




Ireland West Airport Knock Local Area Plan 2012 - 2018

Chief Executive's Report

on

Proposed deferral of notices under Section 20(3)(a)(i) & 20(3)(a)(ii) of the Planning & Development Acts 2000 - 2015, for a further period not exceeding 5 years (thereby effectively extending the life of the Ireland West Airport Knock LAP 2012 - 2018).

Submitted to the Elected Members in accordance with Section 19 of the Planning & Development Acts 2000 - 2015.



Peter Hynes
Chief Executive

Comhairle Contae Mhaigh Eo
Mayo County Council
Forward Planning Section

1. Introduction

1.1 Legislation

Ireland West Airport Knock Local Area Plan 2012 - 2018 was adopted on 8th October 2012 and is due to expire on 7th October 2018. No amendments have been made to the plan since it was adopted. Section 19 of the Planning and Development Acts 2000-2015 (under provisions introduced through the Planning and Development Amendment Act 2010) provides for the extension of the lifespan of a Local Area Plan for a further period not exceeding five years.

The lifespan of the LAP is extended by a resolution of the elected members deferring the publication of statutory notices with regard to the making of a new Local Area Plan, thereby effectively extending the life of the existing plan, after having considered a report from the Chief Executive on the matter.

1.2 Purpose of this report

This report sets out the advice and opinion of the Chief Executive to the Elected Members on the proposal to invoke their powers, under Section 19 of the Planning and Development Acts 2000 - 2015 which provides for the extension of the valid life of a Local Area Plan, in this case the extension of the life of Ireland West Airport Knock Local Area Plan 2012 - 2018 for a further period, being not greater than 5 years.

In accordance with Section 19(1)(e)(ii), this report comprises the Chief Executive's:

- (1) opinion that Ireland West Airport Knock Local Area Plan 2012 - 2018 remains consistent with the objectives and core strategy of the Mayo County Development Plan 2014 - 2020,
- (2) opinion that the objectives of the Local Area Plan have not been substantially secured, and
- (3) confirmation that the sending and publishing of the notices may be deferred and the period for which they may be deferred.

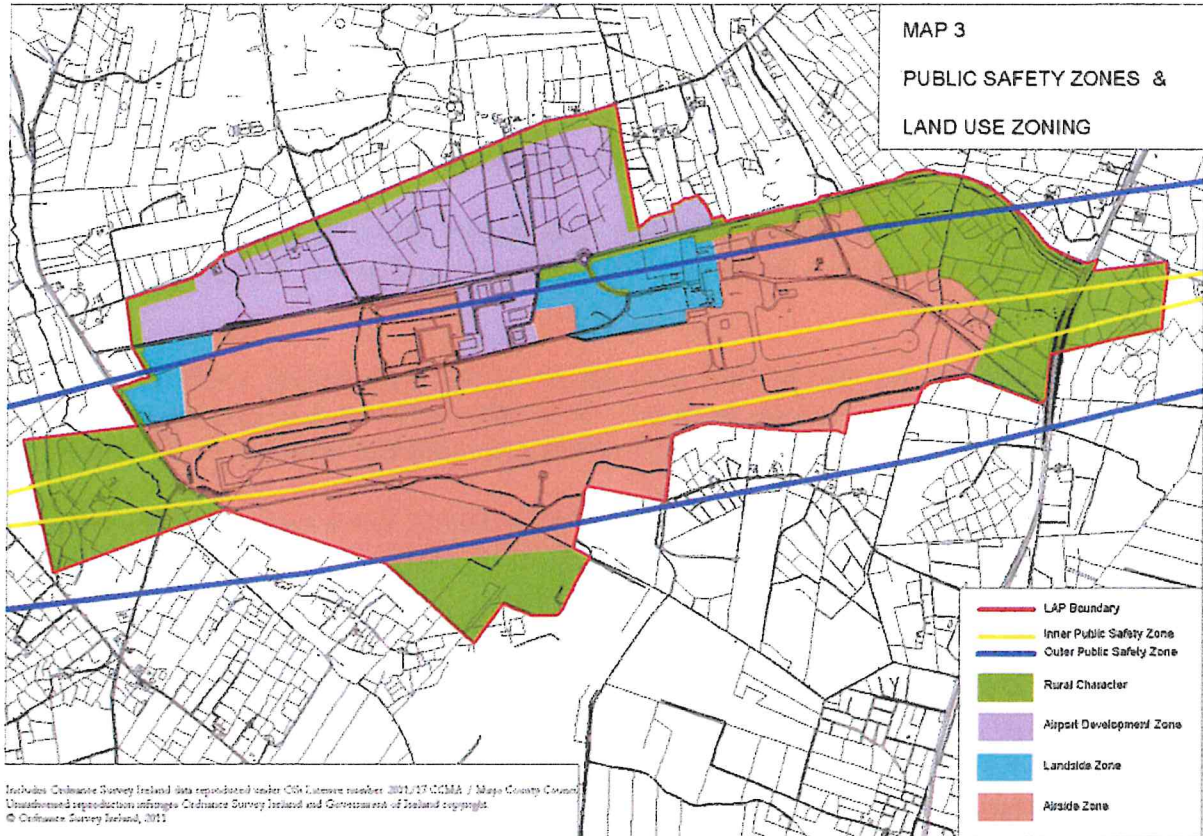
1.3 Background to Ireland West Airport Knock Local Area Plan 2012 - 2018

In 2008 Mayo County Council applied to the Minister of the Environment, Heritage and Local Government (DoEHLG) to designate the lands in the vicinity of Ireland West Airport Knock as a Strategic Development Zone (SDZ). In response, the DoEHLG suggested adopting a best practice approach similar to other SDZ designations by first preparing a Local Area Plan, the outcome of which was the preparation and final adoption of Ireland West Airport Knock Local Area Plan 2012 - 2018 on 8th October 2012. The Local Area Plan is valid for a period of 6 years, until the 7th October 2018.

1.4 Ireland West Airport Knock Local Area Plan 2012 - 2018

The Local Area Plan refers to the lands located at and around Ireland West Airport Knock including all lands within the airport campus. The total area of the Plan extends to approximately 355Ha (878 Acres) of zoned lands under four land use zonings as shown on Map 3 below: Airside, Landside, Airport Development and Rural Character.

Extension of the lifespan of the Ireland West Airport Knock Local Area Plan 2012 - 2018



Ireland West Airport Knock Local Area Plan provides a policy framework to guide and manage the future growth and sustainable development of Ireland West Airport Knock and adjacent lands over the six year life of the plan and beyond, including the timeframe of the proposed SDZ designation; with the Local Area Plan intended as a precursor to SDZ designation.

The Plan sets out objectives for the zoning of land and provides the framework against which planning applications are assessed. The overall strategy of the Local Area Plan is consistent with national, regional and county policy and guidance, including the Council's objective that the area should be designated as a Strategic Development Zone (SDZ).

Environmental assessments including full Strategic Environmental Assessment, Appropriate Assessment and Strategic Flood Risk Assessment were undertaken as part of the Local Area Plan process. These assessments informed the overall strategies, policies and objectives of the Local Area Plan.

2. Chief Executive's Opinion

2.1 Consistency with objectives and Core Strategy of Mayo County Development Plan 2014-2020

The primary aims of the Ireland West Airport Knock Local Area Plan 2012 - 2018 are:

- To enable the development of Ireland West Airport Knock as a strategically important international gateway to the Region through the continued growth of the Airport as a major transportation hub
- To enable the full development potential of Ireland West Airport Knock as a strategic economic/enterprise hub for the Region, to be fully realised in a sustainable, co-ordinated and plan led manner whilst ensuring the efficient and effective operation of the Airport
- To support the designation of the Ireland West Airport Knock Local Area Plan area as a Strategic Development Zone (SDZ).

The Local Area Plan sets out objectives intended to achieve these aims including objectives relating to, *inter alia*, Strategic Development, Land Use, Sustainability, Transport, Infrastructure Provision, Airport Infrastructure and Operations, Heritage, Landscape and Environment, and Economic Activities.

2.1.1 Core Strategy

Although the statutory period of the Local Area Plan is six years, the development strategy in the Plan is intended to shape the future growth and development of Ireland West Airport Knock beyond this period, including the timeframe of the proposed SDZ designation. This long-term vision has ensured that the Local Area Plan is consistent with the objectives of the current Mayo County Development Plan 2014 - 2020, particularly with regard to the strategic role of the airport as key enabling infrastructure and driver of economic activity within the county through the establishment of a Strategic Development Zone.

The Core Strategy of Mayo County Development Plan 2014 - 2020, clearly identifies a central role for Ireland West Airport Knock.

The Planning Authority has adopted a Local Area Plan for Ireland West Airport Knock and will continue to seek the designation of this area as a Strategic Development Zone in order to realize the full development potential of the airport as an economic driver for the County and the West Region. (Core Strategy MCDP 2014 -2020)

2.1.2 Supporting Strategies

The delivery of the Mayo County Development Plan 2014 – 2020 Core Strategy depends on the implementation of a number of supporting strategies in the county development plan, in particular the Economic Development Strategy and Infrastructure Strategy (Transport).

The Economic Development Strategy states:

In order to grow a culture of enterprise in the County and to attract new enterprise into the County, it is imperative that Mayo is an attractive place to encourage people to live, work and invest in and most importantly that the infrastructure in the County is of high standard that allows Mayo to be competitive. (MCDP 2014 -2020)

Table 2 of the Strategy - **Strengths and Economic Opportunities for Co. Mayo** identifies Ireland West Airport Knock as a strength associated with the creation of economic opportunities to facilitate new enterprise through the establishment of a Strategic Development Zone and highlights that there must be an emphasis on a number of key areas, including '**Supporting the continued development of Ireland West Airport Knock**'.

The development of the airport and adjacent lands, as envisaged in the Ireland West Airport Knock Local Area Plan is consistent with the Economic Development Strategy of Mayo County Development Plan 2014 -2020.

Infrastructure Strategy

The strategic aim of the Infrastructure Strategy in the Mayo County Development Plan is to maintain and provide additional key infrastructure and to work with other agencies in the provision of infrastructure to attract new business investment and people into the County through the implementation of a number of transport related objectives:

With respect to Ireland West Airport Knock, these objectives are:

Air Transport

- AT-01 *to support the development of Ireland West Airport Knock in accordance with the Ireland West Airport Knock Local Area Plan 2012.*
- AT-02 *to request the Minister of the Environment, Community and Local Government to designate the area within the Ireland West Airport Knock Local Area Plan as a Strategic Development Zone.*
- AT-03 *to safeguard public safety in the area around Ireland West Airport Knock by ensuring all development within 15km of Ireland West Airport Knock be subject to safe guarding restrictions outlined in the Development Guidance document of this Plan.*
- AT-04 *to ensure any development associated with light aircraft/helicopter activity is located in areas that avoid significant adverse effects on the environment, the integrity of the Natura 2000 network and residential amenity.*
- AT-05 *to support the implementation of Ireland West Airport Knock Local Area Plan 2012 – 2018 in so far as resources permit.*

The development of Ireland West Airport Knock and adjacent lands, as envisaged in the Ireland West Airport Knock Local Area Plan is consistent with the Infrastructure Development Strategy of Mayo County Development Plan 2014 -2020.

2.1.3 Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) was not a mandatory requirement for the Ireland West Local Area Plan 2012 - 2018. However, the Plan was subject to full SEA in view of the rural location of the plan area, the scale of development envisaged under the Local Area Plan and the proximity of the river Moy Special Area of Conservation (SAC). The Local Area Plan incorporates appropriate policies and objectives to ensure that its implementation will not result in significant effects on the environment in accordance with the SEA Directive and Regulations and is in compliance with the associated objectives of the Mayo County Development Plan 2014 - 2020.

2.1.4 Appropriate Assessment

There are no Natura 2000 sites located within or adjacent to the Local Area Plan area. However there are a number of such sites within 15km of the Plan boundary, most notably the river Moy Complex SAC. As there are a number of minor tributaries and streams within and adjoining the Plan boundary that feed into this SAC, a Habitats Directive Assessment was undertaken to ensure that the Local Area Plan and its associated policies and objectives would not have significant effects on the integrity of the Natura 2000 site. The Local Area Plan incorporates appropriate policies and objectives to ensure that its implementation will not result in significant effects on the integrity of the Natura 2000 site and is in compliance with the associated objectives of the Mayo County Development Plan 2014 - 2020.

2.1.5 Flood Risk Assessment

A Strategic Flood Risk Assessment (SFRA) was undertaken on the Ireland West Airport Knock Local Area Plan in accordance with 'The Planning System and Flood Risk Management Guidelines for Planning Authorities, 2009'. The policies and objectives of the Local Area Plan are consistent with the flood risk management objectives of Mayo County Development Plan 2014 - 2020 and are in accordance with the above mentioned guidelines.

It is my opinion that the objectives of the Ireland West Airport Knock Local Area Plan 2012 – 2018 are consistent with the objectives and Core Strategy of the Mayo County Development Plan 2014 - 2020.

2.2 The substantial securing of the objectives of Ireland West Airport Knock Local Area Plan.

Since the Local Area Plan was adopted on 8th October 2012 there has been a limited level of planning activity within the area of the Plan. Planning permission has been granted for a small number of developments within the airport area as shown below:

P12/511	Additional uses for Cargo Warehouse to include maintenance, repair, overhaul and disassembly of aircraft
P13/223	Fuel Farm, Offices/Laboratories, security hut
P13/223	Covered paving area for light general aircraft
P16/698	Extension to fire station and new workshop

In 2015 under the leadership of Mayo County Council, the seven Local Authorities in the North West purchased a 17.5% equity stake in Ireland West Airport Knock.

Although these have contributed to progressing the vision of the Local Area Plan, substantial development has not proceeded to date in relation to the core policies and objectives which underpin the Local Area Plan strategy and framework in relation to, *inter-alia*, strategic development (SDZ designation), the land-use strategy and economic development. Accordingly, the objectives of the Local Area Plan have not been substantially secured.

It is my opinion that the objectives of the Ireland West Airport Knock Local Area Plan 2012 – 2018 have not been substantially secured.

2.3 Deferral of Notices

Given that Ireland West Airport Knock Local Area Plan 2012 - 2018 remains consistent with the Mayo County Development Plan 2014 - 2020 and the objectives of the Local Area Plan have not been substantially secured, it is considered appropriate to extend the life of the Ireland West Airport Knock Local Area Plan 2012 - 2018 during which time the objectives set out in the Local Area Plan may be achieved.

I confirm that the sending and publishing of the notices specified under Section 20(3)(a)(i) and (ii) of the Planning and Development Acts 2000 -2015 may be deferred and that the period for which they be deferred should be 5 years.

3. Recommendation

It is recommended that the members consider a resolution to the effect:

“That having considered the Chief Executive’s Report under Section 19(1)(e)(ii) of the Planning and Development Acts 2000 - 2015, it is resolved that the planning authority defer the sending of a notice under Section 20(3)(a)(i) and the publishing of a notice under Section 20(3)(a)(ii) in respect of the Ireland West Airport Knock Local Area Plan 2012 -2018 for a period not exceeding 5 years from the 12th June 2017 up to 11th June 2022.”

