



1 May 2024

Mr. Kevin Kelly
Chief Executive
Mayo County Council
Áras an Chontae
The Mall
Castlebar
Co. Mayo
F23 WF90

Section 31 of the Planning and Development Act 2000 (as amended)
Decision to Issue a Direction to Mayo County Council regarding the
Castlebar Town & Environs Local Area Plan 2023-2029

Dear Kevin,

I am writing to inform you of the following in relation to the section 31 draft Direction that issued to Mayo County Council on 16th January 2024, and the subsequent consideration by the Office of the Planning Regulator ('the Office') of your report and the submission made directly to the Office in connection with the Castlebar Town & Environs Local Area Plan 2023-2029, as adopted by the elected members of Mayo County Council on 27th November 2023.

The Office notified the Minister pursuant to section 31AP(4) of the Planning and Development Act 2000 ('the Act') on 28th March 2024 and recommended that I, as Minister, issue the Direction.

The draft Direction can be summarised as follows:

- Part 2(a) Provide a clear core strategy table setting out the area and quantum of housing to be delivered;
- Part 2(b) Reinstate the zoning objectives and associated text to that of the draft plan at eight locations;
- Part 2(c) Delete an identified zoning objective from the local area plan at a specified location;



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

A copy of the notice letter and proposed final Direction was submitted to me, as Minister, by the Office along with supporting documentation, which included the following:

- Mayo County Council Chief Executive's Report under section 31(8) of the Act;
- A copy of the submission received by the Office pursuant to section 31(10) of the Act.

Accordingly, having reviewed and considered the Office of the Planning Regulator's notification letter under section 31AP(4), your report of 12th March 2024 on the draft Direction and submissions received, and the submission made directly by elected members of the Council to the Office, I am of the opinion that the Direction should be issued in line with the recommendations of the Office. In the above regard, I refer you to the Statement of Reasons set out in the enclosed Direction.

In reaching my decision to issue the Direction I have noted your recommendations as Chief Executive under section 31(9) of the Act. I further note the Office's consideration of, and response to, those matters in its subsequent recommendation to me, as Minister, under section 31AP(4) of the Act.

Accordingly, Mayo County Council should **TAKE NOTICE** that on 1st May 2024 I have issued a Direction pursuant to section 31 of the Planning and Development Act 2000 (as amended). Pursuant to section 31(17) of the Act this Direction is deemed to have immediate effect and its terms are considered to be incorporated into the plan. A copy of this Direction is enclosed.

In light of the foregoing, Mayo County Council is required, pursuant to section 31(2) of the Planning and Development Act 2000 to comply with this Direction so as to rectify the matter in a manner that, in my opinion, will ensure that the Castlebar Town & Environs Local Area Plan 2023-2029 sets out an overall strategy for proper planning and sustainable development and meets the requirements of the Act.



The Council should ensure that the Direction is available for inspection at its offices and on its website.

My officials remain available to assist you, as necessary, in complying with the foregoing process.

Yours sincerely,



Darragh O'Brien TD
Minister for Housing, Local Government and Heritage

Copied to:

- Cathaoirleach, Mayo County Council, Áras an Chontae, The Mall, Castlebar, Co. Mayo, F23 WF90.
- Director, Northern and Western Regional Assembly, The Square, Ballaghaderreen, Co. Roscommon, F45 W674.
- Office of the Planning Regulator, Fourth Floor, Park House, Grangegorman, 191-193A North Circular Road, Dublin 7, D07 EWV4.