

Material Amendments to the Draft Local Area Plan for Charlestown-Bellaghy as agreed by Mayo County Council, Monday 11 January 2010 and Sligo County Council, Monday 1 February 2010.

Pursuant to a discussion and review of the Manager's Report on the submissions received by Mayo County Council and Sligo County Council during the public display of the above Draft Local Area Plan, the following material amendments to that Draft Plan are recommended by the members of Mayo County Council and Sligo County Council in accordance with Section 20.3 (d) of the Planning and Development Act, 2000 (as amended).

The recommended amendments are detailed on **Table 1** herein with the reason for the amendment indicated therein. Amendments to relevant maps are shown also.

These material amendments are, in accordance with Section 20.3 (e) of the Planning and Development Act (as amended) now on public display for a period of 4 weeks.

Written submissions in relation to these amendments may be submitted to Mayo County Council or Sligo County Council between 5th February 2010 and the 4th March 2010. Submissions should be marked 'Submission on Material Amendments to the Draft Local Area Plan for Charlestown-Bellaghy' and submitted by 5pm on 4th March to:

**The Planning Section
Mayo County Council**

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The Mall
Castlebar
Co. Mayo

Or

**The Planning Section
Sligo County Council**

County Hall
Riverside
Sligo
Co. Sligo

Following consideration of submissions received a Manager's Report will be prepared and circulated to the Members of Mayo County Council and Sligo County Council. Following review of that report, the Material Amendments may be adopted, rejected or modified by resolution by the Members of Mayo County Council and Sligo County Council.



Text changes	Reason
<p>Insertion of new text as a final bullet point to Policy Statement H13 to read:</p> <ul style="list-style-type: none"> • <u>Access to the land, the subject of the Masterplan, is via roads within the appropriate speed limits.</u> 	<p>Recommended by the Swinford and Tobercurry Electoral Area Committees in-line with the Manager's Report to implement good practice in relation to road safety in line with the principles of proper planning and sustainable development of the Town.</p>
<p>Insertion of a new Policy Statement T5 in Section 2.3.4 Transport to read: <u>T5: To require the submission of a Traffic Impact Assessment/ Road Safety Audit as part of a significant planning application.</u></p>	<p>Recommended by the Swinford and Tobercurry Electoral Area Committees in-line with the Manager's Report to implement good practice in relation to road safety in line with the principles of proper planning and sustainable development of the Town.</p>
<p>Amended wording of the third paragraph of section 3.2.2 Access Requirements to read:</p> <p><u>"Mayo County Council or Sligo County Council may require the submission of a Traffic Impact Assessment/ Road Safety Audit as part of an application. Applicants should consult with the relevant roads design section of the Council prior to the submission of an application. The National Roads Authority has prepared Traffic and Transport Assessment Guidelines (TTA). The guidelines seek to promote best practise for the preparation of Traffic and Transport Assessments."</u></p> <p>And it is further recommended that a new paragraph is added to section 3.2.2 to state the following: <u>"It is a requirement to implement the objectives of S.I no 140 of 2006 Environmental Noise Regulations. Any planning applications where development proposals are brought forward within the zone of influence of existing national roads or of planned new national roads must identify and implement noise mitigation measures, where additional traffic generated by the development results in a breach of noise design goals on national roads for sensitive receptors exposed to traffic noise. The cost of implementing mitigation measures shall be borne by the developer."</u></p>	<p>Recommended by the Swinford and Tobercurry Electoral Area Committees in-line with the Manager's Report to implement good practice in relation to road safety in line with the principles of proper planning and sustainable development of the Town.</p>
<p>Insertion of new Specific Action/Objective O-H4 in Section 2.3.7 Housing: <u>O-H4: To promote and prioritise the development of the lands zoned for 'New Residential' in an orderly and phased manner as illustrated in Table 2.2".</u></p>	<p>Recommended by the Swinford and Tobercurry Electoral Area Committees in-line with the Manager's Report to present a context for phased development in line with the principles of proper planning and sustainable development of the Town.</p>
<p>Amend wording of Section 2.3.8 Natural and Built Heritage Policy Statement NB1 to state: <u>NB1: To continue to identify and protect qualifying structures under the Planning and Development Acts as included on the Record of Protected Structures contained in this LAP (see Appendix 3) and the Mayo and Sligo County Development Plans."</u></p>	<p>Recommended by the Swinford and Tobercurry Electoral Area Committees in-line with the Manager's Report to clarify protection of structures as included on the Record of Protected Structures in line with the principles of proper planning and sustainable development of the Town.</p>
<p>Amend wording of Section 2.3.8 Natural and Built Heritage Policy Statement NB6 to state: <u>NB6: To encourage and promote works which enhance the</u></p>	<p>Recommended by the Swinford and Tobercurry Electoral Area Committees in-line with the Manager's Report to</p>

<p><u>architectural heritage character of protected structures, and any other structures that might be added to the Record of Protected Structures (RPS) during the life of this Plan.</u></p>	<p>encourage and promote works that would enhance the architectural heritage of the structures as included on the Record of Protected Structures in line with the principles of proper planning and sustainable development of the Town.</p>
<p>Amend wording of Section 2.3.8 Natural and Built Heritage Policy Statement NB7 to state: "NB7: To strongly discourage development which would result in the demolition of a Protected Structure except in exceptional circumstances".</p>	<p>Recommended by the Swinford and Tobercurry Electoral Area Committees in-line with the Manager's Report to encourage and promote works that would enhance the architectural heritage of the structures as included on the Record of Protected Structures in line with the principles of proper planning and sustainable development of the Town.</p>
<p>Amend wording of first paragraph in Section 3.7.12 Architectural Heritage to read: "It is noted that implementation of the Plan would be likely to have a beneficial effect on the protection of Charlestown-Bellaghy's architectural heritage however implementation of the Plan would not be likely to have significant effects on the architectural heritage of Charlestown-Bellaghy".</p> <p>And that the second paragraph is amended in Section 3.7.12 Architectural Heritage to read: "In order to protect, strengthen and improve the presentation and the general character of Charlestown-Bellaghy , alterations and interventions to Protected Structures shall be executed to the highest <u>standards</u> conservation standards (Venice Charter and subsequent ICOMOS Charters) and shall not detract from their significant or value."</p> <p>And that the third paragraph is amended in Section 3.7.12 Architectural Heritage to read: "...Planning Applications for developments in sensitive areas shall be accompanied by an assessment undertaken by <u>a suitably qualified person</u> an accredited conservation architect, where appropriate, detailing the impacts of the relevant development upon the special interest and character of the surrounding architectural heritage".</p>	<p>Recommended by the Swinford and Tobercurry Electoral Area Committees in the interests of the proper planning and sustainable development of the area.</p>

Zoning and Mapping Changes		Reason			
<p>Fairgreen (0.11 Ha) to be zoned 'Town Centre/Commercial' from its open space and amenity zoning in the Draft Plan.</p> <p>Noted on attached maps as <i>Proposed Material Amendment 1 – MA1</i></p>		<p>Recommended by the Swinford Area Committee in-line with the Manager's Report so the Plan reflects the current use of the land.</p>			
<p>Amend zoning of the Waste Water Treatment Plant to 'Public Utilities' on Map 1 Land Use Zoning and edit the text in of the document to include this zoning in Table 2.3 as follows:</p> <table border="1"> <tr> <td>PU</td> <td>Public Utilities – To provide for public utilities, services and facilities.</td> <td>Public Utilities including waste water treatment plant, water treatment plant, other services and facilities.</td> </tr> </table> <p>Noted on attached maps as <i>Proposed Material Amendment 2 – MA2</i></p>		PU	Public Utilities – To provide for public utilities, services and facilities.	Public Utilities including waste water treatment plant, water treatment plant, other services and facilities.	<p>Recommended by the Tobercurry Area Committee in-line with the Manager's Report so the Plan reflects the current use of the land.</p>
PU	Public Utilities – To provide for public utilities, services and facilities.	Public Utilities including waste water treatment plant, water treatment plant, other services and facilities.			
<p>Amend error on Map 2 to correctly identify zoning of the field north west of the opportunity Site as per Map 1 – i.e. 'Open Space and Amenity'.</p> <p>Noted on attached maps as <i>Proposed Material Amendment 3 – MA3</i></p>		<p>Recommended by the Swinford Electoral Area Committees in-line with the Manager's Report to correct a mapping error.</p>			
<p>Area to the north of the swimming pool zoning to be amended from 'Community and Education' to 'Residential'.</p> <p>Noted on attached maps as <i>Proposed Material Amendment 4 – MA4</i></p>		<p>Recommended by the Swinford Area Committee to provide for the proper planning and sustainable development of the area.</p>			
<p>Non material amendment: Amend error on Map 2 to correctly identify the N5 road on the legend.</p>		<p>Recommended by the Swinford and Tobercurry Electoral Area Committees in-line with the Manager's Report to correct a mapping error.</p>			