



25th October 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
Westport Local Area Plan 2024-2030

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 5th July 2024, and the subsequent consideration by the Office of the Planning Regulator ('the Office') of your report in connection with the *Westport Local Area Plan 2024-2030*, as adopted by the elected members of Mayo County Council on 27th May 2024.

The draft Direction, as issued on 5th July 2024, can be summarised as follows:

- Part 2(a) Delete three identified material alterations from the Local Area Plan such that:
 - Policy DSP 10 is removed from the plan,
 - A separate reference to Policy DSP 10 is removed from the plan,
 - An identified area of land reverts to as indicated in the draft Local Area Plan,

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



The Office notified the Minister pursuant to section 31AP(4) of the Planning and Development Act 2000 ('the Act') on 16th September 2024 and recommended that I, as Minister, issue a final Direction. A copy of the notice letter and proposed final Direction was submitted to me, as Minister, by the Office along with a copy of your Chief Executive's Report on the draft Direction, prepared under section 31(8) of the Act.

Accordingly, having reviewed and considered the Office of the Planning Regulator's notice letter, your report on the draft Direction and submissions received, I am of the opinion that the Direction should be issued to effect Recommendations 2) a) (i) and 2) a) (ii) of the Office and in that regard, I refer you to the reasons set out in the enclosed Direction.

I have decided not to issue a Direction in relation to Recommendation 2) a) (iii) of the Office (i.e. Material Alteration MA 39), which if accepted, would alter the 'Strategic Residential Reserve' zoning objective that applies to an area of land located in the townlands of Ardmore and Carrownalurgan.

My reasons for not issuing a Direction in respect of the recommendation relating to Material Alteration MA 39 are set out below:

1. The subject lands benefit from access to services including water services, sewer and sustainable travel infrastructure, are located in proximity to existing facilities including educational and community facilities. It would serve to provide for residential development over the longer term, having regard to the need for sufficient strategic residential reserve opportunities in Westport.

Accordingly, the zoning of these lands for Strategic Residential Reserve is reasonable in the circumstances.

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 ¹⁴25 October 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 *Westport Local Area Plan 2024-2030* 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,

Alan Dillon TD

Minister of State for Local Government and Planning

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 EWW4.