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Via Portal: consult.mayo.ie

05/04/2024

RE: PROPOSED MATERIAL ALTERATIONS TO THE DRAFT WESTPORT LOCAL AREA PLAN 2024-2030

A Chara,

I refer to your notification on 19 March 2024 of proposed material alterations to the Draft Westport Local Area Plan 2024-2030 (DLAP) and thank you for the opportunity to provide this submission.

The NWRA made a submission to the Draft Westport Local Area Plan 2023-2029 on 3 November 2023. While the NWRA concluded that there was a good to high level consistency in the DLAP with the relevant Regional Policy Objectives (RPOs) in the Regional Spatial and Economic Strategy (RSES), the NWRA suggested that several observations be considered in the further consideration of the DLAP. It is noted that Mayo County Council propose to make 41 Material Alterations to it. In this submission the Assembly provide comment in respect of consistency of the proposed amendments with the Regional Spatial and Economic Strategy (RSES).

Proposed material alterations MA 1 to MA 31 (excluding MA 2 and MA 31- see below) consist of several alterations to the DLAP, including provision of social and affordable housing, tourism/recreational provision, support climate change mitigation and adaptation measures, sustainable transport measures, architectural design measures and flood risk measures. The proposed material alterations are mostly positive and are consistent with a number of the RPOs in the RSES.

Proposed material alterations MA 2 and MA 31 seek to introduce new text into the DLAP that facilitates single houses on fully serviced land for people with genuine need (definition given) on all land not zoned new residential or strategic residential reserve in the plan boundary area. However, these proposed material alterations do not promote the concept of plan-led development, compact urban growth or the efficient use of land and may impede achieving RPO 3.1 (delivery of urban places of regional scale), RPO 3.2 (c)(achieve 30% of new housing within existing built-up footprint), RPO 3.3 (achieve 20% of new housing on brownfield lands), RPO 3.4 (support regeneration and renewal) and RPO 7.20 (increase population living within settlements) of the RSES¹

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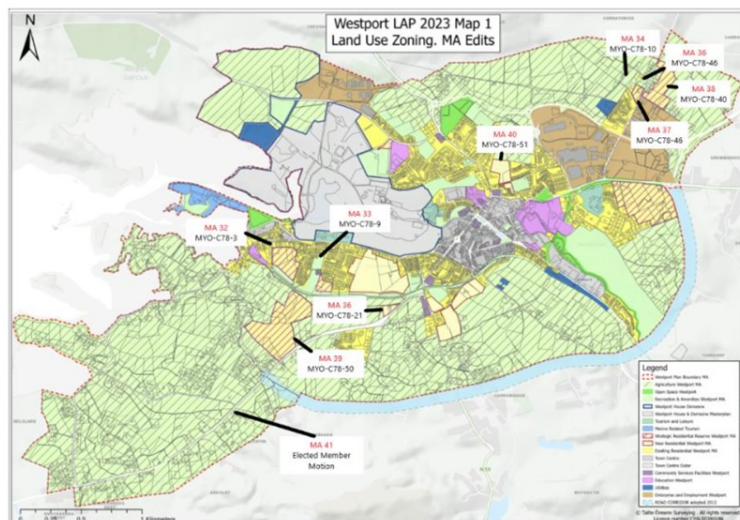
RPO 3.1 Develop urban places of regional scale through.....Development derelict and underutilised sites, with an initial focus within town cores.

RPO 3.2 (c) Deliver at least 30% of all new homes that are targeted in settlements with a pollution of at least 1,500 (other than MASP and the Regional Growth Centres) within the existing built-up footprints (as defined by the CSO)

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Tionól Réigiúnach an Tuaiscirt agus an Iarthair
An Chearnóg, Bealach an Doirín, Co. Ros Comáin

Proposed material alterations MA 32 to MA 41 relate to revised land use zoning. Table 1 summaries MA 32 to MA 41 and a copy of the proposed material alterations (zoning) map provided by the local authority is included below.

TABLE 1 – SUMMARY OF MATERIAL ALTERATIONS		
REF	DRAFT PLAN ZONING	PROPOSED MA ZONING
MA 32	Strategic Residential Reserve	Existing Residential
MA 33	Residential	Recreational & Amenity
MA 34	New Residential	Agriculture
MA 35	Agriculture	New Residential
MA 36	New Residential	Strategic Residential Reserve
MA 37	New Residential	Strategic Residential Reserve
MA 38	Agriculture	Strategic Residential Reserve
MA 39	Agriculture	New Residential
MA 40	Agriculture/Recreation & Amenity	New Residential
MA 41	Not in plan area	Agriculture



- RPO 3.3 Deliver at least 20% of all new housing in rural areas on brownfield sites.
- RPO 3.4 To support the regeneration and renewal of small towns and villages in rural areas.
- RPO 7.20 Increase population living within settlements through a range of measures including reductions in vacancy, re-use of existing buildings, in-fill development schemes, area of site-based regeneration, service site provision and increased building heights appropriate to the settlement, together with infrastructure provision.

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The material alterations documentation does not provide an up-to-date Core Strategy table to determine the impact the proposed alterations will have in relation to the amount of zoned lands for residential use. However, adequate land was zoned for residential development in the DLAP (285 units required and c. 22ha land zoned “new residential” with further potential output from Residential Infill and Town Centre/Opportunity Sites). Furthermore, an amended Residential Settlement Capacity Assessment does not appear to have been provided to ascertain if the proposed alterations to re-zone land for residential are adequately serviced.

MA 41 proposes to extend the draft plan boundary to include a significant amount of land (over 2km in length as the crow flies from DLAP boundary) to the southwest of the town and zone the land Agriculture. The NWRA consider that extending the boundary may impede achieving RPO 3.1, RPO 3.2 (c), RPO 3.3, RPO 3.4 and RPO 7.20 of the RSES².

Recommendations

1. For the Westport LAP to be consistent with the RSES, the NWRA support proposed material alterations MA 1 to MA 30 (excluding MA 2), MA 32 and MA34.
2. However, the NWRA recommend that proposed material alterations MA 2, MA31, MA33, MA35, MA36, MA37, MA38, MA39, MA40 and MA41 are not made as these proposed material amendments may impede achieving objectives RPO 3.1, RPO 3.2 (c), RPO 3.3, RPO 3.4 and RPO 7.20 of the RSES³ and hence are not consistent with the RSES.

I trust that the above is of assistance and the Assembly wish to thank Mayo County Council for the opportunity given to provide this submission. If you have any queries in respect of the above, then do not hesitate to revert.

Mise le meas



Denis Kelly
Director

² See footnote 1 for RPOs

³ See footnote 1 for RPOs