporating two bus interchange stops at Stephen Garvey Way and at the Old Westport Road (Mayo University Hospital) would facilitate an inbound and outbound interchange. In addition, a mobility hub in Mill Street car park is included as part of the proposed bus network. See Figure 7.4 and Figure 7.5.</i></p> <p><i>Two indicative bus routes are proposed - a north/south route and an east/west route covering a distance of c.1.9km. The routes are bi-directional and include 50 stops (approx. 12 stops for each route in each direction). The distribution of bus stops is indicative only with a proposed frequency of 1 bus every 30minutes. A local bus service within the town will provide a new transport alternative to residents. As such, the delivery of a local public bus service has the highest potential to encourage shift to sustainable modes. Any future town bus service will be developed in conjunction with the NTA under their Town Bus Service Programme.”</i></p>	

Proposed Alteration Number	MA 2
Submission Number	Elected Member Motion
Section/Heading/Page No.	Section 7.9.2, Rail, P-94
Proposed Material Alteration	
Amend Section 7.9.2 by adding the following paragraph as follows:	
<p><i>“The Local Area Plan supports the development of a Rail freight service in close proximity to Castlebar train station for the delivery and receipt of heavy goods and commercial product.”</i></p>	

Proposed Alteration Number	MA 3
Submission Number	MYO-C63-33 - UISCE EIREANN
Section/Heading/Page No.	Section 10.3, Surface Water Infrastructure, P-111
Proposed Material Alteration	
Amend Section 10.3 as follows:	
<p><i>“Mayo County Council is responsible for the management and disposal of surface water runoff within the public realm. All new development within Castlebar must account for how surface water runoff will be appropriately managed. The Council advocates surface water management through Sustainable Urban Drainage Systems (SuDS) and Nature Based Solutions in accordance with national guidance document ‘Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas Best Practice Interim Guidance Document’. SuDS is widely recognised as a green infrastructure-based approach to drainage and storm water management.”</i></p>	

Proposed Alteration Number	MA 4
Submission Number	MYO-C63-33 - UISCE EIREANN
Section/Heading/Page No.	Section 10.5.2, Wastewater Treatment, P-113
Proposed Material Alteration	
Amend Section 10.5.2 as follows:	
<p>“Based on current loading it is estimated that there is approx.9800 11,839 p.e. capacity remaining in the plant. “</p>	

Proposed Alteration Number	MA 5							
Submission Number	MYO-C63-33 - UISCE EIREANN							
Section/Heading/Page No.	Section 10.5.2, Wastewater Treatment, P-113							
Proposed Material Alteration								
Amend Table 10.1: Existing Capacity of the Castlebar WWTP as follows:								
<table border="1"> <thead> <tr> <th>Capacity - today (PE)</th> <th>Load - in 2019 (PE)</th> <th>Headroom (PE)</th> </tr> </thead> <tbody> <tr> <td>28,000</td> <td>16,161</td> <td>9,80011,839</td> </tr> </tbody> </table>			Capacity - today (PE)	Load - in 2019 (PE)	Headroom (PE)	28,000	16,161	9,800 11,839
Capacity - today (PE)	Load - in 2019 (PE)	Headroom (PE)						
28,000	16,161	9,800 11,839						

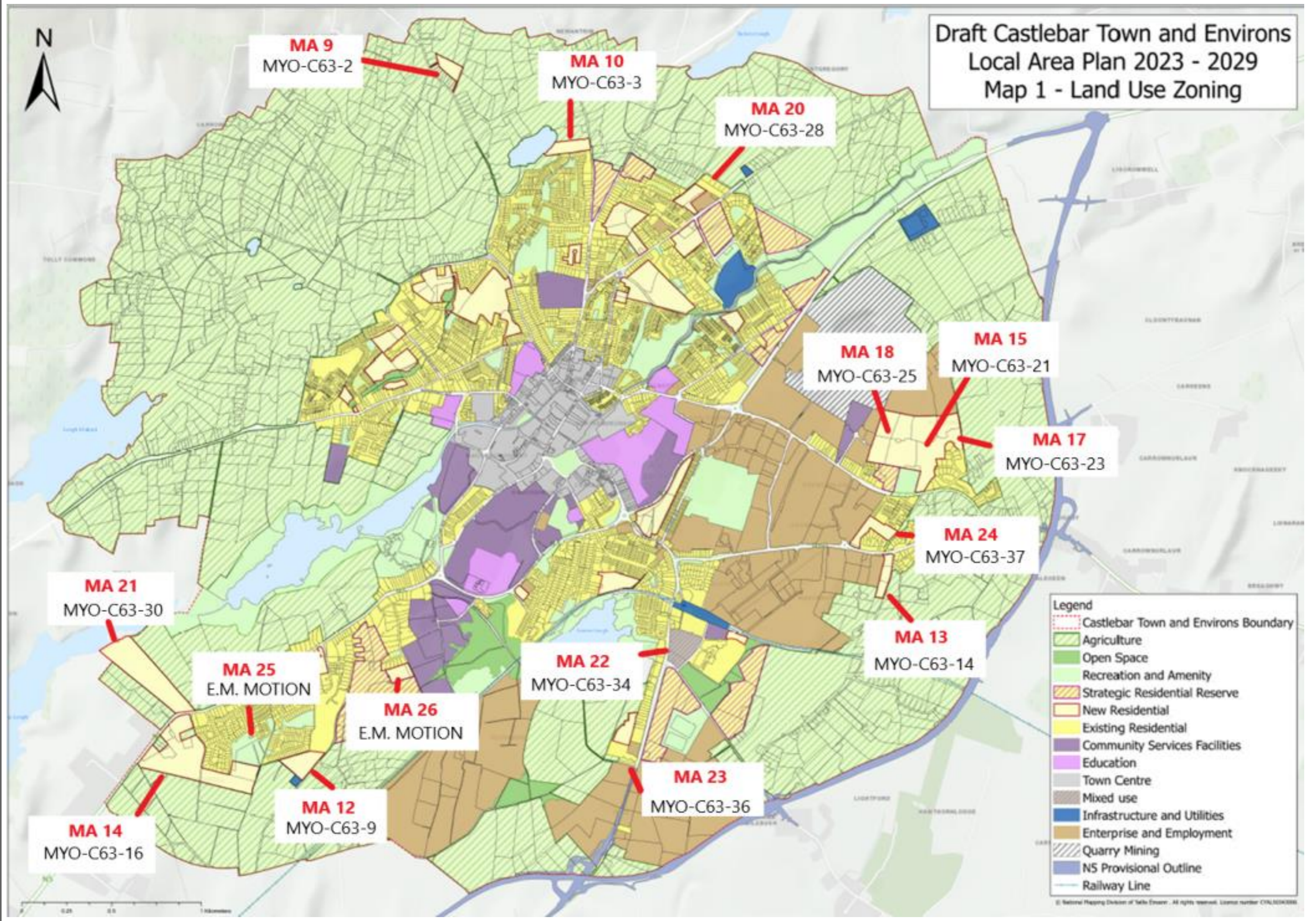
Proposed Alteration Number	MA 6
Submission Number	MYO-C63-34 - The Planning Partnership on behalf of Mavenbrook Ltd. and Elected Member Motion
Section/Heading/Page No.	Table 11.1, Land Use Zoning Objectives, P-121/122
Proposed Material Alteration (See MA 7 and MA 22 also)	
Amend Table 11.1 by adding Mixed Use Zoning Objective as follows:	
<p>MIXED USE -</p> <p><i>“The objective of the Mixed Use land use is to provide primarily for commercial, tourism, employment, recreational / leisure and low and middle order retail uses, with complementary ancillary uses also considered including an element of residential use.</i></p> <p><i>Permissible uses will be governed by the nature of the development proposed and its location and compatibility in relation to surrounding existing or permitted uses.”</i></p>	

Proposed Alteration Number	MA 7
Submission Number	MYO-C63-34 - The Planning Partnership on behalf of Mavenbrook Ltd.
Section/Heading/Page No.	Table 11.2, Land Use Zoning Matrix, P-122-126
Proposed Material Alteration (See MA 7 and MA 22 also)	
Amend Table 11.2 Land Use Zoning Matrix by adding Mixed Use Zoning’s developments considered ‘Permitted in Principle’ and ‘Open for Consideration’ as follows:	
<p>“Permitted in Principle -</p> <p><i>Conference Centre, Enterprise Unit/Workshop, Hostel, Hotel, Leisure Centre/Gym, Nursing Home/Retirement Village/Residential Care, Office, Park & Stride Facility, Primary Care Centre, Health Centre and Clinics, Dentist/Doctor Surgery, Professional Services, Restaurant/Café, Retail Warehousing, Service Station, Utility Structures, Veterinary Surgery and Warehousing”</i></p> <p>and</p> <p>“Open for Consideration –</p> <p><i>Apartments, B&B/Guesthouse, Bank/Financial Institution, Betting Office, Caravan Park/Campervan Park/Camp Site/Glamping (Tourism), Car Parking, Cash & Carry Wholesale Outlet, Chemist/Pharmacy, Childcare Facilities – Crèche, Nursery and Playschool, Cinema/Theatre, Community Facility (hall, centre or recreational use), Dance Hall/ Disco/ Night Club, Data Centre, Drive Through Restaurant, Education – excluding a night-time use, Education – night-time education use, Education – third level education use, Education – training centre, Funeral Home, Garden Centre, Hospital, Industry – Light, Library, Licenced Premises (Public House), Logistic, Storage & Distribution Units, Mart/ Co-operative, Motor Sales/ Service, Open Space (Public), Place of Worship, Plant/ Tool Hire, Playing Pitches/Sports Club, Residential – Multiple (two or more units), Residential – Single, School/Third Level Education, Shop/Retail (Comparison), Shop/Retail (Convenience), Shopping Centre/Supermarket and Take Away.”</i></p>	

Proposed Alteration Number	MA 8												
Submission Number	MYO-C63-33 - UISCE EIREANN												
Section/Heading/Page No.	Section 11.2, Land Use Zoning Matrix, P-127												
Proposed Material Alteration													
Amend Table 11.2 for Utilities Structures in 'Open Space' zoned lands from 'Not Normally Permitted' to 'Open for Consideration' as shown below:													
Land Use Zoning Matrix Table 11.2	Town Centre Inner	Town Centre Outer	New Residential	Existing Residential	Strategic Residential Reserve	Educational	Enterprise & Employment	Community Services	Recreation & Amenity	Agriculture	Open Space	Infrastructure & Utilities	Quarry / Mining
	O	O	O	O	O	O	O	O	O	O	O X	P	X

2.1 Map with all alterations

Draft Castlebar Town and Environs
Local Area Plan 2023 - 2029
Map 1 - Land Use Zoning



MA 9
MYO-C63-2

MA 10
MYO-C63-3

MA 20
MYO-C63-28

MA 18
MYO-C63-25

MA 15
MYO-C63-21

MA 17
MYO-C63-23

MA 24
MYO-C63-37

MA 21
MYO-C63-30

MA 25
E.M. MOTION

MA 26
E.M. MOTION

MA 22
MYO-C63-34

MA 13
MYO-C63-14

MA 14
MYO-C63-16

MA 12
MYO-C63-9

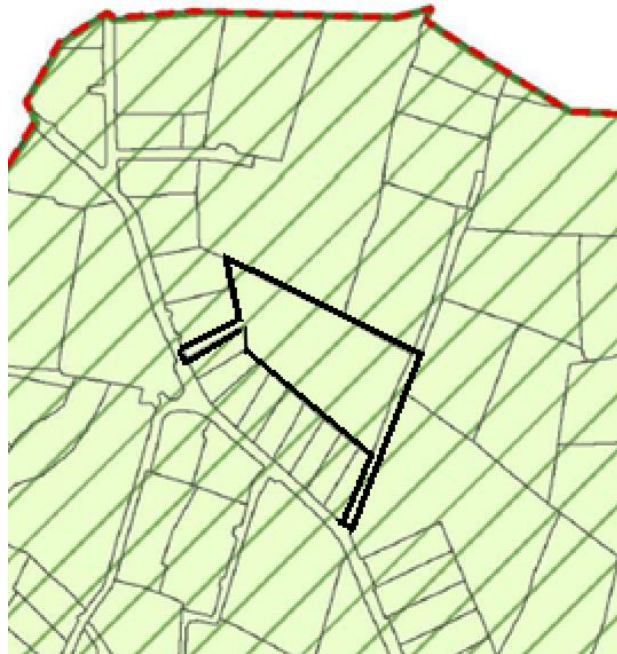
MA 23
MYO-C63-36

- Legend**
- Castlebar Town and Environs Boundary
 - Agriculture
 - Open Space
 - Recreation and Amenity
 - Strategic Residential Reserve
 - New Residential
 - Existing Residential
 - Community Services Facilities
 - Education
 - Town Centre
 - Mixed use
 - Infrastructure and Utilities
 - Enterprise and Employment
 - Quarry Mining
 - NS Provisional Outline
 - Railway Line

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Proposed Alteration Number	MA 9
Submission Number	MYO-C63-2 – Martin & Helen Gaughan and Elected Members Motion
Proposal/Location	Rezoning lands from Agriculture to New Residential at Dereenmanus

Proposed Material Alteration



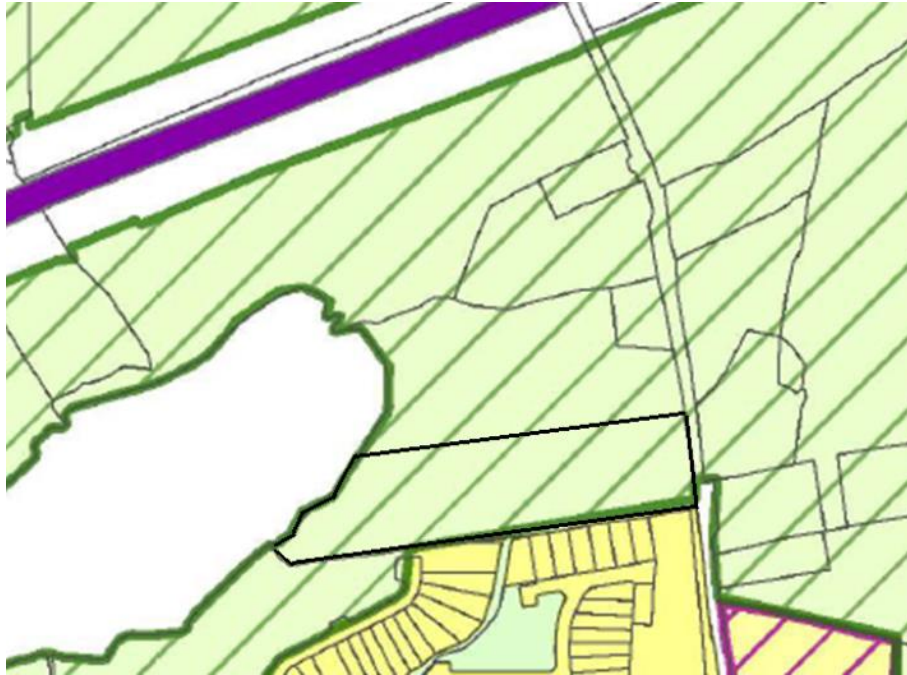
Draft Plan Zoning = Agriculture (site outlined in black)



Proposed Material Alteration Zoning = New Residential

Proposed Alteration Number	MA 10
Submission Number	MYO-C63-3 – Michael Geraghty and Elected Members Motion
Proposal/Location	Rezone lands from Agriculture to New Residential at New Antrim

Proposed Material Alteration



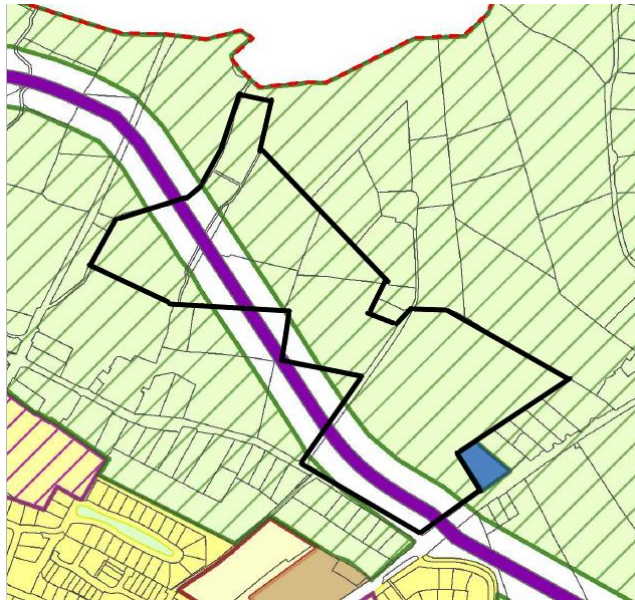
Draft Plan Zoning = Agriculture (site outlined in black)



Proposed Material Alteration Zoning = New Residential

Proposed Alteration Number	MA 11
Submission Number	MYO-C63-8 – Brian Moran and Elected Members Motion
Proposal/Location	Remove Northern Orbital Ring Road from lands at Corradrish

Proposed Material Alteration



Draft Plan Zoning = Indicative Northern Orbital Route (Site outlined in black).



Proposed Material Alteration Zoning = Road line removed.

Proposed Alteration Number	MA 12
Submission Number	MYO-C63-9 – Grady Architects on behalf of Roonith Properties and Elected Members Motion
Proposal/Location	Rezone lands from Agriculture to New Residential at Knockaphunta

Proposed Material Alteration



Draft Plan Zoning = Agriculture (site outlined in black)



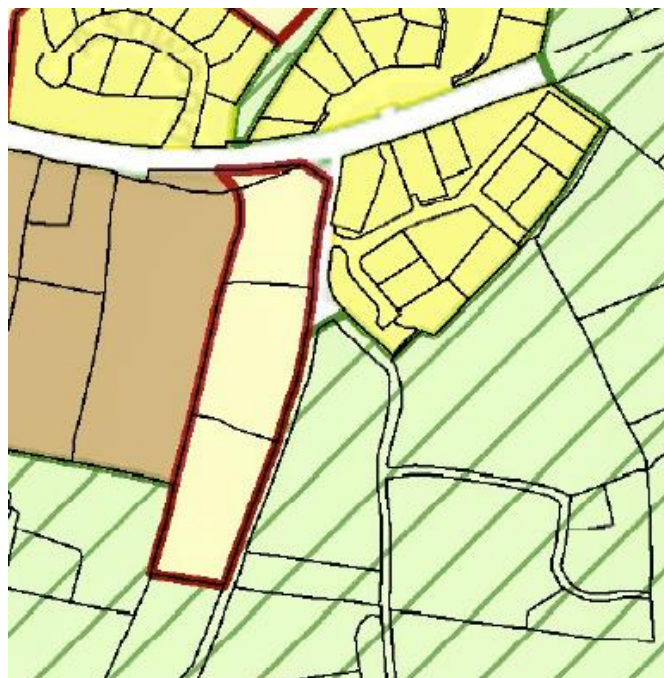
Proposed Material Alteration Zoning = New Residential

Proposed Alteration Number	MA 13
Submission Number	MYO-C63-14 – D Moran & Associates on behalf of Walshe & Bourke Builders and Elected Members Motion
Proposal/Location	Rezone lands from Enterprise & Employment and Agriculture to New Residential at Breafy Road, Knockrawer.

Proposed Material Alteration



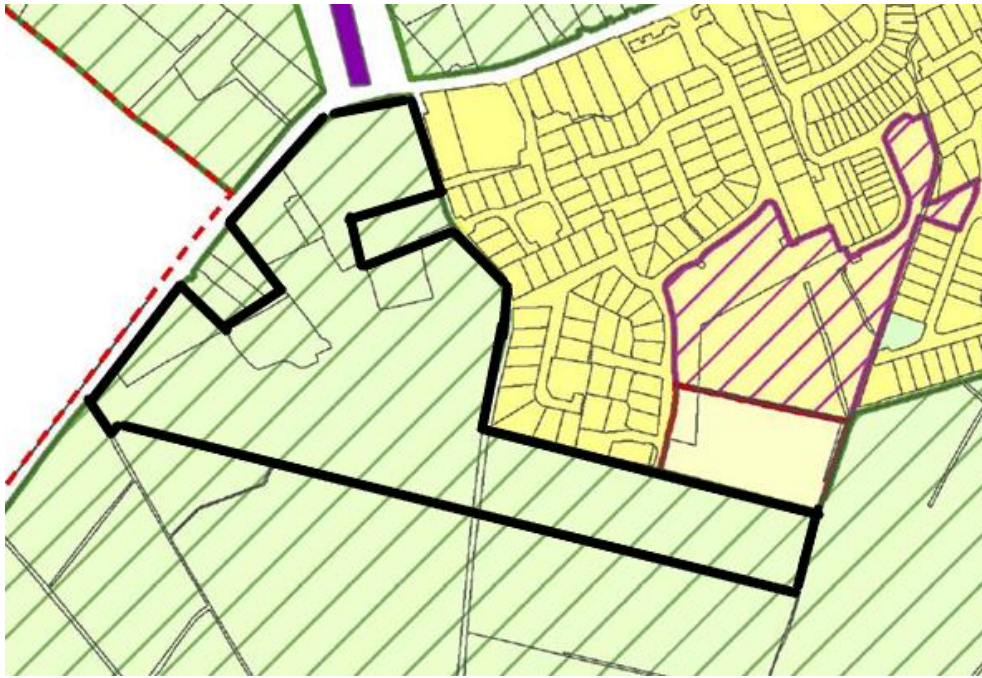
Draft Plan Zoning = Enterprise & Employment and Agriculture (site outlined in black).



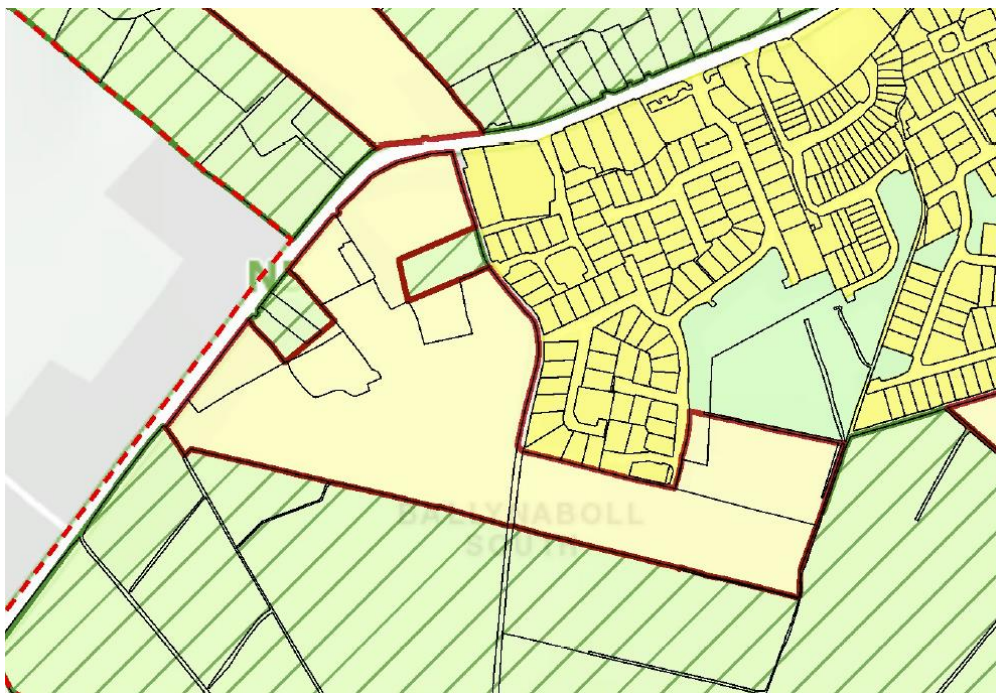
Proposed Material Alteration Zoning = New Residential.

Proposed Alteration Number	MA 14
Submission Number	MYO-C63-16 – Michael Quinn on behalf of Margaret Coyne and Elected Members Motion
Proposal/Location	Rezone lands from Agriculture to New Residential at Ballynaboll South

Proposed Material Alteration



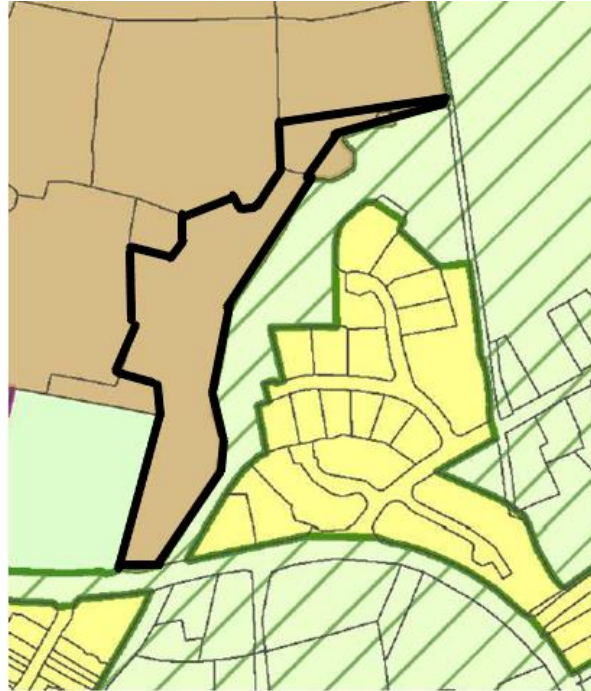
Draft Plan Zoning = Agriculture (site outlined in black).



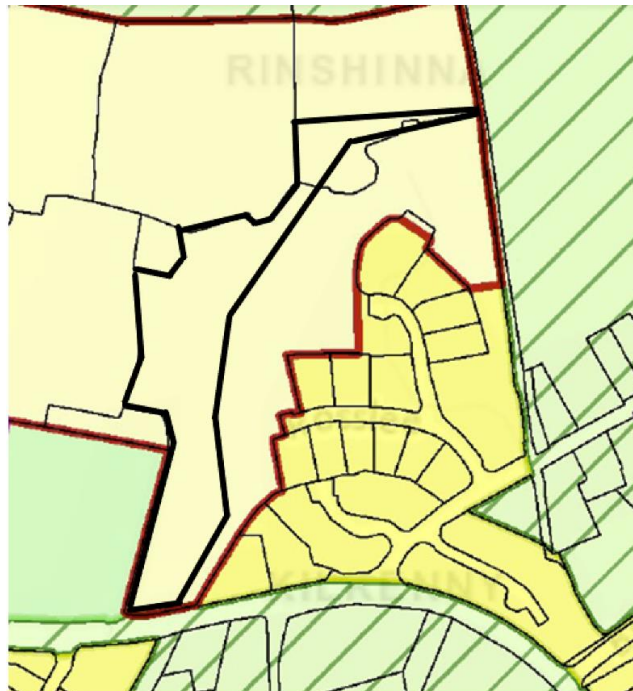
Proposed Material Alteration Zoning = New Residential.

Proposed Alteration Number	MA 15
Submission Number	MYO-C63-21 – Francis Tuohy and Elected Members Motion
Proposal/Location	Rezone lands from Enterprise & Employment to New Residential at Rinshinna

Proposed Material Alteration



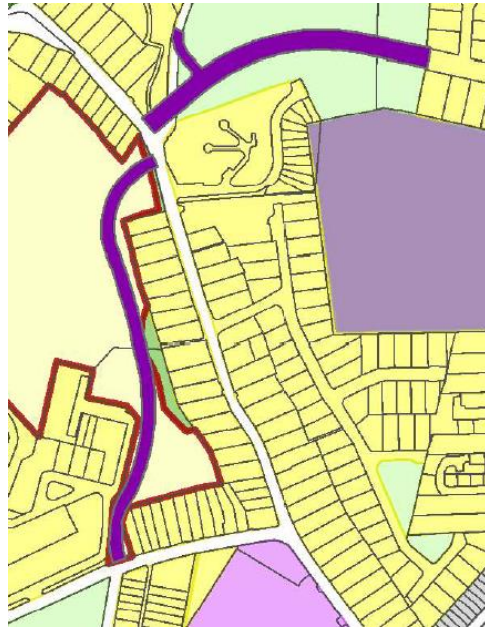
Draft Plan Zoning = Enterprise & Employment (site outlined in black).



Proposed Material Alteration Zoning = New Residential.

Proposed Alteration Number	MA 16
Submission Number	MYO-C63-22 – Gene McConway (Wyckam Ltd) and Elected Members Motion
Proposal/Location	Remove Castlebar Inner Relief Road R310 – R311 from Map 1 Land Use Zoning Map at Glenfort/Rathbawn& Watersville

Proposed Material Alteration



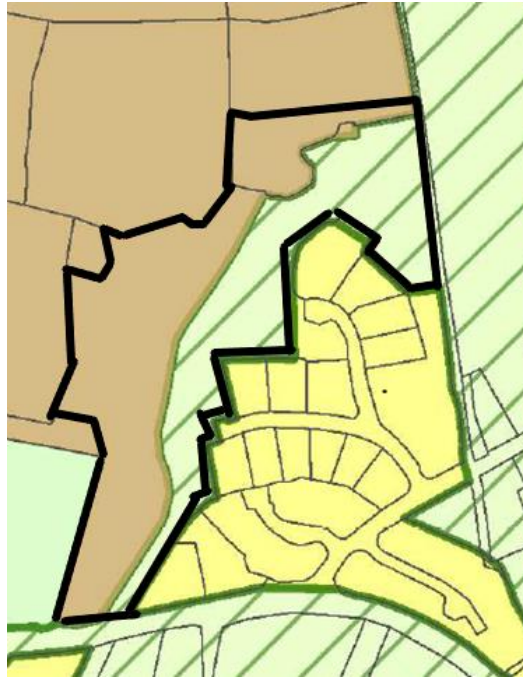
Draft Plan Zoning = Indicative Road line R311 to R310 (shown in purple).



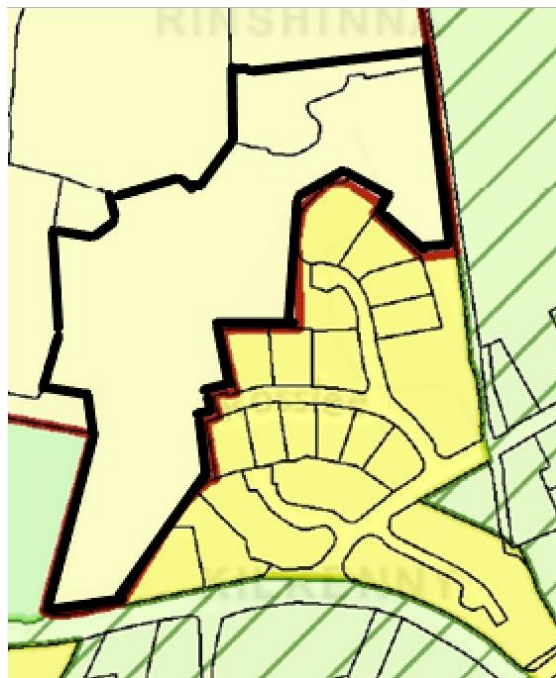
Proposed Material Alteration = Road line removed.

Proposed Alteration Number	MA 17
Submission Number	MYO-C63-23 – Tom Mulchrone on behalf of Rosslee Residents Group and Elected Members Motion
Proposal/Location	Rezone lands from Enterprise & Employment and Agriculture to New Residential at Rinshinna

Proposed Material Alteration



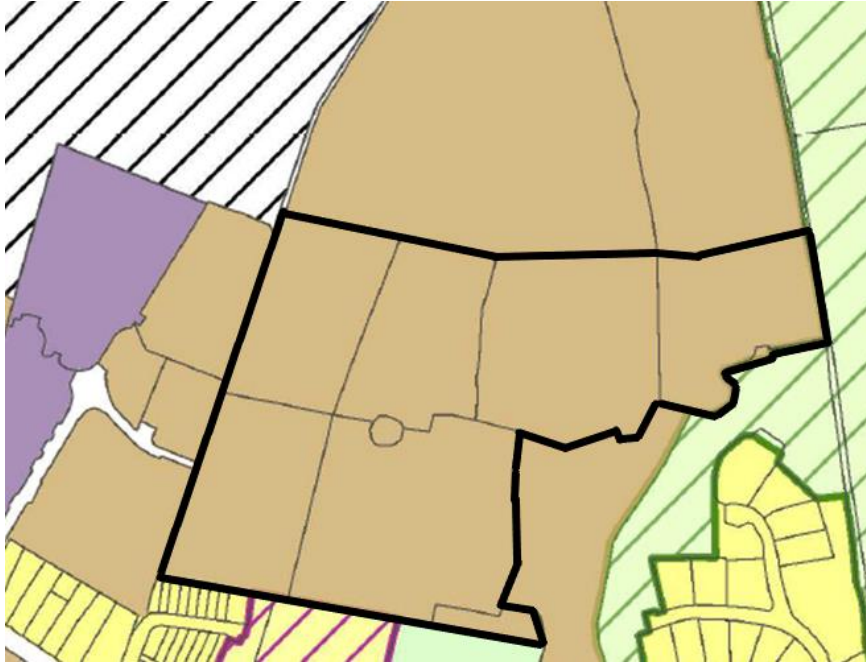
Draft Plan Zoning = Enterprise & Employment and Agriculture (site outlined in black).



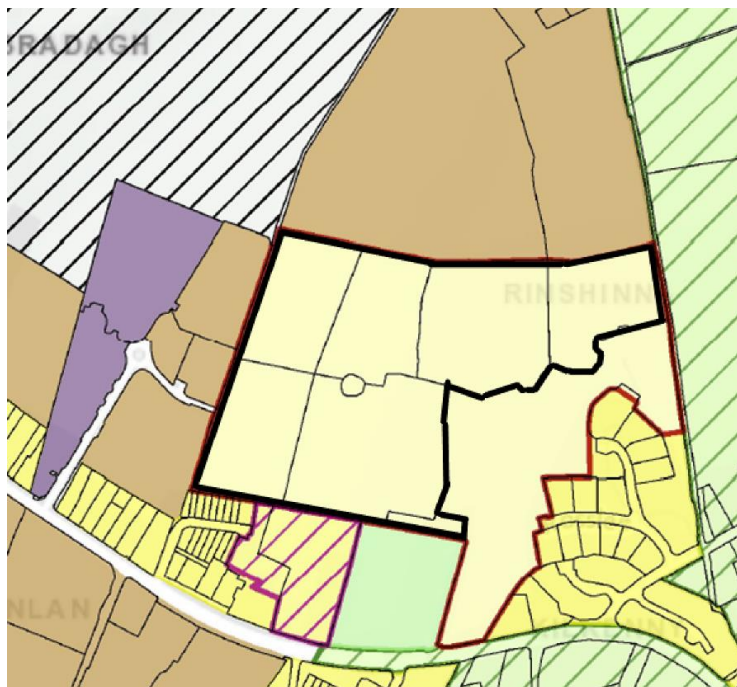
Proposed Material Alteration Zoning = New Residential.

Proposed Alteration Number	MA 18
Submission Number	MYO-C63-25 – John Flatley and Elected Members Motion
Proposal/Location	Rezone lands from Enterprise & Employment and Agriculture to New Residential at Rinshinna

Proposed Material Alteration



Draft Plan Zoning = Enterprise & Employment (site outlined in black).



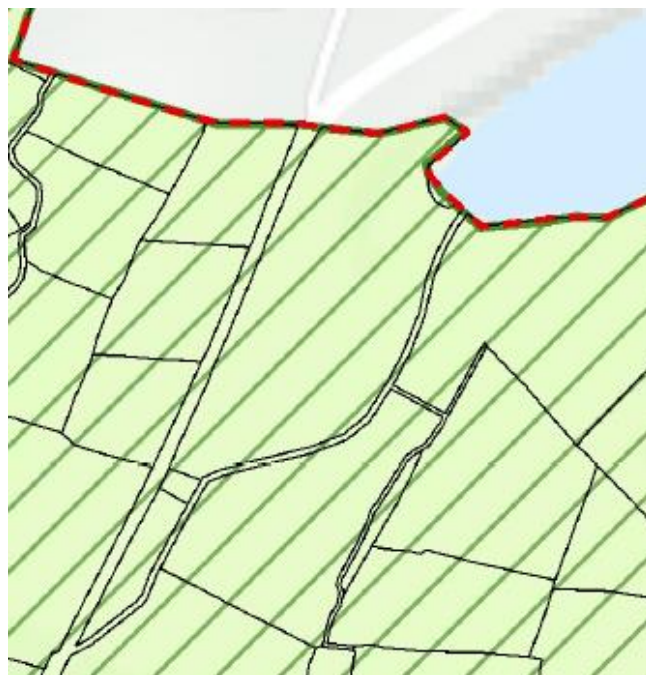
Proposed Material Alteration Zoning = New Residential.

Proposed Alteration Number	MA 19
Submission Number	MYO-C63-27 – O’Grady Consulting Engineers on behalf of Michael McHale and Elected Members Motion
Proposal/Location	Remove Northern Orbital Ring Road from lands at Carrowncurry.

Proposed Material Alteration



Draft Plan Zoning = Indicative Northern Orbital Route (Relevant section of site outlined in black).



Proposed Material Alteration Zoning = Road line removed.

Proposed Alteration Number	MA 20
Submission Number	MYO-C63-28 – Mary Kenny-Mulhare and Elected Members Motion
Proposal/Location	Rezone lands from Agriculture to Existing Residential at Corradrish.

Proposed Material Alteration



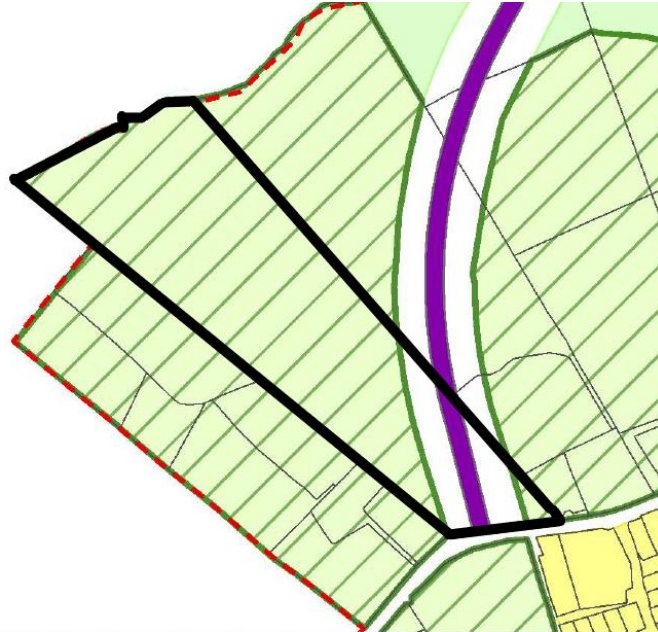
Draft Plan Zoning = Agriculture (site outlined in black).



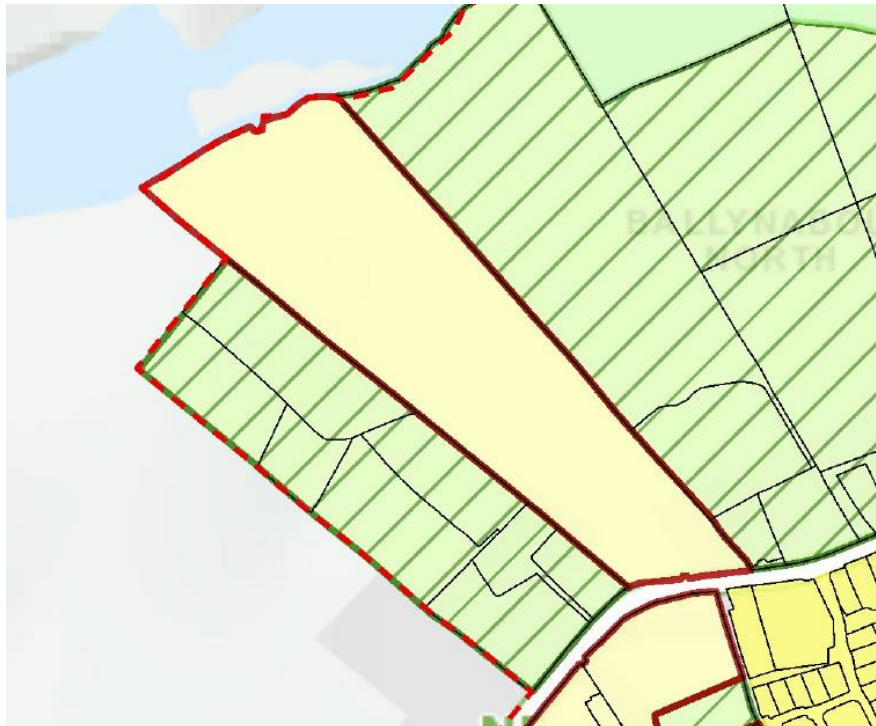
Proposed Material Alteration Zoning = Existing Residential.

Proposed Alteration Number	MA 21
Submission Number	MYO-C63-30 – Kathleen & Eamon Courell and Elected Members Motion
Proposal/Location	Rezone lands from Agriculture to New Residential and remove Northern Orbital Road from lands at Ballynaboll.

Proposed Material Alteration



Draft Plan Zoning = Agriculture and Indicative Northern Orbital Route (Site outlined in black).



Proposed Material Alteration Zoning = New Residential and removal of road line.

Proposed Alteration Number	MA 22
Submission Number	MYO-C63-34 - The Planning Partnership on behalf of Mavenbrook Ltd and Elected Members Motion
Proposal/Location	Rezone lands from Recreation & Amenity and New Residential to Mixed Use at N84/Lios Na Circe.

Proposed Material Alteration (See MA 6 and MA 7 also)



Draft Plan Zoning = New Residential and Recreation & Amenity (site outlined in black)



Proposed Material Alteration Zoning = Mixed Use

Proposed Alteration Number	MA 23
Submission Number	MYO-C63-36 – Patrick Gallagher
Proposal/Location	Rezone lands from Agriculture to Existing Residential at The Waterways.

Proposed Material Alteration



Draft Plan Zoning = Agriculture (site outlined in black)



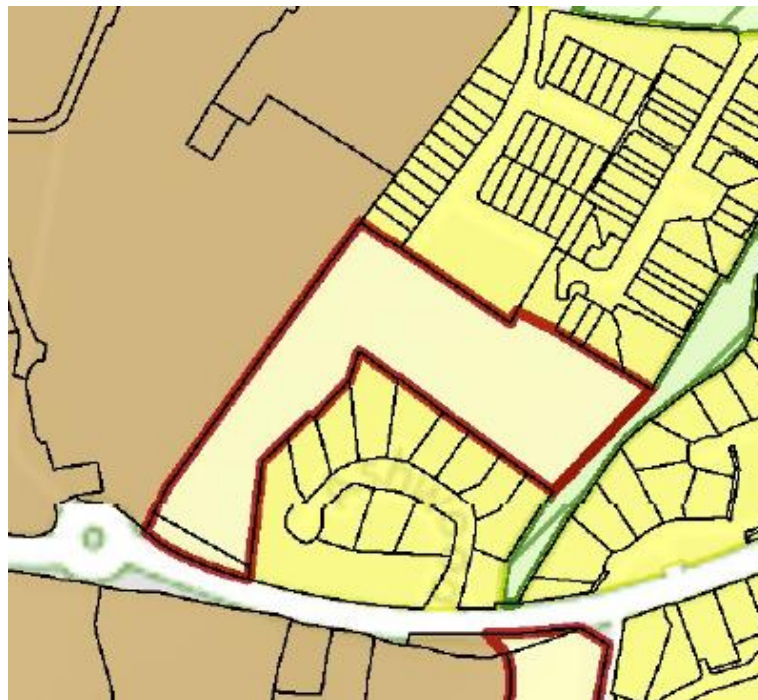
Proposed Material Alteration Zoning = Existing Residential

Proposed Alteration Number	MA 24
Submission Number	MYO-C63-37 – Seamus Regan and Elected Members Motion
Proposal/Location	Rezone lands from Agriculture to New Residential at Ashwood, Breaffy Road.

Proposed Material Alteration



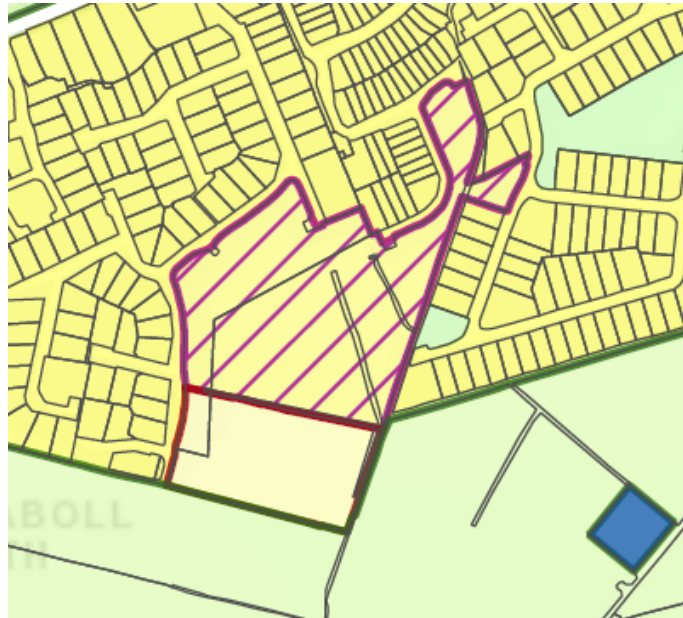
Draft Plan Zoning = Agriculture (site outlined in black)



Proposed Material Alteration Zoning = New Residential

Proposed Alteration Number	MA 25
Submission Number	Elected Members Motion
Proposal/Location	Rezone lands from Strategic Residential Reserve to Recreation & Amenity at Manor Village

Proposed Material Alteration



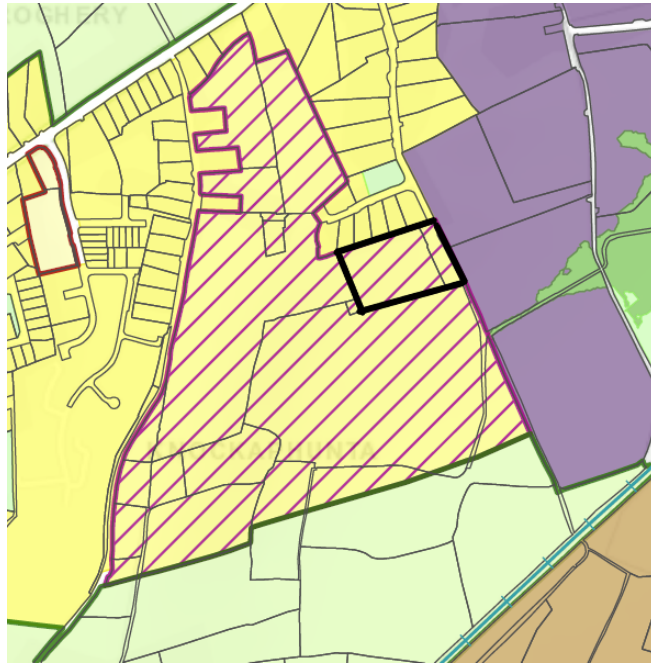
Draft Plan Zoning = Strategic Residential Reserve.



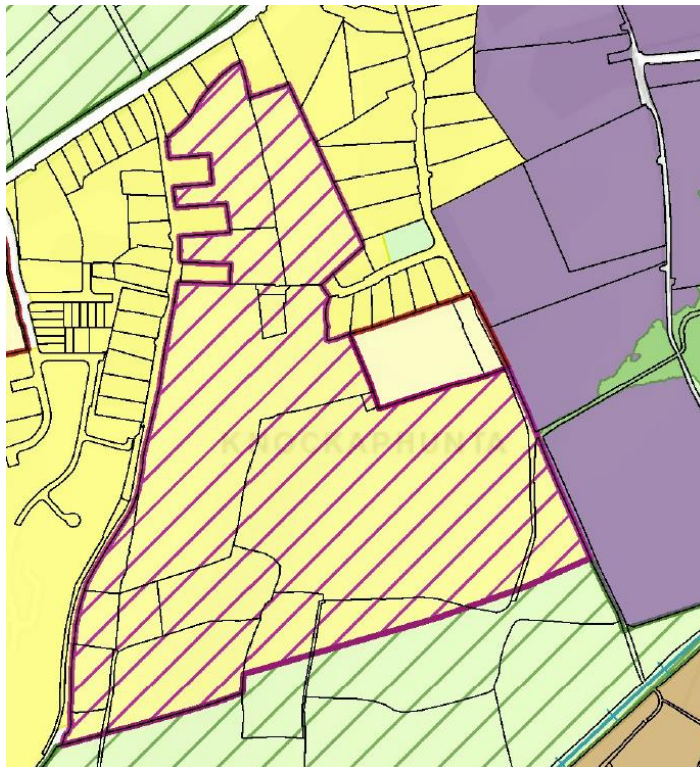
Proposed Material Alteration Zoning = Recreation & Amenity.

Proposed Alteration Number	MA 26
Submission Number	Elected Members Motion
Proposal/Location	Rezone lands from Strategic Residential Reserve to New Residential at Mount Gordon

Proposed Material Alteration



Draft Plan Zoning = Strategic Residential Reserve.



Proposed Material Alteration Zoning = New Residential