

**DRAFT DIRECTION IN THE MATTER OF SECTION 31
OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended)
Westport Local Area Plan 2024-2030**

“Local Area Plan” means the Westport Local Area Plan 2024-2030.

“Planning Authority” means Mayo County Council.

“RSES” means the Regional Spatial and Economic Strategy for the Northern and Western Region.

The Minister of State at the Department of Housing, Local Government and Heritage in exercise of the powers conferred on him by section 31 of the Planning and Development Act 2000 (No.30 of 2000) (“the Act”) and the Housing, Local Government and Heritage (Delegation of Ministerial Functions) Order 2024 (S.I. No. 234 of 2024), and consequent to a recommendation made to him by the Office of the Planning Regulator, hereby directs as follows:

(1) This Direction may be cited as the Planning and Development (Westport Local Area Plan 2024-2030) Direction 2024.

(2) The Planning Authority is hereby directed to take the following steps with regard to the Local Area Plan:

(a) Delete the following material alterations from the adopted Local Area Plan:

- (i) Material Alteration MA 2 – i.e. Policy DSP 10;
- (ii) Material Alteration MA 31 – i.e. the amendment to Footnote 2 of the Land Use Zoning Matrix Table;
- (iii) Material Alteration MA 39 – i.e. the subject lands revert to Agriculture as per the Draft Local Area Plan, from Strategic Residential Reserve,

and apply all necessary consequential updates to the text of the plan consistent with the foregoing.

STATEMENT OF REASONS

- I. The Local Area Plan as adopted includes material alterations to the draft Local Area Plan which introduce provisions to facilitate single houses in a haphazard and piecemeal manner, exacerbating urban sprawl and inconsistent with the compact and sustainable development of the town. The said material alterations are Policy DSP 10 to facilitate single houses on serviced non New Residential and Strategic Residential Reserve lands within the LAP Settlement Boundary, and an amendment to Footnote 2 of the Land Use Zoning Matrix Table such that single houses on Agriculture zoned lands are Open for Consideration subject to the aforementioned Policy DSP 10 which widens the qualifying criteria on Agriculture zoned lands beyond the housing need criteria in the rural housing policy of the Mayo County Development Plan 2022-2028.

These material alterations are inconsistent with the core strategy of the County Development Plan and Core Strategy Policy 4 to support the compact growth of towns and villages to ensure that development proceeds sustainably and at an appropriate scale, density and sequence and in line with the Core Strategy Table; and the objectives of the County Development Plan to promote new housing within the existing built up footprint under objectives CSO 5 and CSO 6, and Regional Policy Objectives RPO 3.2(c) and RPO 3.3 of the RSES which target new housing within the existing built up footprint and to brownfield sites; and RPO 3.1, and RPO 7.20 to deliver urban places of regional scale and to support regeneration and renewal and increase population living within settlements.

- II. The Local Area Plan as adopted includes a Material Alteration at Ardmore/Carrownalurgan, which zones additional residential land in excess of what is required for the town having regard to the growth targets for Westport under the core strategy of the Mayo County Development Plan 2022-2028. This material alteration is located in a peripheral and non-sequential location, and does not apply the sequential approach to development to support the compact and sequential growth of the town and its environs.

This material alteration would therefore encourage a pattern of development which is inconsistent with the objectives of the County Development Plan to

promote compact development within and close to the built up footprint, a sequential approach to development, and to avoid the inappropriate extension of services and utilities under Objectives CSO 4, GSO 1, SSO 2, SSO 3 and SSO-6 of the County Development Plan.

- III. The Local Area Plan has not been made in a manner consistent with, and has failed to implement, the recommendations of the Office of the Planning Regulator under section 31AO of the Act.
- IV. The Minister is of the opinion that the Local Area Plan as made is inconsistent with the objectives of the Development Plan of the area, contrary to section 19(2) of the Act.
- V. The Minister is of the opinion that the Local Area Plan as made is inconsistent with the objectives of the RSES, contrary to section 19(2) and 27(1) of the Act.
- VI. The Minister is of the opinion that the Local Area Plan as made is not consistent with National Policy Objective 33 of the National Planning Framework.
- VII. The Minister is of the opinion that the Local Area Plan as made fails to set out an overall strategy for the proper planning and sustainable development of the area.
- VIII. The Local Area Plan is not in compliance with the requirements of the Act.

GIVEN under my hand

Minister of State for Local Government and Planning

Day of Month, Year.