



Comhairle Contae Mhaigh Eo  
Mayo County Council

# **VOLUME 2**

## Development Management Standards







# Contents

<b>1.0</b>	<b>Development Management Standards</b>	<b>6</b>
1.1	Introduction	6
1.2	Compliance with Section 28 Ministerial Guidelines	6
1.3	Pre-Planning	6
1.4	Development Contributions	6
1.5	Overarching Planning Principles	7
1.5.1	Sustainable Design and Climate Action	7
1.5.2	Universal Access	7
1.6	Assessments Required for Certain Development(s)	7
<b>2.0</b>	<b>Residential (Rural)</b>	<b>8</b>
2.1	Introduction	9
2.2	Site Selection and House Location	9
2.3	Site Size	9
2.4	Vehicular Access	9
2.5	Building Line	9
2.6	Landscaping and Boundary Treatments	10
2.7	Rural Housing Extensions	10
2.8	Rural Housing Garages / Sheds	10
2.9	Other Ancillary Building to the Existing Residential Unit (Rural)	11
2.9.1	Self-Contained Isolation Units	11
2.9.2	Granny Flats / Independent Living Units	11
2.9.3	Remote Working Units	11
2.9.4	Design Considerations	11
2.10	Effluent Treatment Systems	12
2.11	Water Supply	12
2.12	Surface Water	12
2.13	Occupancy Clause	13
<b>3.0</b>	<b>Urban Development (General)</b>	<b>14</b>
3.1	Introduction	14
3.2	Urban Design Principles	14
3.3	Building Heights	14
3.4	Permeability and Sustainable Mobility	15



<b>4.0</b>	<b>Residential (Urban / Settlements)</b>	<b>16</b>
4.1	Introduction	16
4.2	General Design Issues	16
4.3	Context	16
4.4	Density	16
4.5	Layout	17
4.5.1	Safer/Smarter Travel	17
4.5.2	Homezones	18
4.5.3	Urban Infill	18
4.5.4	Overshadowing	18
4.5.5	Overlooking	18
4.5.6	Phasing of Developments	19
4.6	Housing Mix	20
4.7	Public Open Space	20
4.7.1	Location, Siting and Design of Public Open Space	20
4.8	Private Open Space	20
4.9	Boundary Treatments	20
4.10	Landscaping	21
4.11	Refuse/ Bin Storage	21
4.12	Materials and Finishes	21
4.13	House Extensions	22
4.14	House Garages / Sheds	22
4.15	Other Ancillary Building to the Existing Residential Unit (Urban)	22
4.15.1	Self Contained Isolation Units	22
4.15.2	Granny Flats / Independent Living Units	22
4.15.3	Remote Working Units	23
4.15.4	Design Considerations	23
4.16	Apartments	23
4.17	Taking in Charge	24
4.18	Naming of Developments	24
<b>5.0</b>	<b>Enterprise and Employment</b>	<b>25</b>
5.1	Introduction	25
5.2	Retail / Commercial Development	25
5.2.1	Retail and Commercial Uses	25
5.2.2	Business / Technology Parks	26
5.3	Industry and Warehouse Developments	26
5.4	Plot Ratio	27

5.5	Site Coverage	27
5.6	Shopfronts	27
5.7	Bars, night-clubs, disco-bars.	28
5.8	Fast Food/Hot Food Takeaways	28
5.9	Proliferation of Uses	28
5.10	Enterprise in Rural Areas	29
<b>6.0</b>	<b>Tourism</b>	<b>30</b>
6.1	Introduction	30
6.2	Tourist Facilities and Projects	30
6.3	Camping, Glamping/Pods Facilities	30
<b>7.0</b>	<b>Roads and Parking</b>	<b>31</b>
7.1	Smarter Travel	31
7.2	Access onto National Roads	31
7.3	Access onto Strategically Important Regional Roads	31
7.4	Access onto Other Non-National Roads.	31
7.5	Road and Traffic Assessments	32
7.6	Access Visibility Requirements	32
7.7	Access for Housing and Other Developments.	35
7.8	Access and Proximity to Road Junctions, Interchanges and Roundabouts	35
7.9	Access Gradient	36
7.10	Other access requirements	37
7.11	Building Lines	38
7.12	Parking Standards and Dimensions	38
7.12.1	Car Parking	38
7.12.2	Disabled Parking	42
7.12.3	Bicycle Parking	43
7.12.4	Dual Parking	44
7.12.5	In Lieu Parking Charges	44
7.12.6	Layout and Design of Car Parking	44
7.12.7	School Parking	44
7.13	Petrol Filling Stations	45
7.14	Signage along Routes	46
7.15	Mobility Management	47

<b>8.0</b>	<b>Infrastructure, Services and Safety</b>	<b>48</b>
8.1	Water	48
8.2	Surface Water	48
8.3	Flooding Risk Assessment	49
8.4	Effluent Treatment Systems	49
8.5	Waste Disposal	49
8.6	Undergrounding of Cables	49
8.7	Lighting and Illumination	50
8.8	Renewable Energy	51
8.8.1	Wind Energy	18
8.8.2	Solar Energy	18
8.9	Electricity Lines	52
8.10	Telecommunications	52
8.11	Public Safety Zones	53
8.12	Aerodrome Safe-Guarding	55
8.13	Noise Contours	56
8.14	Seveso II Sites	58
<b>9.0</b>	<b>Community Facilities, Services and Infrastructure</b>	<b>64</b>
9.1	Community Facilities and Amenities	64
9.2	Education	64
9.3	Childcare Facilities	64
9.4	Health Centres, Primary Health Centres, Medical Consultants and Veterinary Surgeries	65
9.5	Places of Worship	65
9.6	Burial Grounds and Crematoriums	66
9.7	Care Homes/Nursing Homes	66
<b>10.0</b>	<b>Agriculture and Extractive Industries</b>	<b>67</b>
10.1	Agricultural Development	67
10.1.1	Siting	67
10.1.2	Material Finishes	67
10.1.3	Protection of amenities	67
10.2	Extractive Industries	68
10.3	Deposition Sites	68

<b>11.0</b>	<b>Built Environment</b>	<b>69</b>
11.1	Protected Structures	69
11.2	Architectural Heritage Assessment	69
11.3	Architectural Conservation Areas	69
11.4	Archaeological Sites	70
<b>12.0</b>	<b>Natural Environment</b>	<b>71</b>
12.1	Natural Heritage Designations and Biodiversity	71
12.1.1	Environmental Assessments	72
12.2	Stone Walls, Trees and Hedgerows	72
12.3	Coastal Management and Protection	73
<b>13.0</b>	<b>Guidance for Planning Applications and Assessments Required for Certain Development(s)</b>	<b>74</b>
13.1	Habitats Directive Assessment and Appropriate Assessment	74
13.2	Flood Risk Assessment	75
13.3	Environmental Impact Assessment Report	76
13.4	Archaeological Assessment	76
13.5	Architectural Assessment	77
13.6	Ecological Assessment	80
13.7	Landslide Risk Assessment	82

# 1.0 Development Management Standards

## 1.1 Introduction

This chapter sets out the general development management (DM) standards and criteria that will be applied by the Council in the assessment of plans, projects and development management assessments. The purpose of applying such standards is primarily to ensure that future development is in accordance with the policies and objectives set out elsewhere in this County Development Plan, so as to promote a high quality of design, enhance the character of the County's towns, villages, rural and coastal areas and facilitate sustainable development. In this context, development proposals will be assessed both in terms of how they contribute to the achievement of the core strategy and also having regard to both qualitative and quantitative standards as set out within this chapter. Qualitative standards include design, layout, mix of new buildings and landscaping, whilst quantitative standards include density, plot ratio, site coverage, access and roads standards.

The DM Standards that follow apply to the entire administrative area of the County. All planning proposals should comply with the standards applicable to particular development types, be consistent with the policies and objectives set out within Volume I and be compliant with legislative requirements.

## 1.2 Compliance with Section 28 Ministerial Guidelines

Regard should be given to national guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended). Specific Planning Policy Requirements set out in Section 28 Guidelines apply, notwithstanding the requirements of this Development Plan and associated Local Area Plans for the County. The Council will implement all national guidelines including future guidelines or amendments to existing guidelines, where appropriate in the assessment of planning applications, following their adoption.

## 1.3 Pre-Planning

Pre-planning consultations are facilitated and encouraged by the Planning Authority prior to the making of a formal planning application in accordance with Section 247 of the Planning and Development Act 2000 (as amended). Strategic Housing Developments pre-planning consultations are facilitated by the Planning Authority in accordance with the provisions of Section 5(2) of the Planning and Development (Housing) and Residential Tenancies Act, 2016.

## 1.4 Development Contributions

The Council, taking into consideration the capital expenditure necessary for the provision of public infrastructure and facilities, will require the payment of general financial contributions in accordance with the Mayo County Council Development Contribution Scheme to offset a portion of their costs.

Developers may also be required to carry out works at their own expense to facilitate their development and these will be specified as a condition of the respective planning permission.

## 1.5 Overarching Planning Principles

### 1.5.1 Sustainable Design and Climate Action

Consideration of sustainable design elements at the initial design stage of the process will determine siting, orientation of building(s), height, form, materials, density and overall functionality and aesthetics of the development proposed.

Energy efficient buildings minimise the consumption of non-renewable resources and waste and create healthy and comfortable buildings and places. New developments should employ considered and high-quality sustainable design measures that serve to mitigate and adapt to seasonal and climate change.

Green infrastructure should also be identified at the initial design stage, with proposals incorporated into planning applications that allow for opportunities in delivering natural amenity areas, permeability and linkages with open spaces provided. This will assist in protecting and valuing our important and vulnerable habitats, landscapes, natural heritage and green spaces throughout Mayo.

### 1.5.2 Universal Access

Universal design is the design of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability. Circulation within housing layouts, including access to individual buildings, should have regard to the varying needs of occupants over their lifetimes, including needs associated with mobility difficulties and normal frailty associated with old age. Innovative dwelling design shall be encouraged in order to facilitate the potential future provision of adaptable and accessible accommodation. The Council encourages that all new development proposals be designed in accordance with the standards outline in the 'National Disability Authority - Building for Everyone; A Universal Design Approach 2012' and Technical Guidance M - Access and Use of the Building Regulations 2010 or any subsequent update.

## 1.6 Assessments Required for Certain Development(s)

The following is a list of assessments that may be required to accompany a planning application or may be required in the assessment of planning applications:

- Habitat Directive Assessment (Appropriate Assessment)
- Flood Risk Assessment
- Environmental Impact Assessment
- Archaeological Assessment
- Architectural Heritage Assessment
- Ecological Assessment
- Landslide Risk Assessment

[Guidance on the above assessments are in Section 13.0.

- Other Assessments that may be required
- Traffic and Transport Assessment
- Landscape Character Assessment
- Visual Impact Assessment
- Coastal Erosion Assessment

# 2.0 Residential (Rural)

## 2.1 Introduction

The open countryside and the County’s unique landscape contributes to our sense of place. Much of the character and quality of Mayo’s open countryside derives from the range of traditional and vernacular buildings, and their use of local materials. These buildings are part of Mayo’s heritage and identity. The building of a new house in the open countryside should be a positive addition to the rural environment and not appear incongruous with or detract from its surroundings. Housing quality is important in order to secure positive health outcomes.

### Key Messages

Rural house design should adapt to the changing realities of climate change and should demonstrate how the following factors have been considered in addition to the principles outlined in the Mayo County Council Design Guidelines for Rural Housing.

### Site Location and Site layout

Ensure that the site selection and orientation take advantage of passive solar design and natural protection from the elements, whilst successfully integrating into the landscape.

### Scale and Form

Design an appropriately sized house to reduce energy wastage whilst ensuring that the size of the house is in harmony within its site and surroundings, and that it is generally a combination of simple forms. Alternative, innovative forms on a suitable site are also welcome, subject to its compatibility with its surroundings.

### Design

Design should incorporate passive design features, with consideration to the rural area and avoid urban or suburban designs, complex or monotonous designs. Traditional designs and particularly modern/contemporary design where appropriate are encouraged. The design should ensure compliance with Building Regulations.

### Materials, Finishes and Colours

Select materials with fewer emissions over their life cycle and avoid over-elaboration and aim for a small number of high-quality materials and finishes, whilst maintaining traditional elements.

### Energy Efficiency

Incorporate energy efficient lighting, heating, and water heating solutions and providing rainwater collection and storage.

### Roadside Boundary Treatment

Establishing an entrance to a site can form the first and lasting impression of the overall design and it is a design element which must be given careful thought with an emphasis on retaining what is already there, where feasible.

### Landscaping

All possible efforts should be made to preserve, retain and integrate trees, hedgerows, walls and other landscape features. By conserving these patterns, it is easier to create a landscape sensitive solution.

## 2.2 Site Selection and House Location

Site selection and house location should maximise solar heat and light gain to living areas. It should maximise wind shelter from topography and trees. It should also minimise visual impact on the landscape. Refer to Section 1.0 of the Mayo Rural House Design Guidelines 2008 for additional guidance on Site Selection and House location.

## 2.3 Site Size

The minimum site size shall be as set out in Table 1 and the site shall be a single entity. Exceptions will be considered for replacement dwellings or reusing existing structures, where it can be demonstrated that the site cannot meet the minimum site size requirement and that the wastewater disposal system can be accommodated on a smaller site. In such exceptional circumstances a minimum of 1500m<sup>2</sup> is required. These exceptions do not apply to coastal, lakeshore lines or beaches.

Minimum Site Size Requirements		
Location	Minimum Site Size	
	New Build	Reuse / Replace Structure
Rural Countryside / Rural Transition Zones	2000m <sup>2</sup>	See exceptions outlined above
Coastal / Lakeshore / Beaches (min Width)	3000m <sup>2</sup> (40m)	3000m <sup>2</sup> (40m)
Rural Villages with no wastewater treatment infrastructure	2000m <sup>2</sup>	See exceptions outlined above

Table 1: Site Size Requirements

## 2.4 Vehicular Access

Access from public roads shall be determined in accordance with access visibility requirements (Section 7 Roads and Parking) and shall be managed safely and should require only minimal removal of existing roadside boundaries to meet the standards set out in Section 7. Access roads shall follow the contours of the site to avoid ‘scarring’ the rural landscape. Refer to Section 2.0 of the Mayo Rural House Design Guidelines 2008 for additional guidance on Vehicular Access.

## 2.5 Building Line

New residential development proposals shall have regard to established building lines and shall aim to be consistent with them, save for designing an innovative alternative solution. In certain instances, adhering to an established building line may not be appropriate for reasons such as regeneration, future road improvements or enhanced local amenity. A flexible approach will be taken in these cases and such proposals will be considered on individual merit and design.

(See Section 7.11 Building Line Standards)



## 2.6 Landscaping and Boundary Treatments

Boundary treatment and landscaping proposals for single houses in the countryside shall be in accordance with the Design Guidelines for Rural Housing (Mayo County Council). Landscaping and boundary treatment should be central to any residential design proposal. The use of an appropriate boundary treatment and landscaping will overtime help soften the visual impact of the development in the landscape and create shelter and privacy. From the outset the siting of a dwelling or design of a residential scheme should centre on retaining and enhancing as many natural boundaries and features as possible.

- Boundary design and detailing should reflect local rural traditions with the use of traditional dry-stone wall construction, indigenous hedging and timber fencing back planted with indigenous hedging considered appropriate in the rural setting.
- Hedgerows should be retained and reinforced and only removed where absolutely necessary for the achievement of required sightlines ensuring safe entry and exit to a site. In the event that the removal of tree(s) is deemed to be necessary, it will be conditional on replacement with appropriate species and at a ratio of at least two replacement trees for each single tree removed.
- The design of entrances to houses in the countryside shall be in keeping with its rural setting. Brick walls and ornamental features will be discouraged. Planning applications should be accompanied by details of the proposed entrance including details of gates, piers, wing walls etc. as well as of front boundary treatment.
- Development proposals along rivers or streams will require a 'development free area' along the bank of the watercourse (riparian zone). In general, this will be a 10 metre buffer zone, except where there is an existing structure within the buffer zone.

## 2.7 Rural Housing Extensions

Rural Housing Extensions shall:

- In general, be subordinate to the existing dwelling in its size, unless in exceptional cases, a larger extension compliments the existing dwelling in its design and massing.
- Reflect the window proportions, detailing and finishes, texture, materials and colour of the existing dwelling, unless a high quality contemporary and innovatively designed extension is proposed.
- Not have an adverse impact on the amenities of adjoining properties through undue overlooking, undue overshadowing and/or an over dominant visual impact.
- Carefully consider site coverage to avoid unacceptable loss of private open space.

Where an extension increases the potential occupancy of the dwelling, the adequacy of the on-site sewage treatment (in unsewered areas) should be demonstrated by the applicant.

## 2.8 Rural Housing Garages / Sheds

Rural Housing Garages / Sheds shall:

- In general, be subordinate to the existing dwelling in its size, unless in exceptional cases, a larger garage / shed compliments the existing dwelling in its design and massing.

- Not have an adverse impact on the amenities of adjoining properties through undue overlooking, undue overshadowing and/or an over dominant visual impact.
- Carefully consider site coverage to avoid unacceptable loss of private open space.

## 2.9 Other Ancillary Building to the Existing Residential Unit (Rural)

The Council recognises the difficult times throughout 2020 and the need to provide different options in terms of ancillary buildings within the curtilage of existing houses. Such buildings will respond to the need to provide small self-isolation units as the need arises and to facilitate remote working options, both separate from the main residence on site. All ancillary buildings outlined in this section are ancillary to the main use of the dwelling and are not intended as options for sale, rent / lease (long or short term) or for tourist use separate to the main house and are intended for use by members of the existing residence on site or in relation to granny flats / independent living units for immediate family members who require to be located beside the members of the existing household on site.

### 2.9.1 Self-Contained Isolation Units

One bed Isolation units maybe considered separate to the exiting house on site, subject to not exceeding a floor area of 30m<sup>2</sup>. Any larger units shall be attached as an extension to the existing house on site. The design of such structures shall be in accordance with the provisions of Section 2.9.4 below.

### 2.9.2 Granny Flats / Independent Living Units

Granny Flats/ Independent Living Units maybe considered separate to the existing house on site, subject to not exceeding a floor area of 60m<sup>2</sup>. Such units shall be single storey only. Any larger units shall be attached as an extension to the existing house on site. The design of such structures shall be in accordance with the provisions of Section 2.9.4 below.

### 2.9.3 Remote Working Units

Remote Working Units may be considered separate to the existing house on site, subject to not exceeding a floor area of 25m<sup>2</sup>. Any larger units shall be attached as an extension to the existing house on site. Such units shall be for remote working purposes only for members of the existing household and shall not be considered as a workspace for visiting members of the public. The design of such structures shall be in accordance with the provisions of Section 2.9.4 below.

### 2.9.4 Design Considerations

The design of the ancillary buildings outlined in Sections 2.9.1, 2.9.2 and 2.9.3 above shall:

- In general, be subordinate to the existing dwelling in its size.
- Reflect the window proportions, detailing and finishes, texture, materials and colour of the existing house unless a high quality contemporary and innovatively designed is proposed.
- Not have an adverse impact on the amenities of adjoining properties through undue overlooking, undue overshadowing and/or an over dominant visual impact.
- Carefully consider site coverage to avoid unacceptable loss of private open space. Such proposals together with all other buildings on site shall not exceed an overall site coverage of 60%

Where the proposal increases the potential occupancy of the of the overall site, the adequacy of the on-site sewage treatment (in unsewered areas) should be demonstrated by the applicant.

### 2.10 Effluent Treatment Systems

In un-serviced rural areas where a proposed dwelling cannot connect to the public wastewater treatment plant, a site suitability assessment will be required. The assessment must be carried out in accordance with the EPA Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses and take into account the cumulative effects of existing and proposed developments in the area. The assessment shall be carried out and certified by a suitably qualified person (i.e. the holder of an EPA FETAC certificate or equivalent) with professional indemnity insurance.

In coastal/lakeside areas, any effluent disposal system or percolation area for single dwellings shall be located at least 100m from the High-Water of the sea/lake and 100m from any lands liable to flooding along the sea / lake. For developments consisting of more than one dwelling, the effluent disposal systems or percolation areas shall be located at least 400m from the High-Water Mark of the sea/lake and 400m from any lands liable to flooding along the sea /Lake.

Where it is proposed to extend/renovate a structure with an existing septic tank system, the applicant may be required to demonstrate to the satisfaction of the Planning Authority that the existing septic tank is in working order and is suitable for the proposed development. The applicants may be required to upgrade the existing system as required by the Planning Authority.

### 2.11 Water Supply

The water requirements for proposed new single houses to a public supply should as the need may require, undertake a pre-connection enquiry with Irish Water.

In exceptional circumstances, single rural houses may be permitted to use wells as a water supply. Exceptional circumstances are where there is no public water supply or public/private Group Water Scheme in the area of the proposed development as demonstrated by a pre-connection enquiry with Irish Water and that connection to the well will not have significant effects on water quality or quantity in the area. In such cases, the location of the proposed well and any other wells in the vicinity of the site shall be indicated on a map, and a water analysis (quality (chemical tests) and quantity (yield)) shall be submitted for consideration by the planning authority.

Where a proposed extension/renovation to an existing house that is served by a well will result in a substantial increase in water demand, the planning authority will require the development to connect to a public water supply or Group Water Scheme, unless the exceptional circumstances outlined above apply.

### 2.12 Surface Water

Surface water shall not be permitted to flow on to the public road or adjoining property from any rural residential site. Accesses and road frontage should be designed in such a manner as to deal with surface water and ensure that it does not impact on the public road. Existing roadside drainage shall be maintained by the incorporation of a suitably sized drainage pipe. Details of all surface water proposals should be clearly demonstrated.

### 2.13 Occupancy Clause

In order to ensure that proposed new housing where the applicants establish a social or economic link to the rural area in which they propose to build an Occupancy Condition may by agreement with the applicant be attached to any grant of planning permission. The Occupancy Condition includes the following:

- a. The proposed dwelling when completed may be first occupied as a place of residence of the applicant, members of the applicant's immediate family or their heirs and may remain so occupied for a period of five years thereafter, unless consent is granted by the planning authority for its occupation by other persons who can establish a social or economic link to the rural area.
- b. Before development commences, the applicant shall enter into an agreement with the planning authority, pursuant to Section 47 of the Planning & Development Acts providing for the terms of this occupancy requirement.
- c. Within two months of the occupation of the proposed dwelling, the applicant shall submit to the planning authority, a written statement of the confirmation of the first occupation of the dwelling in accordance with paragraph (a) and the date of such occupation.
- d. The condition shall not affect the sale of the dwelling by a mortgagee in possession or by any person deriving title from such a sale where force majeure applies, for example; death, illness, marital or relationship separations or change in employment circumstances, such as long term unemployment, emigration for work abroad or permanent re-location to another part of Ireland that would necessitate a new primary place of residence.



# 3.0

## Urban Development (General)

### 3.1 Introduction

The Council will continue to promote the development and the sustaining of vibrant towns and villages throughout the County. The Design Standards on urban development seek to assist in achieving positive urban placemaking and enhance a sense of place with access to services and amenities with a high quality of life for all. Given that the development of infill, brownfield and back land sites in urban areas presents greater design challenges in comparison to similar development proposals on greenfield sites and in order to assist in enabling their development, the application of policies and development standards shall allow for a degree of flexibility, focusing on design led and performance- based outcomes, rather than applying absolute requirements in all cases.

### 3.2 Urban Design Principles

Successful settlements are places where people want to live, work and visit. Quality design in settlements assists in promoting healthy placemaking.

All new urban development proposals will be assessed in accordance with national guidelines 'The Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities' (2009) (DoECLG) and 'Best Practice Urban Design Manual' (2009) (DoECLG) and any superseding guidelines for same. In developing a proposal, the applicant shall provide a considered design solution which employs best practice standards in the context of the following urban design criteria.

(1) Context; (2) Connections; (3) Efficiency; (4) Distinctiveness; (5) Urban Design Criteria; (6) Adaptability; (7) Public Realm; (8) Parking; (9) Detailed Design; (10) Variety; (11) Inclusivity; (12) Layout.

Significant development proposals (In terms of scale and/ or site sensitivity) will be required to submit a Design Statement (comprising of text, illustrations and photographic imagery of the site and surroundings) on the suitability of the proposed design solution to the site context in accordance with the relevant urban design criteria. This Design Statement shall include an appraisal of the distinctive site character, setting and context together with concise explanations and illustrations of the suitability and main elements of the design solution proposed for the site and its compliance with design standards, policies and objectives contained within the Development Plan.

### 3.3 Building Heights

The Planning Authority acknowledges that increasing prevailing heights has a critical role to play in addressing the delivery of more compact growth in our urban areas, making optimal use of the capacity of sites in urban locations where transport, employment, services or retail development can achieve a requisite level of intensity for sustainability. In accordance with SPPR 2-4 of Urban Development and Building Heights, Guidelines for Planning Authorities, December 2018, the development management standards require the applicant to demonstrate an appropriate mix of uses, comply with stated development management criteria from the Guidelines, achieve minimum densities and provide an adequate mix of building heights and typologies appropriate to the urban context within which it is situated.

### 3.4 Permeability and Sustainable Mobility

The integration of safe and convenient alternatives to the car into the design of our communities by prioritising walking and cycling accessibility to both existing and proposed developments and integrating physical activity facilities for all ages should be considered in the context of future development within our towns and villages. The Design Manual for Urban Roads and Streets (DMURS) was jointly published by the Department of Environment Community and Local Government and the Department of Transport, Tourism and Sport in 2013 (updated 2019). DMURS provides guidance relating to the design of urban roads and streets, with the overall aim of making urban areas safer through a shift in dominance from motor vehicles to pedestrians. A key aim of this Plan is to promote compact, connected neighbourhoods based on street patterns and forms of development that will make walking and cycling, especially for local trips, more attractive, promoting sustainable travel movements and encouraging people to find alternative ways to travel reducing car dependency.

In accordance with the "Permeability Best Practice Guide" (NTA, 2015), the Planning Authority will require that consideration is given as part of any future development proposals to the following key principles for maintaining and providing permeability within the County's settlements as follows:

- Origins and destinations, such as schools and shops, should be linked in the most direct manner possible for pedestrians and cyclists.
- Links with adjoining sites should be factored into the proposal.
- Greater priority should be given to pedestrians and cyclists.
- The physical design of links should be fit for purpose in terms of capacity and security; and Junctions in urban and suburban areas should cater for pedestrians and cyclists safely and conveniently.

# 4.0 Residential (Urban / Settlements)

## 4.1 Introduction

The main requirement for a qualitative assessment regarding residential development in towns and villages (where relevant) shall have regard to the following:

## 4.2 General Design Issues

The Council will seek to achieve a high-quality design and layout for all new developments to ensure that they integrate with, and make a positive contribution to their urban, rural or landscape settings. This will be guided through the provisions of the applicable statutory plans, national guidelines and design guidelines and will be a requirement of the development management process. Layouts, elevations and design must be designed to create a strong sense of identity, place and community

## 4.3 Context

New developments should take full account of the characteristics of the natural and built environment of the site, the views and vistas to and from the site, and the surrounding areas.

## 4.4 Density

The appropriate residential density of a site shall be determined with reference to.

- Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009) and the accompanying Urban Design Manual (2009).
- Sustainable Urban Housing: Design Standards for New Apartments 2018.
- Urban Development and Building Heights Guidelines 2018.

Development of higher level densities shall be appropriate to the site context and shall be assessed based on the merits of the proposal and subject to good design, compliance with both qualitative and quantitative standards, location, capacity of the site and infrastructure to absorb development, existing character of the area, established densities on adjoining sites, protection of residential amenities, proximity to public transport, etc. The Planning Authority may use its discretion in varying these maximum density standards to take account of the character and context of respective settlements.

Minimum Residential Density Requirements		
Location	Density	Dwelling Units Ha (Acre)
Town Centre / Immediately adjacent to Town Centre	Medium to High	35 (14)
Inner Urban Suburbs, outside of Town Centre	Low to Medium	20 (8)
Urban Periphery, Rural Settlements	Low	5 (2)

Table 2 Residential Density

## 4.5 Layout

The layout of a new residential development shall be designed to achieve the following:

- A strong sense of identity and a sense of place.
- Permeable layouts, with multiple connections to adjoining sites/estates for pedestrians and cyclists.
- A good sense of enclosure.
- Active frontage and supervised spaces.
- Due regard to Design Manual for Urban Roads and Streets, (2019) in relation to the design and use of urban roads and streets.
- High quality green infrastructure provision and linkages.

Housing schemes for 20 or more houses should generally be broken into small functional and visual groups, which fulfil a social and aesthetic need for identity. This may be achieved through scale and massing arrangement, roof profiles, materials and decorative details.

### 4.5.1 Safer/Smarter Travel

Residential developments shall be designed based on the principles of the Irish Design Manual for Urban Roads and Streets (DTTaS, and DoECLG, 2019). The developers are also advised to have regard to the DoEHLG guidance document Sustainable Residential Development in Urban Areas (Cities, Towns and Villages), and the Urban Design Manual – A Best Practice Guide.

Schemes shall be designed based on the following:

- Convenient safe access must be provided between developments and larger community and commercial facilities and places of work.
- Permeability for pedestrians and cyclists should take precedence over permeability for vehicles. River or treelined pathways for walkers and cyclists can provide attractive connections within and between areas (links to public greenway).
- Streets, footpaths and cycle routes should provide for safe access by users of all ages and degrees of personal mobility. Walkways should be well-lit and capable of being supervised from overlooking dwellings.

### 4.5.2 Homezones

The design of new residential developments should incorporate homezone design principles. A homezone or shared space is a residential area designed on the principle of integrating pedestrian, cycle and vehicular facilities along the same route. In the parts of the development with low levels of motorised traffic, such as a cul-de-sac, it can be appropriate to design the street as a home zone, with the following principles

- The streets are designed with special materials, street furniture and variations in road widths which effectively slows down traffic as the motorists drive with care. Ideally, the surface is level and paved in sets and blocks rather than a tarmac finish, this helps distinguish the home zone from the road.
- On-street car parking is normally permitted but is often grouped at the end of blocks or terraces.
- Removing cars and their associated design requirements (kerbs, barriers, markings) indicates that this is an area designed for people and allows for children to play and residents to interact.

### 4.5.3 Urban Infill

Urban infill development shall retain the physical character of the area. To maximise activity in town and village centres, the street edge should be aligned with development that promotes a high level of activity and animation such as retail, commercial or other appropriate uses.

Infill development must have regard to the main adjoining existing uses, design features, building lines and heights, as well as the existence of any features such as trees, built heritage and open spaces on the site or on adjoining sites. Proposals for infill development must demonstrate how they will integrate satisfactorily with the adjoining developments, without any loss of amenity.

### 4.5.4 Overshadowing

Where new dwellings are proposed very close to adjoining buildings and may impact upon the residential amenities of an adjacent property, daylight and shadow projections may be required in accordance with the recommendations of Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (BR 209, 2011) and BS 8206 Lighting for Buildings, Part 2, 2008: Code of Practice for daylighting or other updated relevant documents.

### 4.5.5 Overlooking

All new residential developments should avoid unnecessary loss of privacy to adjoining developments. Applicants shall therefore take into account the following design considerations, depending on the topography of the site:

- A minimum of 22 metres shall be maintained between opposing first floor windows to ensure overlooking is avoided. In instances where the applicant can demonstrate that the design proposed overcomes the issue of overlooking, this requirement may be relaxed.
- A minimum of 35 metres separation distance will be required in instances where first floor windows serve living room areas.
- Windows on side elevations at ground floor level shall be staggered to avoid overlooking of adjoining units. In instances where side elevation windows are proposed, a screen fence of at least 2 metres in height and/or landscaping will be required to increase privacy.

- There shall be a minimum distance of 3m between side walls of adjacent dwellings. Distances may be relaxed for infill developments in urban areas where such distances cannot be achieved (innovative design required).

Adequate separation distances will be required for buildings overlooking school playgrounds or other sensitive uses. These will be determined at planning application stage. Innovative design solutions to avoid undue overlooking will be encouraged.

### 4.5.6 Phasing of Developments

A phasing programme, which has regard to Recommendations for Site Development Works for Housing Areas (1998), is required for housing developments of 50 dwellings or more and shall detail proposals for completing roads, open space, public lighting etc. in line with house completions.

## 4.6 Housing Mix

In housing developments, a suitable mix of house types and sizes shall be provided in order to promote a socially balanced and inclusive society. Planning Applications for multiple housing units will be required to submit a Statement of Housing Mix<sup>1</sup>, detailing the proposed housing mix and why it is considered appropriate. The Statement should set out the justification for the housing mix proposed, taking into consideration the established mix of housing in the area, design, location, market considerations and the requirements under Part V of the Planning and Development Acts 2000-2011 and the needs of specific housing groups for example single storey units integrated into the overall scheme as provision of housing for the elderly.

## 4.7 Public Open Space

The provision of public open space is a requirement in all residential developments. The aim is to provide suitably designed and landscaped open space that is usable, safe, and integrated as part of the landscaping scheme.

- In greenfield sites, the minimum area of multi-functional public open space that shall be provided is 15% of the total site area and public open space should be provided within 150 metres walking distance of every house in a new residential development.
- In brownfield sites or large infill sites, the minimum area of public open space that shall be provided is 10% of the total site area.

In smaller schemes of less than 5 units, a reduction in the above will be considered based on design and the private amenity space of each unit exceeding the minimum requirements.

<sup>1</sup> Housing Mix is a mix of house types, including detached houses, semi-detached houses and terraced houses etc., and house sizes, including one bed-roomed, two-bed roomed, three-bed roomed houses etc

### 4.7.1 Location, Siting and Design of Public Open Space

The location, siting and design of public open spaces shall have regard to the following:

- The layout of the space and facilities proposed should be multi-functional and designed to cater for a variety of users. In some cases, smaller spaces of different types and sizes designed for a particular use, may be preferable to one large space centrally located space.



- Retention of natural features and field boundaries where possible e.g. trees and natural hedgerows and to incorporate such features in the public open space areas and landscaping scheme. This can also create biodiversity by supporting natural habitats and facilitate the preservation of flora and fauna.
- Public spaces should be suitably proportioned and usable, therefore the use of narrow tracts of land, undulating higher ground or areas liable to flooding will not be considered acceptable as part of the public open space provision.

Public spaces should be safe, therefore appropriate supervision, passive surveillance, appropriate boundary treatments and provision of public lighting are all to be considered.

- Houses should front onto open spaces thereby creating a high level of natural and passive surveillance. Blind gables or high boundary walls should generally not directly adjoin public open space.
- Public spaces within the development shall be linked where possible providing green linkages for wildlife habitats and improving cycling and walking permeability throughout the development.

### 4.8 Private Open Space

Dwelling houses should have an appropriate useable area of private open space to the rear of the front building line. The minimum private open space provision shall be

- One/two-bedroom houses 55m<sup>2</sup>
- Three-bedroom houses 75m<sup>2</sup>
- Four bedrooms or more 100m<sup>2</sup>

Exceptions to this may be allowed in relation to redevelopment of brownfield sites, infill development, special-needs housing or retirement homes. In this case smaller gardens (reduced area or depth) may be permissible in response to a well-designed proposal and if there are no overlooking issues.

In general, it is desirable that all new houses shall have a minimum clear distance of 3 metres between side elevations and shall not have first floor side window living room orientated in such a manner so as to cause overlooking and loss of privacy to other residential properties. Rear garden depth shall be a minimum of 11m. Residential schemes should represent a variety of rear garden sizes, so as to avoid standardised layouts.

### 4.9 Boundary Treatments

The following boundary treatments shall apply to housing developments:

- Boundary walls which abut public open space should not represent blank facades. Design solutions such as dual aspect dwellings or reorientation of dwellings can be considered to maintain a sense of openness whilst being more aesthetically pleasing.
- All boundary walls which are highly visible from the public domain should be finished in local stone indigenous to the area.
- All perimeter boundary walls shall be no greater than 2m high and constructed as capped, rendered concrete block walls, back planted with indigenous hedgerows/trees.

- All planning applications for housing developments shall include a site layout plan clearly indicating the various types of boundary treatment to be used throughout the site by means of a colour coded reference key.
- Rear boundary treatments between dwellings shall be a minimum of 1.8m high and consist of durable permanent structures; a) capped, rendered concrete blocks walls, b) concrete post, gravel board with concrete or timber boards. The use of hit and miss timber screen walls is not considered a durable boundary treatment.
- In housing developments where the layout does not allow for front boundaries, the erection of individual front boundaries walls/fences will not be permitted.

### 4.10 Landscaping

Landscaping shall be integral to development and used to enhance visual amenity, promote and enhance biodiversity and provide for the assimilation of development into its surroundings.

- A landscape plan shall be submitted showing details of levels, materials, plant species, spacing and size, and in the case of housing developments in the towns and villages, lighting and irrigation. Any existing vegetation, such as mature trees and hedgerows, shall be retained where possible.
- Planting of native species is encouraged. No invasive species shall be permitted.

### 4.11 Refuse/ Bin Storage

All new residential schemes where a communal refuse storage area is proposed shall ensure that the bin storage area is:

- Located in convenient locations easily accessible by all residences.
- Located within 50 metres of all residences within the development but not located immediately adjacent to the front door or ground floor windows of residences.
- Suitably screened from public view and ventilated; and
- Makes provision for waste segregation and recycling for residences.

### 4.12 Materials and Finishes

The following materials and finishes should be incorporated into housing developments, where feasible:

- The Council encourages the use of sustainable materials, including hardwood windows and doors rather than uPVC.
- The Council encourages the use and integration of local materials in the construction and finishes of new buildings to enhance and maintain the character of the local area. In rural areas brick cladding or dry dash will not normally be accepted.
- The choice of colours for external finishes should harmonise local traditions and surrounding buildings.

### 4.13 House Extensions

House Extensions shall:

- In general, be subordinate to the existing dwelling in its size, unless in exceptional cases, a larger extension compliments the existing dwelling in its design and massing.
- Reflect the window proportions, detailing and finishes, texture, materials and colour of the existing dwelling, unless a high quality contemporary and innovatively designed extension is proposed.
- Not have an adverse impact on the amenities of adjoining properties through undue overlooking, undue overshadowing and/or an over dominant visual impact.
- All parts of the development, including eaves or surface water collection systems shall be contained within the boundary of the site.
- Carefully consider site coverage to avoid unacceptable loss of private open space, particularly the rear private open space shall not be reduced to less than 25m<sup>2</sup>.

### 4.14 House Garages / Sheds

Urban Housing Garages / Sheds shall:

- In general, be subordinate to the existing dwelling in its size, unless in exceptional cases, a larger garage / shed compliments the existing dwelling in its design and massing.
- All parts of the development, including eaves or surface water collection systems shall be contained within the boundary of the site.
- Carefully consider site coverage to avoid unacceptable loss of private open space, particularly the rear private open space shall not be reduced to less than 25m<sup>2</sup>.

### 4.15 Other Ancillary Building to the Existing Residential Unit (Urban)

The Council recognises the difficult times throughout 2020 and the need to provide different options in terms of ancillary buildings within the curtilage of existing houses. Such buildings will respond to the need to provide small self-isolation units as the need arises and to facilitate remote working options, both separate from the main residence on site. All ancillary buildings outlined in this section are ancillary to the main use of the dwelling and are not intended as options for sale, rent / lease (long or short term) or for tourist use separate to the main house and are intended for use by members of the existing residence on site or in relation to granny flats / independent living units for immediate family members who require to be located beside the members of the existing household onsite.

#### 4.15.1 Self Contained Isolation Units

One bed Isolation units maybe considered separate to the exiting house on site, subject to not exceeding a floor area of 30m<sup>2</sup>. Any larger units shall be attached as an extension to the existing house on site. The design of such structures shall be in accordance with the provisions of Section 4.15.4 below.

#### 4.15.2 Granny Flats / Independent Living Units

Granny Flats/ Independent Living Units maybe considered separate to the existing house on site, subject to not exceeding a floor area of 60m<sup>2</sup>. Such units shall be single storey only. Any larger units shall be attached as an extension to the existing house on site. The design of such structures shall be in accordance with the provisions of Section 4.15.4 below.

#### 4.15.3 Remote Working Units

Remote Working Units may be considered separate to the existing house on site, subject to not exceeding a floor area of 25m<sup>2</sup>. Any larger units shall be attached as an extension to the existing house on site. Such units shall be for remote working purposes only for members of the existing household and shall not be considered as a workspace for visiting members of the public. The design of such structures shall be in accordance with the provisions of Section 4.15.4 below.

#### 4.15.4 Design Considerations

The design of the ancillary buildings outlined in Sections 4.15.1, 4.15.2 and 4.15.3 above shall:

- In general, be subordinate to the existing dwelling in its size
- Reflect the window proportions, detailing and finishes, texture, materials and colour of the existing house unless a high quality contemporary and innovatively designed is proposed
- Not have an adverse impact on the amenities of adjoining properties through undue overlooking, undue overshadowing and/or an over dominant visual impact.
- No part of the development, including eaves or surface water collection systems shall be contained within the boundary of the site.
- Carefully consider site coverage to avoid unacceptable loss of private open space, particularly the rear private open space shall not be reduced to less than 25m<sup>2</sup>.

### 4.16 Apartments

Applications for apartment developments will be assessed having regard to the qualitative and quantitative standards contained within the Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities (2015 and 2018), Quality Housing for Sustainable Communities (2007) and Sustainable Residential Development in Urban Areas (2009) or any subsequent revisions thereafter in these Guidelines, in relation to:

- Location.
- Appropriate mix.
- Floor areas and room widths.
- Dual aspect.
- Floor to ceiling height.
- Lift/stair access.
- Storage provision (for general, refuse and bulky items).
- Private and communal amenity space and playgrounds.
- Security.
- Communal facilities.
- Car and bicycle parking; and
- Adaptability.

The design of new apartments should encourage a wider demographic profile which actively includes families with and without children, professionals and older people in both independent and assisted living settings. All applications should contain a Schedule of how the proposed apartments comply with

the minimum required floor areas and standards contained in Appendix 1 of Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018).

All planning applications for apartment developments shall include a building lifecycle report which in turn includes an assessment of long-term running and maintenance costs as they would apply on a per residential unit basis at the time of application, as well as demonstrating what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents

#### 4.17 Taking in Charge

In order to facilitate the 'Taking in Charge' of residential developments by the Local Authority, developers shall engage with the relevant personnel in the Planning Authority with regard to the requirements of same to ensure compliance with appropriate standards and the Grant of Permission and ensure an orderly handover of services, roads, etc. on completion of the development. Individual wastewater treatment plants serving housing developments will not be taken in charge.

#### 4.18 Naming of Developments

Naming of streets and residential estates shall reflect the local place names and local people of note, heritage, language or topographical features as appropriate and shall incorporate old place names from the locality as much as possible and where appropriate shall be in Irish. In order to ensure the above and to avoid confusion and duplication, the naming of developments will require the prior agreement of the Planning Authority. Proposed names shall be submitted to the Planning Authority and agreed in writing prior to launching any advertising campaign for the development.

# 5.0

## Enterprise and Employment

### 5.1 Introduction

Enterprise and employment uses should adhere to high standards in terms of layout and design but should also consider the laying out of parking areas to avoid conflicts between movements of customer's vehicles, good vehicles and pedestrians.

### 5.2 Retail / Commercial Development

#### 5.2.1 Retail and Commercial Uses

Retail/Commercial development should be in accordance with the role and function of the retail centre and accord with the scale and type of retailing identified for that location. Retail/Commercial development should be in accordance with the fundamental objective to support the vitality and viability of the retail centre and must demonstrate compliance with the sequential approach. Proposals to amalgamate retail units will be carefully considered. Proposal shall:

- Provide safe and easy access for pedestrians, cyclists and people with specific design needs.
- Be accessible by public and private transport.
- Be of a high design standard and satisfactorily integrated with the surrounding built environment.
- not negatively impact on the flow of vehicular traffic either in the immediate vicinity or the wider area of the development.
- Be designed to ensure access for all, including parking, level access and internal layout.

A minimum floorspace of 2000 sq. m shall be applicable to all individual out-of-town retail warehousing units, in order to protect the viability of the retail function of the town centre. Exceptions to this minimum floorspace requirement will be considered to facilitate café/diner accommodation ancillary to the development.

The future replacement, refurbishment and extension to existing retail units must be sympathetic to their surroundings, incorporating, where possible, the use of traditional and simple design styles. Innovative designs will be encouraged where appropriate. These designs however will need to respect the existing streetscape in which they are set.

Retail units which are deemed to have no significant architectural merit by the planning authority may be entirely removed and replaced with a more innovative, contemporary design that is sympathetic to its surroundings.

In town and village centres, the size and scale of all new retail warehousing developments should be in accordance with the character of the area. Due to the proximity of local and district centres to surrounding residential areas, regard must also be had to the impact of retail warehousing on residential amenity. Within core retail areas, the Planning Authority will apply a level of flexibility in allowing types of stores where a mix of bulky and non-bulky goods are sold.



The Council will assess the provision of new retail development in accordance with the sequential approach, and if required, the onus will be on the applicant to demonstrate by means of a Retail Impact Assessment (RIA) that the development will not have an unacceptable adverse impact on the vitality and viability of any existing town centre. The key policy principles of the sequential approach as well as the aims of RIA are outlined in the Document “Retail Planning – Guidelines for Planning Authorities” April 2012. Where appropriate, the planning authority may request the submission of a retail design statement in accordance with Section 5.3.1 of the Guidelines.

### 5.2.2 Business / Technology Parks

Business/technology parks shall be located on suitably zoned lands or on suitable lands in close proximity to the town centre where there is no zoning and designed to create open parkland setting with a high level of landscaping. Proposals should include:

- A variety of unit sizes shall be provided for multi-unit developments to cater for the differing needs of potential occupants.
- A minimum open space provision of 15% will be required and provided such that it may function as an effective amenity area.
- There shall be a minimum landscaped/planting strip to a width of 5 metres on all principal road frontages.

### 5.3 Industry and Warehouse Developments

These developments will be required to present a high-quality appearance, assisted by landscaping and careful placing of advertisement structures and should have regard to the following:

- Individual buildings should exhibit a high quality of modern architectural design and finish, including the use of colour.
- In the case of two or more industrial/warehouse units, a uniform design will be required for boundary treatments, roof profiles and building lines and signage.
- Areas between the building(s) and the road boundary may include car parking spaces provided that adequate screen planting is incorporated into the design proposal. Adequate provision shall be made on site for the parking of vehicles, storage and stacking spaces. Storage and stacking areas shall be located to the rear of building, or where such facilities can only be provided to the side, provision for screening shall be made. The front building line shall be as determined in consultation with the Planning Authority and, where required, the existing roadside boundary shall be set back, subject to appropriate boundary treatments for the particular location being proposed.
- The proposed use shall not be injurious to the residential amenity of adjoining properties.
- A landscaped buffer zone (minimum 10-15 metres wide) will be a requirement of planning permissions for any industrial/warehousing development where it adjoins another land use zoning or where it may impact on the amenities of adjoining land uses.

### 5.4 Plot Ratio

Plot Ratio is a measure of development density. It is the relationship between site area and the total floor area of the buildings on it. It is calculated by dividing the gross floor area of the building by the site area. Plot Ratio assists in preventing over-development of a site and it also ensures effective and efficient use of land. Very low Plot Ratios may not be sustainable in some cases. Maximum Plot ratios shall generally be as set out in Table 3 and the developer shall include a plot ratio calculation as part of the planning application.

Plot Ratio		
Use	Inside Town Centre Area	Outside Town Centre Area
Commercial	1.5	1.0
Industrial (including wholesale and warehouses)	0.5	1.0

Table 3 Plot Ratio

### 5.5 Site Coverage

Site Coverage is the percentage of the built area (ground floor area of buildings) relative to the entire site area. It ensures that the built environment is developed at an appropriate density, with adequate space around buildings for access, servicing, landscaping and amenity purposes.

Site Coverage shall not normally exceed 60%. Exceptions may be allowed in limited circumstances, when it can be justified that a higher percentage is required for urban regeneration or an innovative design and layout is proposed. The developer shall include a site coverage calculation as part of the planning application.

### 5.6 Shopfronts

Shop fronts are one of the most important elements in determining the character, quality and image of retail streets. The Planning Authority will promote a dual approach to shopfront design:

- Protecting traditional and original shop fronts.
- Encouraging good contemporary shop front design where appropriate. The following are the key guiding principles:
- Existing traditional shopfronts should be maintained or restored where possible.
- New shopfront design within existing traditional buildings in the town and village centres should reflect traditional proportions showing fascia, pilaster, stall riser etc. They do not have to be traditional in design but must maintain traditional proportions and materials. They should respect plot width. If a shopfront extends over two buildings, then the shop front must reflect the two plots. The design must also reflect fascia levels of adjoining buildings.
- Window display areas should be installed with LED lighting to encourage “window shopping” and security in the evenings.
- New shopfronts on infill sites should, in general reflect traditional plot width dimensions and floor to ceiling heights/fascia heights of adjoining buildings. While they do not have to be traditional in design, they should reflect the traditional elements of composition.

- External roller shutters will not be permitted, and such security shutters mounted inside behind the window display of the shop or set back at least 1 metre. Traditional grills or railings to the entrance door would also be acceptable. Alterations to shop fronts will require improvements to ensure access for all.
- Signage shall be limited in size, and to the area above the shop window. The signage fascia shall consist of individual letters mounted, or hand painted lettering. Lettering may be lit by strip or recessed spot lighting concealed within a cornice located above the lettering. Colour schemes shall be submitted as part of the planning application. The use of plastic and neon lit shop signs will not be considered.

Shopfronts shall be designed in accordance with the design principals set out in the booklet Mayo Shopfronts (Mayo County Council) 2011.

### 5.7 Bars, night-clubs, disco-bars.

In order to maintain an appropriate mix of uses and enhance night life in the towns of County Mayo, the Council will prevent an excessive concentration of pubs, bars, night-clubs and hot-food take-aways in any particular area. The Planning Authority will ensure that the intensity of any proposed use is in keeping with both the character of the area (i.e. residential, mixed-use, etc.) and with adjoining businesses. The following issues will be taken into account in the assessment of proposals for the above uses:

- The impact of the proposed development in terms of noise and odour emissions. Noise and odour mitigation measures will be required to be submitted with any planning application.
- Effects of the development on the amenity of nearby residents, such as general disturbance, hours of operation, car parking, litter etc. A litter management plan will be required to be submitted as part of any planning application.
- The protection of the amenity of dwellings, businesses, community facilities and other existing adjacent development.
- New buildings must be designed to prevent excessive noise or odour emissions, and with adequate provision for refuse disposal, storage and collection. The design shall respect the character of the street and the buildings.

### 5.8 Fast Food/Hot Food Takeaways

A proliferation of hot food take-aways will not be permitted in any area. Regards will be had to the impact of hot-food-takeaways on the amenities in the area, including noise, odour and litter. The Planning Authority may impose restrictions on opening hours as a condition of planning permission.

### 5.9 Proliferation of Uses

In order to maintain an appropriate mix of uses and to maintain the role of the town centre as a dominant commercial and retail centre, the Planning Authority will prevent an excessive concentration of particular (single type) uses with the town centre areas of Mayo's towns and villages, for example Bookmakers/Betting offices, Licenced premises, Discount retail units, hot food takeaways etc.

The planning authority will also resist the conversion of ground floor premises on the principal shopping areas to non-retail or domestic uses, with consideration given to hospitality sector uses on a case by case basis.

### 5.10 Enterprise in Rural Areas

The Council will consider rural enterprises, and resource development (such as agriculture, agri-food sector, agri-tourism, commercial fishing, aquaculture, rural tourism, forestry, bio-energy, the extractive industry, recreation, cultural heritage, marine enterprise sector, research and analysis) and renewable energy resources (such as wind/solar/ocean energy) in rural and coastal areas within the County subject to considerations of proper planning and sustainable development and shall consider the following:

- Existing Buildings: The conversion of existing farm buildings in rural areas for small scale employment purposes will be considered subject to compliance with policy.
- Agriculturally Related Industry: Involving processing of farm produce where it is unsuited to an urban situation and is environmentally sustainable.
- Farm-Related Business: Business directly related to farming, such as the servicing and repair of farm machinery, land reclamation, drainage work, agricultural contracting etc., where it will not give rise to adverse environmental effects, provides safe access and not be prejudicial to residential amenity.
- Rural Tourism Business: Business directly related to and in support of rural tourism and recreational activities contained within the tourism and recreation section, that have a demonstrated requirement to locate in the rural countryside, subject to normal planning considerations.
- Marine Sector Business: Business directly related to or in support the marine sector that have a demonstrated requirement to locate in the rural countryside, subject to normal planning considerations.

# 6.0

## Tourism

### 6.1 Introduction

Proposals for tourism development and supporting facilities should be sensitively located, not interfere with or detract from areas of special amenity value or nature conservation.

### 6.2 Tourist Facilities and Projects

Consideration will be given for such developments provided they do not conflict with other strategic objectives in the Plan and meet the following minimum requirements:

- The development consists of a well-researched, justified and imaginative integrated project.
- The development relates sympathetically to the scale and level of activity in the locality.

### 6.3 Camping, Glamping/Pods Facilities

Certain forms of low-impact tourist accommodation such as Camping and Glamping/Pod sites may also be considered outside of existing settlements where it is:

- proposed to incorporate the reuse an existing structure as an integral part of the development.
- adjacent to, and capable of availing of, an existing appropriate commercial enterprise or community facility.
- located on an existing farm.

In all cases the facility shall be of an appropriate scale for the location and shall have a high standard of design, layout, landscape and environmental protection so as not to impact negatively on the visual and residential amenity of the area or have significant adverse effects on the environment, including the integrity of the Natura 2000 network.

# 7.0

## Roads and Parking

### 7.1 Smarter Travel

Smarter Travel promotes the use of sustainable forms of travel such as cycling, walking and public transport. All developments shall incorporate provisions for smarter travel, the type and size of the development will determine the provisions required. For instance, in the case of an industrial development, provision shall be made for footpaths and cycling routes in the layout of the estate along with bicycle parking and showering facilities for employees (see Parking Standards below) Principles outlined in The National Cycling Manual (National Transport Authority, 2011) and appropriate measures shall be incorporated into the design and layout of proposals. Large developments will require provision to be made for public transport, where available.

### 7.2 Access onto National Roads

When considering development on or adjacent to a national road, the Planning Authority will have regard to national policy as set out in:

- Spatial Planning and National Roads Guidelines (2012)
- Traffic and Transport Assessment Guidelines (2014)

The Spatial Planning and National Roads Guidelines avoid the creation of new access points or the generation of increased traffic from existing accesses to national roads to which a speed limit of greater than 60 km/h applies. The guidelines also provide for a limited level of access between the 50km/h zone and 60 km/h zone (transitional zones) to facilitate orderly development. Access to national roads with 50km/h speed limits will be considered subject to normal road safety, traffic management and urban design criteria.

### 7.3 Access onto Strategically Important Regional Roads

To ensure regional accessibility between key settlements is maintained and to safeguard existing and future capital investment of the County's Regional Road Infrastructure it is necessary to protect the capacity, efficiency and safety of Mayo's Strategically Important Regional Roads as listed in Chapter 6 Movement and Transport Table 6.6.

### 7.4 Access onto Other Non-National Roads.

Road infrastructure shall allow for safe and efficient movement of vehicles and pedestrians. Access points shall be kept to a minimum and shall provide safe ingress/egress for vehicles, cyclists and pedestrians. Access on to Urban Roads to comply with the Design Manual for Urban Roads and Streets (DMURS) 2013 (as amended).



### 7.5 Road and Traffic Assessments

A Road Safety Audit (RSA) shall be carried out for all significant developments proposed and submitted as part of the planning application. A 'significant development' includes development(s) which generate 40+ Traffic Movements per day or results in a modification to the road layout.

A Traffic Impact Assessment (TIA) shall be conducted in respect of proposed significant developments whereby traffic generated by the development exceeds 10% of the existing traffic level on the road, or 5% where the road is already congested.

Significant development proposals shall also be accompanied by a Traffic and Transport Assessment (TTA). Each RSA, TIA and TTA shall be carried out in accordance with Transport Infrastructure Ireland's requirements.

### 7.6 Access Visibility Requirements

Vehicular entrances and exit points must be designed by the developer as part of a planning application with adequate provision for visibility so that drivers entering and emerging from the access can enjoy good visibility of oncoming vehicles, cyclists and pedestrians. Where a new entrance onto a public road is proposed, the Planning Authority must consider traffic conditions and available sight lines.

#### Exit Visibility Check

The visibility shall be measured from a minimum of 3m from the edge of the carriageway or as determined by Mayo County Council. In limited instances this may be reduced to 2.4m and to 2.0m in difficult circumstances on urban roads. Illustrations and additional information on access visibility requirements are set out in this section below.

Site visibility requirements shall be provided within the development boundary of the site or on lands in the control of the applicant or lands in public ownership.

Access Visibility Requirements				
Road Type	Speed Limit (Kph)	Minimum X distance (Metres)	Minimum Y distance (Metres)	Minimum Z distance (Metres)
Urban Roads	30	2.4	23	23
	50	2.4	45	45
	60	2.4	59	59
Regional & Local Road	50	3	70	70
	60	3	90	90
	80	3	120	120
National Road	80	3	160	160
	100	3	215	215

Road Type	85th Percentile Speed (Kph)	Minimum X distance (Metres)	Minimum Y distance (Metres)	Minimum Z distance (Metres)
Un-realigned Local Roads	50	3	70	70
	60	3	90	90
	70	3	105	105

Table 4 Access Visibility Requirements

X = Minimum distance in metres along access road

Y = Minimum sight distance measured along the major road to the nearest carriageway edge.

Z = Stopping sight distance measures along the access road or development access from near edge of the major road or the back of the hard shoulder if provided.

On narrow Local Roads with poor horizontal and vertical alignment which have an 80 Km/h Speed Limit Sign, the speed level applied for the Access Visibility Requirements should be the Speed in Km/h that one can drive the Road in a safe manner. This can be assessed as the 85th Percentile speed drivers travel on the road. The visibility will then be assessed on the 85th Percentile Speed for that Road.

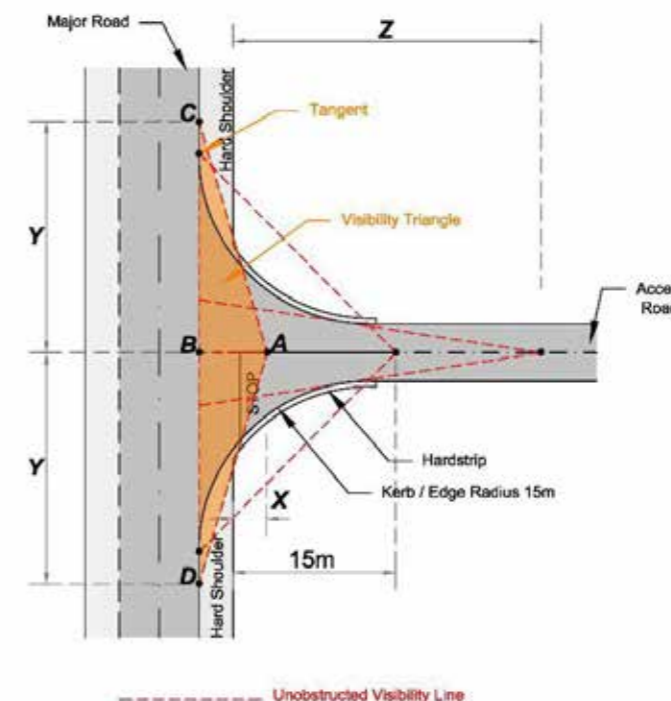


Diagram 1 Entry Visibility Check

**Entry Visibility Check**

Full visibility shall be provided in the triangle ABC and ABD between a point 1.05m above the ground at A and 0.6m above the ground that B, C & D. No walls, hedges or utility poles ETC, shall be located within the site visibility triangle.

A vehicle turning right into the Proposed Development shall have a forward visibility to the centre of the opposite lane for a distance of Y in order that he can safely cross the path of an on-coming Vehicle.

a) A vehicle turning right into the Proposed Development shall be visible to an approaching vehicle for a distance of Y in order to avoid a rear end collision.

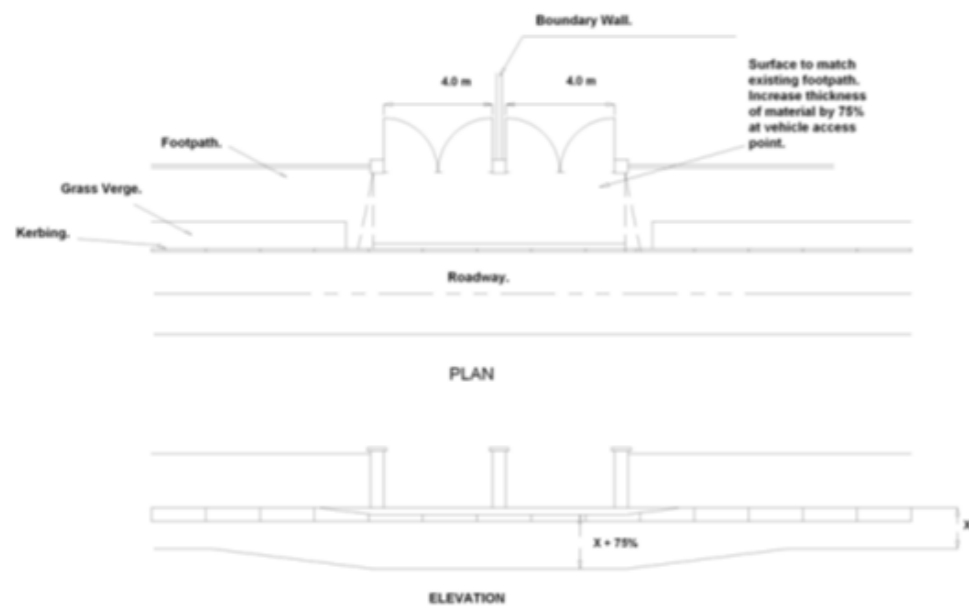


Diagram 1(b) Urban Access

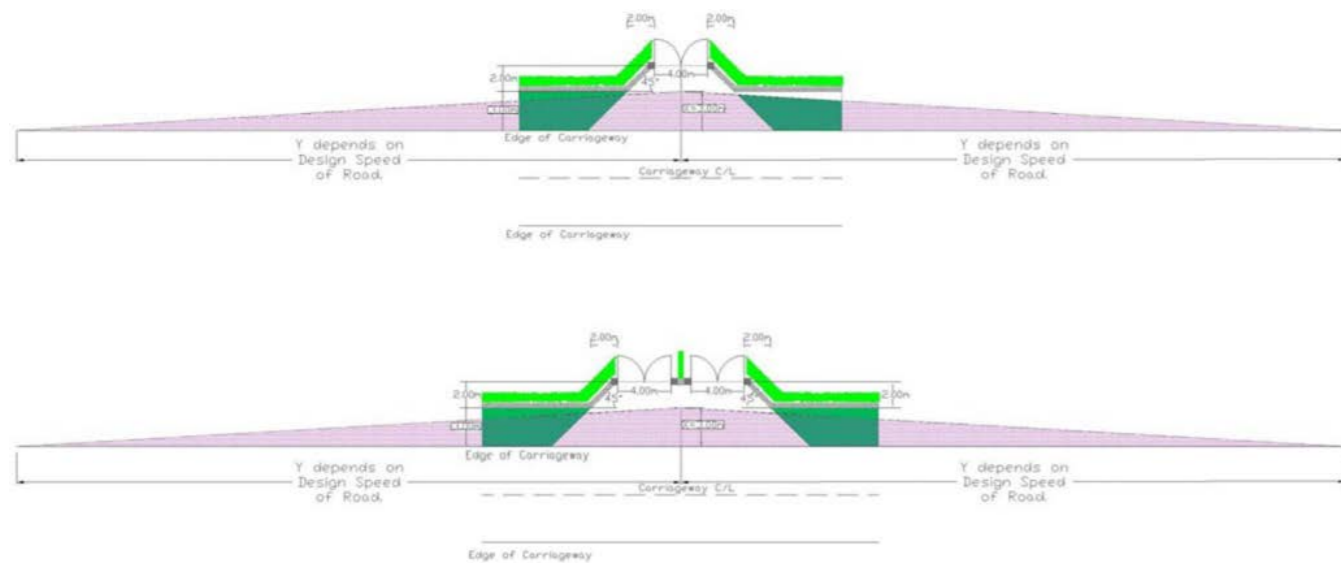


Illustration of Access Visibility Requirements

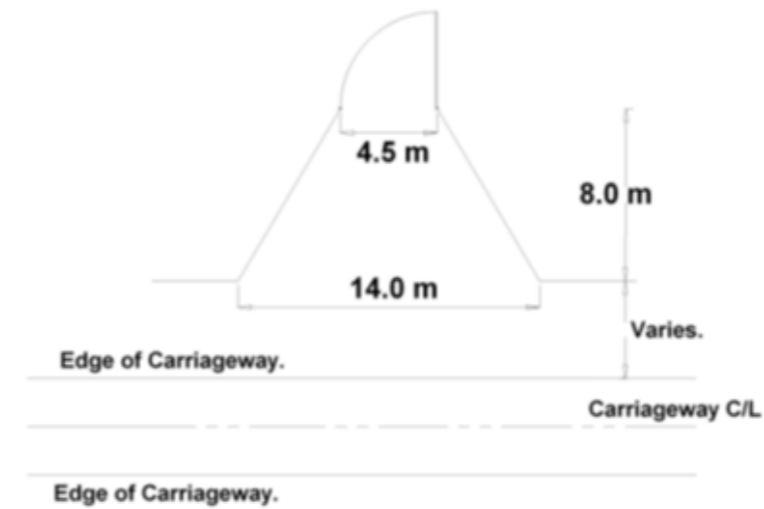


Diagram 2 Commercial/Agricultural Entrance

**7.7 Access for Housing and Other Developments.**

Kerbed access radius is required for housing developments and other developments to ensure an easy transition to the developments from the public roadway.

Where there is no provision being made for large commercial vehicles, the kerbed radii required at simple junctions shall be:

- 6m on urban roads.
- 10m on rural roads.
- On urban roads where turning movements occur from an Arterial or Link Street the kerbed radii may be reduced to 4.5m.

**7.8 Access and Proximity to Road Junctions, Interchanges and Roundabouts**

Where and access to / from a new development onto the road network is in close proximity to a road junction, the new access shall meet the minimum standards as set out in Table 5.

Access and Proximity to Road Junctions, Interchanges and Roundabouts			
Rural			
Minimum Distance the Development Access shall be from the edge of a:	Individual House	Housing Development	Other Development
Local Road junction	20m	30m	50m
Regional Road Junction	30m	40m	70m
National Road Junction / Interchange	90m	150m	200m
Roundabout	90m	90m	90m
Urban			
Local Road junction	20m	30m	30m
Regional Road Junction	30m	40m	50m
National Road Junction / Interchange	50m	80m	115m
Roundabout	50m	50m	50m

Table 5 Access and Proximity to Road Junctions, Interchanges and Roundabouts

### 7.9 Access Gradient

Access gradient shows how steep an access is. The gradient of the access road shall have a constant grade for a certain distance from the public road (called the dwell area) to ensure that vehicles accessing the road can stop or set off safely in all conditions. Minimum gradient requirements are set out in Table 6 and Diagram 3

Direct Access Gradients Requirements for National, Regional and Local Roads (Urban and Rural)			
Direct Access for:	Dwell Area Gradients	Length of Dwell Area Gradient (m)	Gradient for Direct Access
Single Houses	+/- 2.5% (+/- 4%)	10m (5m)	+/- 8% (+/- 10%)
Housing Developments	+/- 2.5% (+/- 4%)	15m (10m)	+/- 7% (+/- 8%)
Commercial and Industrial	+/- 2.5% (+/- 4%)	15m (10m)	+/- 7% (+/- 8%)
Agriculture	+/- 2.5% (+/- 4%)	10m (10m)	+/- 8% (+/- 10%)

Table 6 Direct Access Gradients Requirements for National, Regional and Local Roads

Figures not in brackets are Desirable maximum / minimum

Figures in brackets are Absolute maximum / minimum (shall not be used on National Roads)

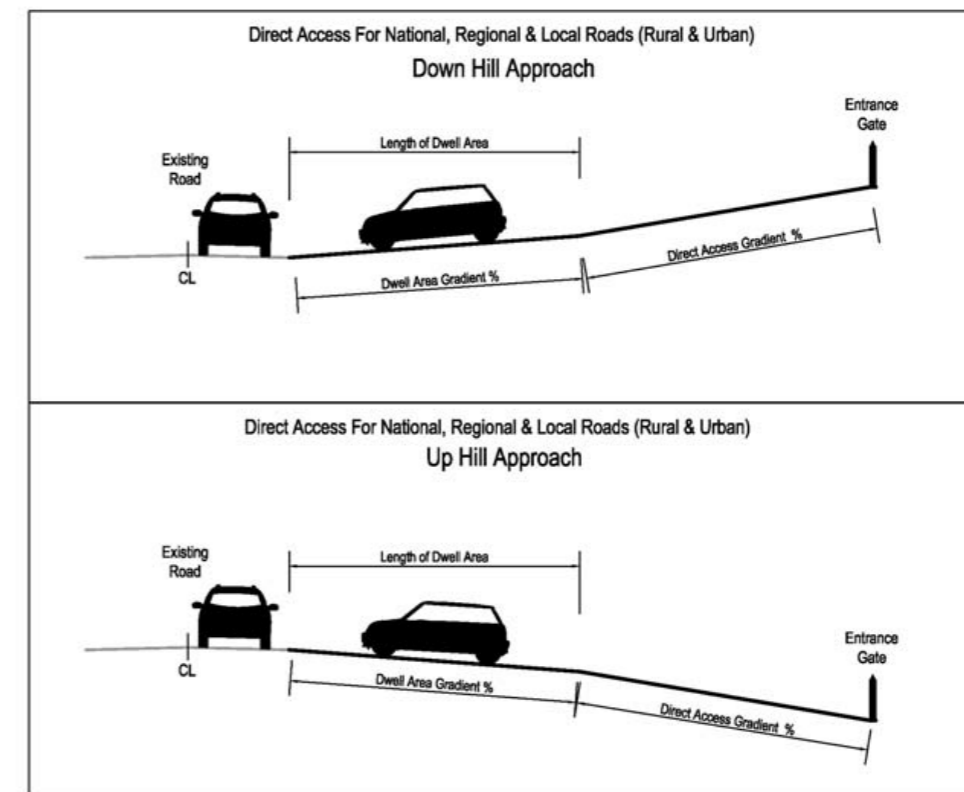


Diagram 3 Direct Access for National, Regional and Local Roads (Urban and Rural)

### 7.10 Other access requirements

Any entrance gates shall open inwards only and shall be designed and located to avoid impairing sight visibility at the entrance.

Where two sites are located adjacent to each other, the entrances shall be located at the mutual boundary of the sites. This reduces the number of exit points onto the Road.

The entrance shall be designed to ensure the uninterrupted flow of roadside drainage and to avoid surface water from the site entering the public road. This shall be achieved at all new entrances by providing a drainage system of gullies, channels and soak pits. New soakpits should be located within the curtilage of the proposed development site.

No loose material shall be permitted at entrances, setbacks or onto the public roads. The area of land between the proposed front boundary and the nearside edge of the existing carriageway shall be excavated, filled up with CI 804 Material and levelled with a durable permanent macadam surface, to match the level of the existing roadway.

An applicant wishing to construct a dwelling house on a narrow Local Tertiary Road, where two cars cannot pass, shall provide Passing Bays at 250 metre intervals or make a contribution to the Planning Authority towards the provision of Passing Bays.



### 7.11 Building Lines

A building line is a line beyond which no building may extend to ensure that the street/line of buildings will appear uniform. New development proposals shall have regard to existing building lines and shall aim to be consistent with them. In certain instances, adhering to an existing building line may not be appropriate for reasons such as regeneration, future road improvements or enhanced local amenity. A flexible approach will be taken in these cases and such proposals will be considered on individual merit and design.

Any new building line (i.e. where the development is not proposed in an existing structure) shall be at least:

- 40m from a National Road
- 20m from a Regional Road
- 10m from a local road

**In all instances the distance shall be measured from:**

The fence/wall/hedge of a road or the proposed new road design fence line determined by Mayo County Council.

### 7.12 Parking Standards and Dimensions

#### 7.12.1 Car Parking

Adequate parking shall be provided for all new residential developments. Adequate provision for on-site parking for employees and visitors shall be provided, based on the nature and scale of activities planned. Visitor parking shall be located convenient to administration and office areas. HGV parking areas shall be separate from car parking areas. All new development proposals will normally be required to meet the minimum Parking Standards set out below.

#### Electronic Vehicle Charging points

A minimum of 10% of the proposed car parking spaces required for the category of development listed in car parking standards below shall be provided with electrical connection points, to allow for functional electric vehicle charging. The remaining car parking spaces shall be fitted with ducting for electrical connection points to allow for the future fit out of charging points at up to 20% of car parking spaces.

Car Parking Standards				
Development Type	No. of Spaces		Visitor Parking	
<b>Housing 2 bed</b>	1		Plus 1 space per residential unit	
<b>3 bed</b>	2			
<b>4 bed</b>	2			
<b>5+ bed</b>	3			
<b>Apartment 1 bed</b>	1		Plus 1 space per residential unit	
<b>2 bed</b>	1.5			
<b>3 bed</b>	2			
Development Type	No. of spaces (Town)	No. of spaces (Suburb/Rural)	Service (e.g. Delivery)	Notes
Manufacturing				
<b>Manufacturing / Light Industry</b>	1 space/employee/shift or 1 space/65m <sup>2</sup> where employee numbers not known		90m <sup>2</sup> per 2000m <sup>2</sup>	-
<b>Light Industry</b>				
<b>Warehousing</b>				
Commercial				
<b>Shopping centre</b>	1 space/25m <sup>2</sup>	1 space/20m <sup>2</sup>	90m <sup>2</sup> per 1000m <sup>2</sup>	-
<b>Shop</b>	1 space/25m <sup>2</sup>	1 space/20m <sup>2</sup>	90m <sup>2</sup> per 2000m <sup>2</sup>	-
<b>Retail Warehousing</b>	1 space/30m <sup>2</sup>		50m <sup>2</sup> per 1000m <sup>2</sup>	-
<b>Car Sales with showroom</b>	1 space/100m <sup>2</sup> showroom area plus 20 spaces/ha of outdoor sales area plus 1 space/employee/shift		50m <sup>2</sup> per 1000m <sup>2</sup>	Add for garage use if car repairs/servicing carried also out
<b>Car Sales without showroom</b>	40 spaces/ha of sales area plus 1 space/employee/shift		50m <sup>2</sup> per 1000m <sup>2</sup>	Add for garage use if car repairs/servicing carried also out
<b>Garages</b>	1 space/30m <sup>2</sup>		50m <sup>2</sup> per 1000m <sup>2</sup>	-
<b>Service Stations</b>	1 space/employee/shift		135m <sup>2</sup> per site	Add for other uses if proposed (e.g. shop, repairs etc)
<b>Offices &amp; Banks</b>	1 space/45m <sup>2</sup>		50m <sup>2</sup> per 1000m <sup>2</sup>	-

<b>In-door Play Areas Amusements</b>	1 space/4 persons based on capacity of facility plus 1 space/employee/shift	-	Add for other uses if proposed (e.g. cafe etc)
<b>Public House / Discotheques / Function Rooms</b>	1 space per patron plus 1 space/employee/shift	50m <sup>2</sup> per 500m <sup>2</sup>	Add taxi designated area (2 spaces)
<b>Restaurant / Cafe</b>	1 space/10m <sup>2</sup>	50m <sup>2</sup> per 1000m <sup>2</sup>	Add taxi designated area (2 spaces)
<b>Hotels / Motel</b>	1 space per bedroom plus one space/employee/shift	50m <sup>2</sup> per 1000m <sup>2</sup>	Add for bar/ restaurant / leisure centre or other relevant category
<b>Guest House</b>	1 space per bedroom plus one space/employee/shift	-	Add for residential use if used as permanent residence also
<b>Hostel Self-Catering</b>	0.5 spaces per bedroom plus one space/ employee/shift	-	-
<b>Health &amp; Education</b>			
<b>Hospitals Nursing Homes</b>	1 space/employee/shift plus 1 space/bed plus 4 spaces/outpatient consulting room	Determined at (pre-) planning stage	-
<b>Surgeries</b>	3 spaces per consulting room plus 1 space/employee/shift	-	-
<b>Primary Schools</b>	1.5 space/employee	-	-
<b>Secondary Schools</b>	1.5 space/employee plus 1 space/10 students over 17	-	-
<b>Third Level Education</b>	1.5 space/employee plus 0.25 spaces/students	-	-
<b>Crèches / Nurseries / Playschools</b>	1 space/employee and 0.25 spaces/child	-	Add for residential use if used as permanent residence also
<b>Community Facilities</b>			
<b>Churches / Church Hall</b>	1 space/8 seats	1 space/6 seats	-
<b>Community Centres</b>	1 space/14m <sup>2</sup>	1 space/10m <sup>2</sup>	-
<b>Art Centre / Library / Museum</b>	1 space/36m <sup>2</sup>	-	-

<b>Cinemas / Theatres</b>	1 space/4 seats	-	-
<b>Funeral Homes</b>	1 space/10m <sup>2</sup>	-	-
<b>Sports</b>			
<b>Golf Course/Pitch &amp; Putt</b>	3 spaces/hole plus space /employee/shift 1	-	Add for bar/restaurant or other relevant category
<b>Golf Driving Range</b>	1 space/bay plus 1 space/employee/shift	-	-
<b>Athletic Track/ Playing Field</b>	15 spaces per track/field plus 1 space/employee/shift	-	-
<b>Tennis Court</b>	2 spaces/court plus 1 space/employee/shift	-	Add for bar /restaurant or other relevant category
<b>Bowling Alley</b>	2 spaces/lane plus 1 space/employee/shift	-	Add for bar /restaurant Or other relevant category
<b>Swimming Pool Sports Centre/Gym Sports Centre/Gym</b>	1 space/person based on capacity of facility plus 1 space/employee/shift	-	-
<b>Marinas</b>	1 space/berth plus 1 space/employee/shift	-	Add for bar/restaurant / garage or other relevant category

All measurements refer to Gross Floor Area

Table 7 Car Parking Standards

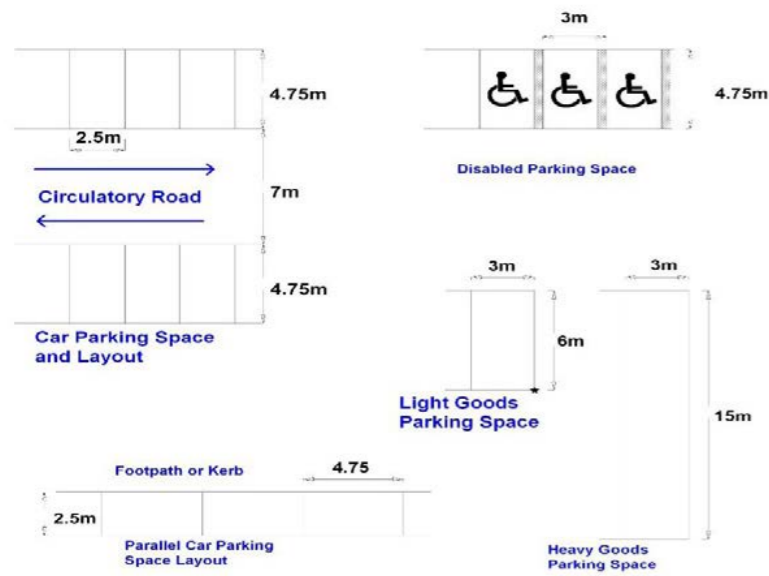


Diagram 4 Vehicle Parking Guidelines

7.12.2 Disabled Parking

Having calculated the number of parking spaces required for the proposed development, a number of the spaces shall be dedicated for Disabled Parking as set out below.

Parking Bays for disabled persons shall be 3m wide and 4.75m long, clearly signed and marked with the relevant symbol and placed at the entrance to the facility for which the parking space is being provided. The disabled parking shall be dispersed throughout the development, as appropriate.

Disabled Parking Standards	
No. of Total Parking Spaces Required for the Development	No. of spaces to be dedicated to Disabled Parking
5-25 spaces	1 space
26-50 spaces	3 spaces
51-75 spaces	4 spaces
76-100 spaces	5 spaces
Per 100 thereafter	3 spaces

Table 8 Disabled Parking Standards

7.12.3 Bicycle Parking

Bicycle parking and associated facilities shall be provided on site. Bicycle Parking Standards are set out below. Bicycle parking shall be provided in accordance with the provisions of The National Cycling Manual (National Transport Authority, 2011). Shelters shall be provided for Cycle Parking.

Bicycle Parking Standards	
Location	Guideline minimum number of bicycle parking spaces
Housing Developments	1 private secure bicycle space per bed space, minimum 2 spaces. Plus 1 visitor space per two housing units
Offices	10% of employee numbers, (subject to minimum of 10 bicycle places or one bike per space for every car space, whichever is greater)
Schools	10% of pupil registration numbers, minimum 10 places Consider separate teacher/employee parking
Shops	1 stand per till/check-out
Other Developments	1 bike space per car space, or 10% of employee numbers in general
Public Transport pick-up points (Rail, tram, taxi ranks & QBCs)	2.5% of number of daily boarders at that point/station, subject to minimum of 10 bicycle places
Off-Street Car Parks (incl. Multi-Storey) Park and Ride Locations	10% of total car-spaces, subject to a minimum of 50 spaces Consider sheltered parking at P+R
On-street (public)	Minimum of 5-10 spaces, depending on expected level of usage
Events	5% of forecast attendees

Table 9 Bicycle Parking Standards

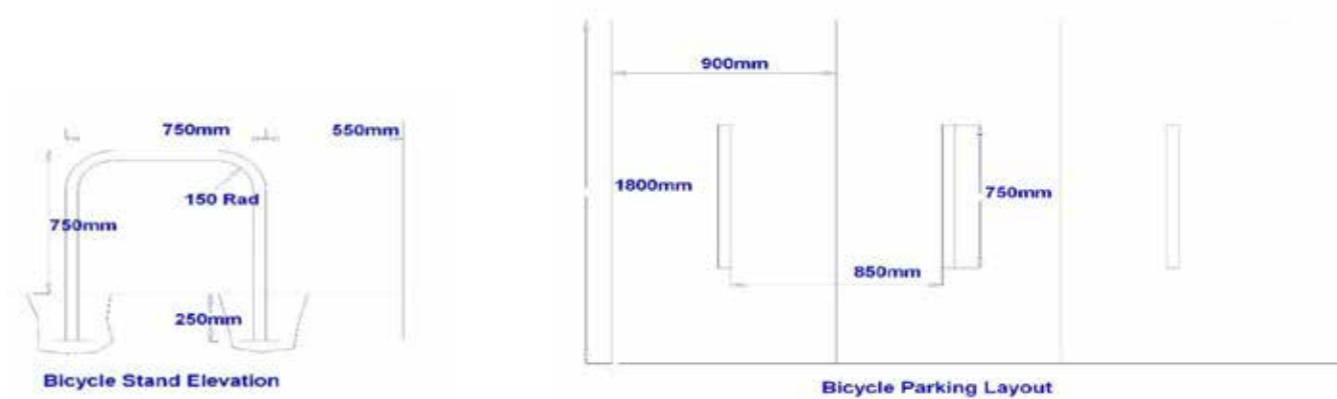


Diagram 5 Bicycle Parking Layout



7.12.4 Dual Parking

Reduced car parking requirements may be considered for apartment developments in instances where the applicant can demonstrate that dual parking can be achieved, for example, where the peak parking demand of one user (e.g. commercial) occur at a different time to the peak parking demand of another user (e.g. residential). In all circumstances, the planning authority will determine if dual use of parking is reasonably expected and that any reduction in parking supply will not result in road safety issues.

7.12.5 In Lieu Parking Charges

In instances where the applicant is unable to achieve minimum parking standards (e.g. for apartment developments in the town centre or where it is proposed to reuse an existing building for residential purposes that does not have adequate parking area or where other factors such as sustainable development and urban design militate against full parking provision) the Council may consider a financial contribution in lieu of the shortfall in spaces. This contribution will generally only relate to the town centre area, where car dominated trips are discouraged. Any development where car parking demand is likely to be displaced elsewhere as a result of under-provision of on-site parking will not be acceptable.

7.12.6 Layout and Design of Car Parking

Applicants are required to be innovative in terms of parking layout, with large surface car parking areas to be avoided. Spaces should be subdivided appropriately, and soft landscaping used to lessen the visual impact on the surrounding areas. Where appropriate, parking should be provided behind the building line to avoid large surface car parking areas weakening the approach to a site or a streetscape.

7.12.7 School Parking

All applications for new schools and where possible extensions to schools will be required to prioritise access safety and will indicate safe access and egress to the school for pupils, parents and students. A Road Safety Audit which should cover the public-private interface will be required in some cases. Drop off facilities will be required in accordance with Department of Education & Skills Guidelines. Off road parking for teachers and bus/car collection will be indicated in all cases as well as secure bicycle parking facilities. Traffic circulation shall include a School Turning Bay.

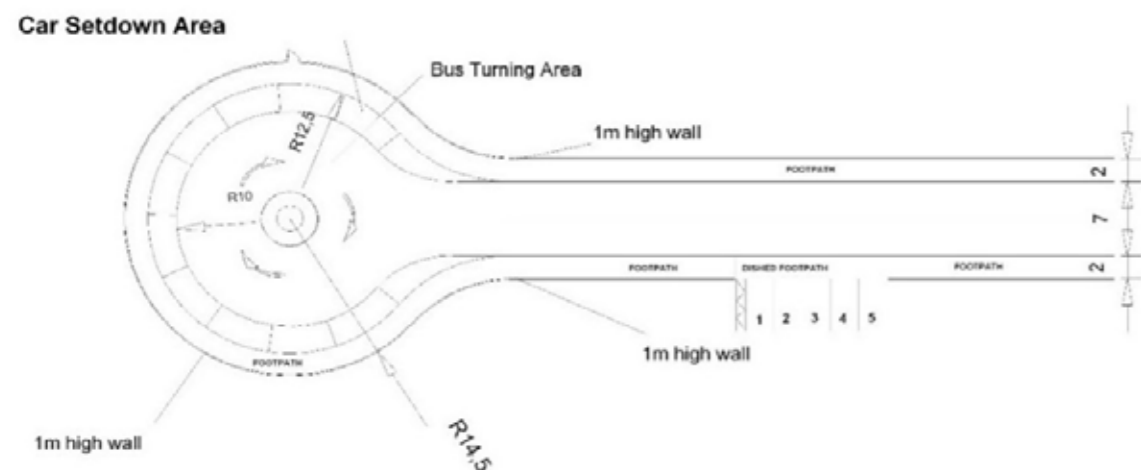


Diagram 6: School Turning Bay

7.13 Petrol Filling Stations

The layout and design of petrol filling stations shall be accordance with the following criteria. A one-way system shall be used, in one way and out the other way with an entry and exit width of 10m onto National, Regional and local Roads.

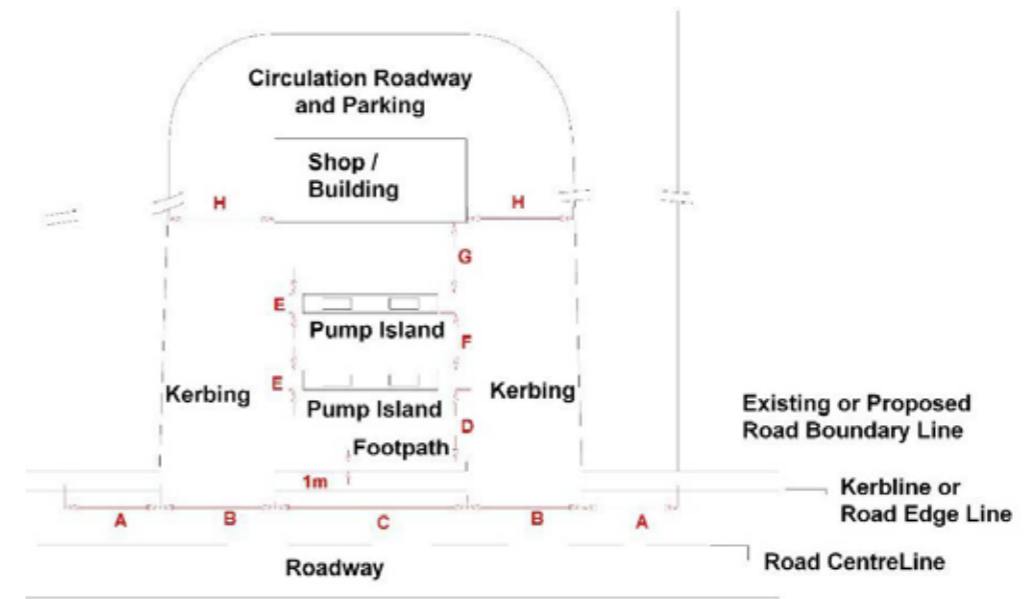


Diagram 7 Filling Station layout (Option A)

Filling Station Layout Dimensions (Minimum Standards)			
Description	Inside speed limit		
	National/Regional Road	Local Road	
A	Frontage width	80m	65m
B	Access width	6m	6m
C	Distance between Access points	30m	20m
D	Distance from front wall to pump island	10m	7.5m
E	Width of pump island	1.2m	1.2m
F	Width between pump islands	6m	6m
G	Distance from retail frontage to pump island	7.5m	6m
H	Circulation roadway	9m	7.5m
I	Height of front wall or island	600mm	600mm

Table 10 Filling Station Layout Dimensions (Minimum Standards)

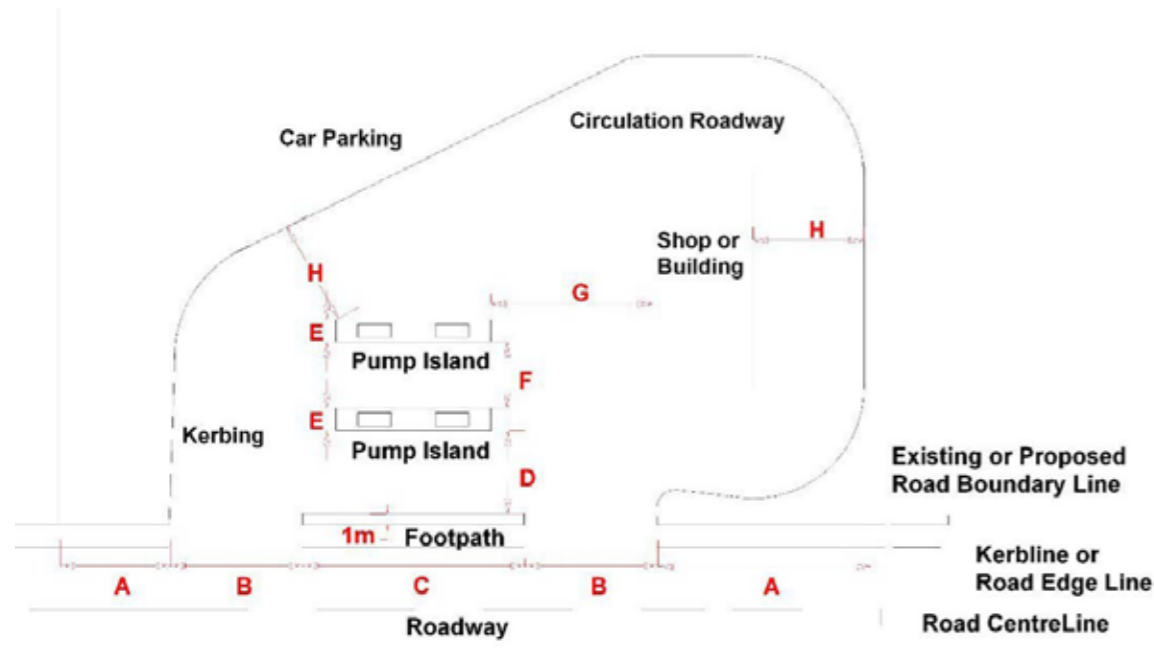


Diagram 8 Filling Station layout (Option B)

Petrol Filling Stations shall be designed to cater for one way traffic circulation and shall have only one entrance point and one exit point. There should be no new Filling stations provided outside the Speed Limit.

### 7.14 Signage along Routes

The following requirements will be applied in respect of signage along public roads:

- a. Licensing System: The Planning Authority operates a licensing system for all signs and structures on public roads.
- b. Rural Areas: Advertising signage will not be permitted along roads in rural areas outside the boundaries of towns and villages save for a limited number, which relate to heritage or tourist attractions and which are of national interest.
- c. Towns, Villages & Settlements Areas within towns, villages and settlement areas, no signage will be permitted where it may constitute a hazard or obstacle for pedestrians or road users or where the location of such signage may obscure sight distances at junctions or cause undue or necessary distraction to road users. The proliferation of non-road traffic signage on and adjacent to all roads outside of the 50-60kmh speed limit area shall be avoided in the interest of traffic safety and visual amenity, in accordance with the Spatial Planning and National Road Guidelines for Planning Authorities 2012 (or any updated/superseding document). Signs should not impair the setting of any archaeological or historical site or any proposed or protected building or structures within an Architectural Conservation Area (ACA).
- d. Direction Signs for local premises distant from the main traffic routes may be permitted under an annual licence provided:

- The signs are fingerpost signs only
- The maximum area of the sign shall be 0.7m<sup>2</sup>
- The information contained on the sign shall be of a directional nature only
- The premises shall not be located greater than 2kms from the sign
- The maximum number of signs shall be two
- The sign shall not give rise to traffic hazards.
- Size/scale of signs shall not conflict with existing structures in the vicinity or impair the amenities of the area
- Signs attached to buildings are preferable to those on freestanding hoardings
- Signs may not interfere with windows or other features of the facade or project above the skyline
- Signs must be maintained by the owner of the premises advertised
- Signs shall not obscure traffic signs or cause obstruction to vehicular or pedestrian traffic
- Wall panel advertisements may be permitted in certain cases (e.g. multi-use occupancy) provided they are not placed at a high level on tall buildings
- Commercial interests, especially chain outlets, may be required to restrain use of corporate image advertising where it is considered to be too dominant
- Advertising above fascia level will be discouraged
- Where the development consists of multi-units, one identification only sign may be used at the entrance to the developed lands in order to list all occupiers at this location
- The colour, form and finish of all signage associated with individual development proposals shall be compatible with colours and materials used in the building forms
- Building facades should incorporate an area for sign placement
- No signs shall be located on any public right of way
- Internally illuminated signs will be discouraged
- Signage in Gaeltacht areas shall be in Irish.

### 7.15 Mobility Management

All new developments and proposed extensions to existing developments should give consideration to limiting traffic generation as far as possible. Where medium to large scale residential, commercial, mixed use, business/enterprise or industrial developments are proposed a Mobility Management Plan will be required and should incorporate proposals for use of public transport, cycling, walking, car sharing, carpooling etc. as appropriate.

# 8.0

## Infrastructure, Services and Safety

### 8.1 Water

The provision of a safe and reliable water supply is a requirement of developments. Applicants are encouraged to engage with Irish Water and undertake a pre-connection enquiry in the event of a proposed connection to a public water supply.

Where a development proposed is supplied by a group water scheme (GWS), a planning application must be accompanied by a letter of consent for connection from the secretary of the GWS and in certain circumstances the developer may be required to extend the main to the site.

Where a bored well is necessary or more feasible, details of separation distances from treatment systems shall be in compliance with the standards in the Environmental Protection Agency (EPA), Code of Practice for Wastewater Treatment Systems for Single Dwellings. Private Bore Holes should comply with the Guidelines from The Institute of Geologist of Ireland publication 'Water Well Construction' [www.igi.ie](http://www.igi.ie). The following should be submitted to the Planning Authority in respect of a proposed private well as part of a development:

- A record of an appropriate test of the sustainable yield of the well;
- Documentation on the well construction, its yield and its water quality including a list of tested chemical and bacteriological parameters;
- A detailed account of the water treatment system that will be installed, if necessary.

### 8.2 Surface Water

The overall objective when addressing the surface water drainage system for any new development is to mimic the pre-development situation insofar as possible.

To achieve this there are two general methods available:

- Discharge of surface water to the ground within the site.
- Discharge of surface water to a drain/stream/river or to a stormwater sewer.

Where surface water is discharged in this way, the surface water system shall be designed in accordance with Sustainable Urban Drainage Systems (SUDS) where the discharge shall be kept under the existing greenfield run-off rate.

In urban areas, the applicant may be required to pay development contributions towards the upgrading of the public storm water system serving the development.

Development should not itself be subject to an inappropriate amount of flooding or exacerbate the risk of flooding at other locations. Development must so far as is reasonably practicable incorporate the maximum provision to reduce the rate and quantity of run-off. Where appropriate:

- Hard surface areas (car parks, etc.) should be constructed in permeable or semi-permeable materials.
- On-site storm water ponds to store and/or attenuate additional run-off from the development, should be provided.

### 8.3 Flooding Risk Assessment

Some lands are liable to flooding or development proposals may give rise to flooding in other areas. In such cases a Site Specific Flood Risk Assessment may, as appropriate be required. Flood Risk Assessments shall be carried out by suitably qualified persons and set out in accordance with the requirements of Mayo County Council.

#### A Flood Risk Assessment shall:

- Assess existing flood risk in terms of likelihood of flooding and resultant consequences.
- Consider the impact of the development on flood risk elsewhere.
- Assess the potential post-development risk, having regard to the design of mitigation and compensation measures.
- Be transparent and follow the Justification Test noted in "The System and Flood Risk Management Guidelines" DoECLG 2009.

### 8.4 Effluent Treatment Systems

The suitability of a site for the treatment of wastewater shall be determined, in accordance with the criteria set down in the EPA Wastewater Treatment Manuals i.e. the EPA Wastewater Treatment Manuals-Treatment Systems for Single Houses (2009) and the EPA Wastewater Treatment Manuals-Treatment Systems for Small Communities, Business, Leisure Centres and Hotels (including any updated or superseding document or any revision or replacement of these manuals or any guidelines issued by the EPA concerning the content of these manuals).

### 8.5 Waste Disposal

Adequate waste disposal facilities related to the scale of development must be incorporated into the overall design proposal. Waste should be segregated into organic, recyclable and landfill. Bin storage facilities should be secure and should not have a negative impact on adjoining property. Collection points should have adequate access to facilitate a high recycling level.

### 8.6 Undergrounding of Cables

Where an ESB line or other service cable(s) are located on site, the applicant may be required to relocate the cables and/or supporting infrastructure in accordance with the requirements of the service provider. Where possible the cables should be located underground. Consultation with the service provider is recommended prior to submitting a planning application and the development proposal should include details on re-location.

Developers and public authorities (where possible) will be required to install open access communication ducting in developments.



The following will be supported:

- The use of chambered telecommunications ducts and subducts to each new multiple unit development.
- The use of single subduct from a single unit development to the outer curtilage of the public road.
- The installation of carrier neutral ducting during significant public infrastructure works (e.g. roads, water, sewerage), where practicable.
- Mapping and recording of all ducting where possible.
- Providing backhaul connections where possible through existing ducting along publicly owned infrastructure.

## 8.7 Lighting and Illumination

Limiting light pollution is important in the interests of nature conservation, residential amenity and energy efficiency. If it is proposed to provide external illumination for any proposal then it would be necessary to demonstrate that light or glare from any such illumination will not adversely affect pedestrian, vehicular traffic, protected species and adjacent property. Lighting proposals will also be required, where applicable, to demonstrate that they do not interfere aircraft safety in the vicinity of Ireland West Airport Knock or the integrity of the Mayo Dark Sky Park.

The following good practice should be considered for all development proposals to:

- Adequately light the area or object without using more light than necessary.
- Provide safety for all users, whether motorists, services, pedestrians or cyclists.
- Eliminate or minimise glare and excessive lighting.
- Prevent light trespass.
- Minimise sky glow.
- Flexibility in the choice of light fixtures to allow for aesthetic considerations.
- Use of energy efficiency.
- Shall be sensitive to protected species, where applicable.
- Signage should be lit in a downward direction to avoid upward direct lights.
- For Guidance in relation to lighting visit: <https://www.darksky.ie/wpcontent/uploads/2020/04/BestPracticesInPublicLighting>

## 8.8 Renewable Energy

Renewable energy developments will generally be considered where it can be demonstrated that there will not have an adverse impact on the environment or on adjoining properties, in particular on:

- Biodiversity, Flora and Fauna
- Population and Human Health
- Water Quality
- Soil
- Air and Climatic Factors
- Material Assets
- Cultural Heritage
- Landscape.

### 8.8.1 Wind Energy

Planning applications for wind energy development shall be in compliance with DoEHLG Wind Energy Development Guidelines 2006 (including any new guidelines when issued) and the Renewable Energy Strategy for Mayo.

### 8.8.2 Solar Energy

The Council will consider the following factors in assessing a planning application for a solar PV Facilities:

- The reuse of previously developed land such as brownfield land, contaminated land or industrial land and non-productive agricultural land in preference to productive agricultural land.
- Solar PV facilities which are developed on agricultural ground should be 'reversible', allowing the site to be easily restored to a more intensive agricultural use.
- The proximity of the proposal to the electricity infrastructure such as substations and indicative proposals to connect to existing or proposed grid connections;
- The effect of glint and glare on landscapes, traffic and aircraft safety (within 15km of Ireland West Airport).
- The extent to which there may be additional impacts if solar arrays follow the daily movement of the sun.
- The need for, and impact of, security measures such as lights and fencing.
- The visual impact of a proposal on heritage assets, designated sites and key views and prospects.
- The potential impact on the ecological characteristics and features of the site and its sensitivity to the proposed changes arising from the construction, operation and decommissioning stages of a development. On a proposed site where a significant level of ecological impact is predicted an Ecological Management Plan may be used to mitigate against the predicted impact and/or a Natura Impact Statement if applicable.
- The potential to mitigate landscape and visual impacts through appropriate siting, design and screening with native hedges.

- The cumulative impact of the proposal with other ground mounted solar panels and wind turbines in the area.
- An appraisal of the existing roads infrastructure and the potential impact of the proposed development, including traffic numbers and movements during the construction, operation and decommissioning phases of the proposal should be carried out. Evidence of appropriate sight lines at the entrance to the development from public roads shall also be provided.
- Adequate drainage, surface water run-off and flooding mitigation. Where access tracks need to be provided, permeable tracks should be used, and localised SUDs, such as swales and infiltration trenches should be used to control any run-off. Sites should be selected and configured to avoid the need to impact on existing drainage systems and watercourses. Culverting existing watercourses/drainage ditches should be avoided unless it is demonstrated that no reasonable alternatives exist and where necessary only temporarily for the construction period. The preparation of an outline Construction Environmental Management Plan setting out key environmental management controls for all phases of the development minimising impacts on existing drainage systems and watercourses may be required.

### 8.9 Electricity Lines

Electricity transmission lines are an essential and inevitable element in providing the necessary energy for economic and social progress. The development of electricity transmission lines shall be subject to the following:

#### Amenity Impacts

New transmission lines should have regard to existing residential amenity and environmental designations and should mitigate against any significant diminution of views of special amenity value.

#### Applications

Applications for new transmission lines shall be accompanied by a justification statement of the regional importance of, and demonstrated need for, the proposed development in strengthening the electricity network in the region.

### 8.10 Telecommunications

The Council recognises the importance of telecommunication infrastructure which is important in removing the peripheral barrier that the county experiences. It is also recognised that the location of telecommunication infrastructure is dictated by service provision and hence each application will be determined on its own merits.

Planning applications relating to the erection of antennae and support structures shall be accompanied by:

- A reasoned justification as to the need for the particular development at the proposed location in the context of the operator’s overall plans for the county having regard to coverage.

- Details of what other sites or locations in the county were considered, and reasons why these sites or locations are not feasible.
- Written evidence of site-specific consultations with other operators with regard to the sharing of sites and support structures. The applicants must satisfy the Council that a reasonable effort has been made to share installations. In situations where it not possible to share a support structure, the applicants will be encouraged to share a site or to locate adjacently so that masts and antennae may be clustered; and
- Detailed proposals to mitigate the visual impact of the proposed development, including the construction of access roads, additional poles and structures. Where possible they should be located so as to benefit from the screening afforded by existing tree belts, topography or buildings. On more exposed open sites, the Council may require an alternative design or colour finish to be employed, unless where its use is prohibited by reasonable technical reasons.

### 8.11 Public Safety Zones

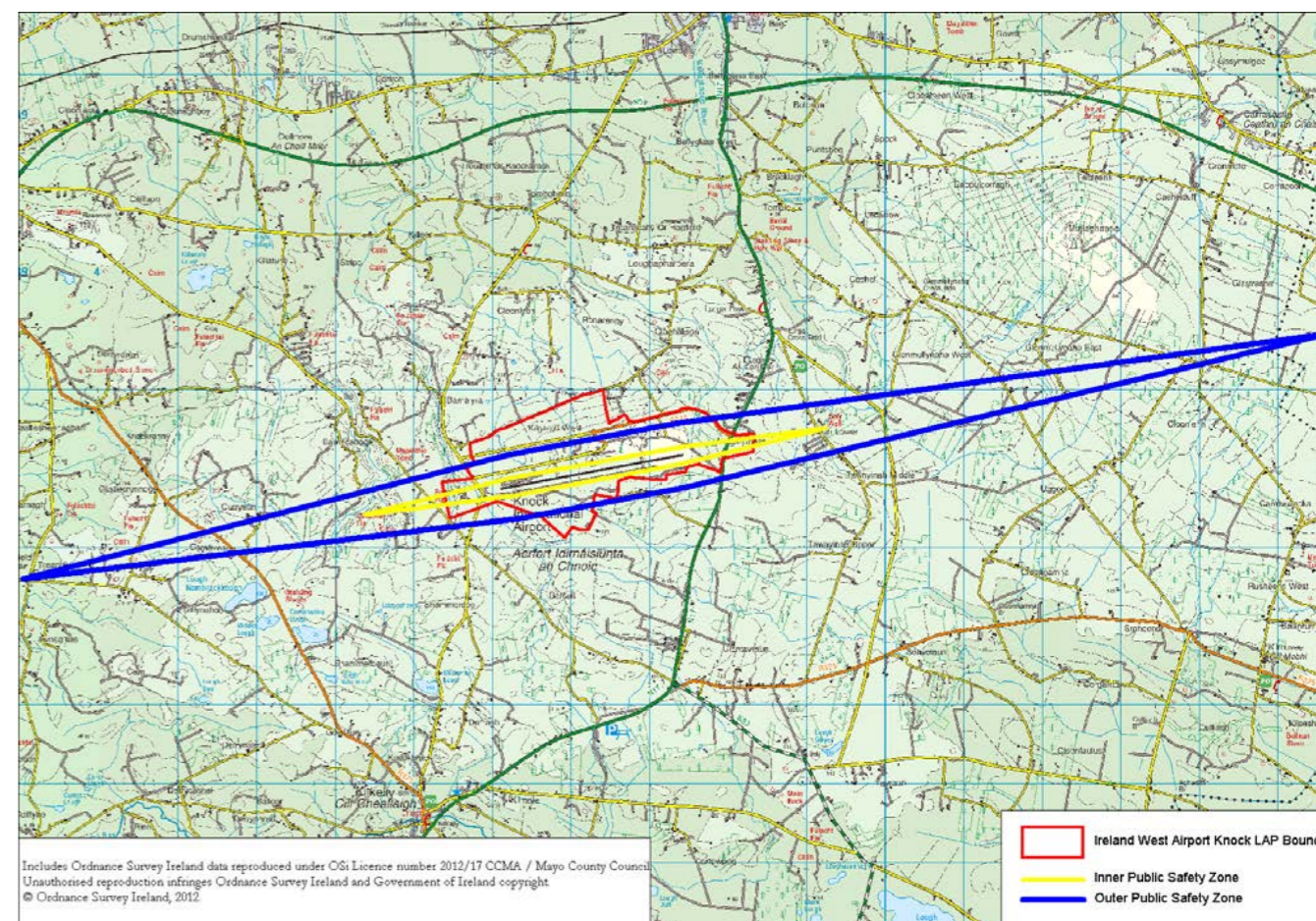
Public Safety Zones (PSZ) were prepared for Ireland West Airport Knock and are used to prevent inappropriate uses of land, where the risk from the possibility of aircraft crashing near the airport is greatest. Two PSZ have been identified; an Inner public Safety Zone and an Outer Public Safety Zone. The extent of both Inner PSZ and Outer PSZ have been determined for Ireland West Airport Knock and are shown on MAP A Table 11 illustrates the development that is or is not permitted in the Public safety Zones.

Development Matrix for Public Safety Zones		
Development Type	Inner PSZ	Outer PSZ
All Existing Development	Remain	Remain
Any expansion, extension or changes of use of existing development	No further development	Generally permitted if within the density provisions in the remainder of this column
Housing i.e. residential accommodation	No further development	Generally permitted if £60 persons per half hectare
Holiday accommodation i.e. hotels, caravan parks	No further development	Generally permitted if £ 100 beds per development
Retail or leisure facilities i.e. shopping centres, sports halls, sports grounds, swimming pools, bowling alleys, golf clubs	No further development	Generally permitted if £ 85 persons per half hectare
Working Premises i.e. factories, offices and facilities where persons are expected to congregate such as railway stations	No further development	Generally permitted if £ 110 persons per half hectare
Institutional Accommodation i.e. hospitals, nursing or care homes, schools, prisons	No further development	No further development



<b>Sports Stadia i.e. GAA, soccer or rugby stadia</b>	No further development	No further development
<b>Limited use - use not exceeding (approximately) a maximum of 12 hours per week i.e. Sunday markets, car boot sales, day fairs</b>	No further development	Generally permitted if £ 220 persons per half hectare
<b>Airport Terminals</b>	No further development	Generally permitted
<b>Car Parking</b>	Long stay car parks (i.e.) greater than 24 hours will generally be permitted provided that persons are normally expected to park their car and then immediately leave the car park development. Buildings associated with car parks are subject to the guidance in the remainder of this Table	Car parks will generally be permitted provided that persons are normally expected to park their car and then leave the car park development. Building associated with car parks are subject to the guidance in the remainder of this Table
<b>Roads and Railways</b>	Generally permitted where vehicles and passenger trains / trams are not expected to be stationary. For example, road vehicles can be expected to be stationary at major road intersections, junctions and traffic lights. Therefore, major road intersections, junctions, traffic lights and similar will not be permitted in the inner PSZ	Roads and railways, including major road and rail intersections, junctions and traffic lights generally permitted.
<b>Bus and Rail Terminals</b>	No Further Development	Bus and rail terminals are generally permitted provided the density does not exceed 110 persons per half hectare

Table 11 Development Matrix for Public Safety Zones



Map A Public Safety Zones

### 8.12 Aerodrome Safe-Guarding

The Obstacle Limitation Surfaces for Ireland West Airport Knock, in accordance with the International Civil Aviation Organisations (ICAO) Publication Annex 14, Volume 1, 'Aerodromes' is indicated on MAP B.

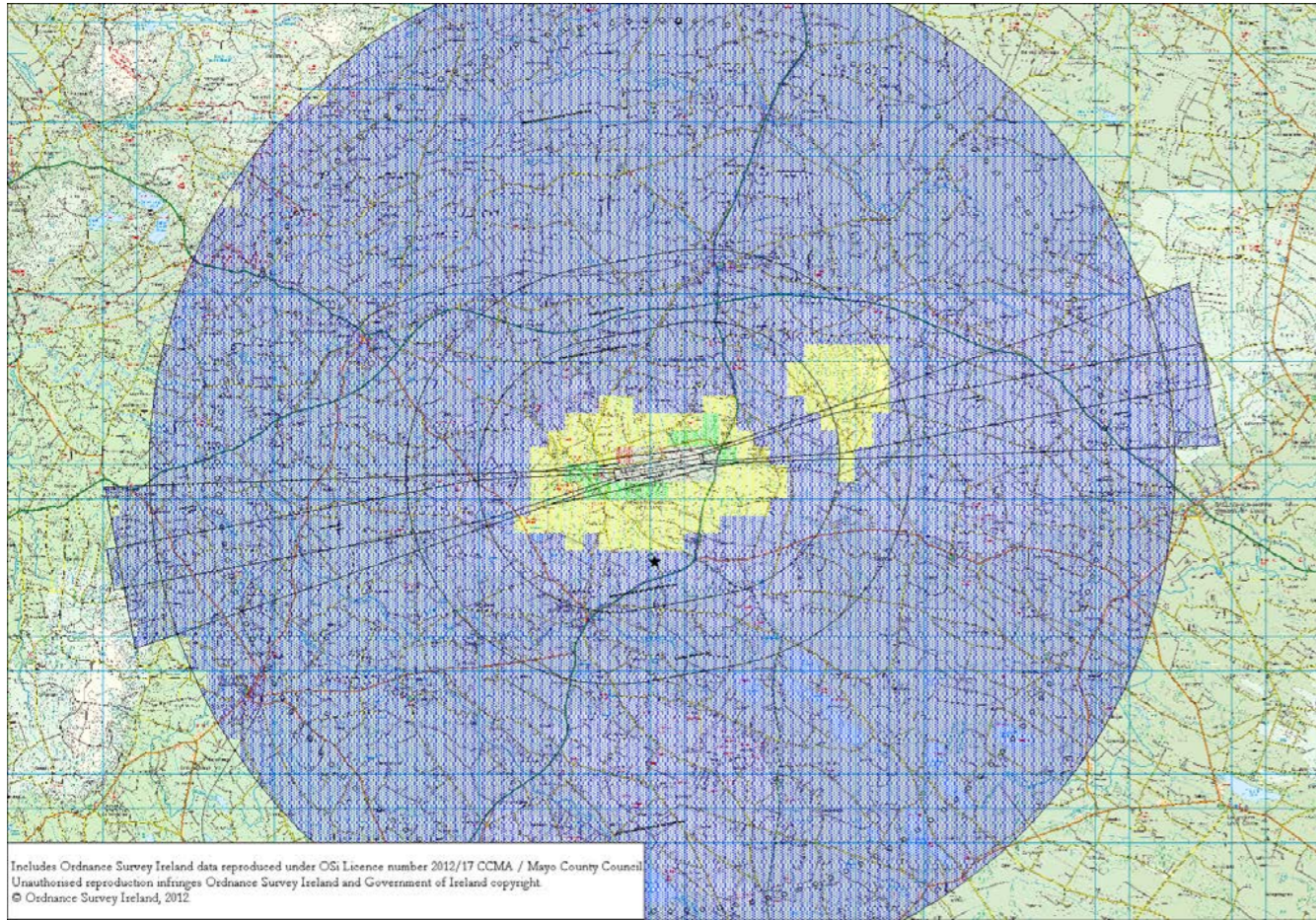
The Map Key below indicates the development proposals that require Mayo County Council to consult with the airport licensee in relation to planning applications within the outer safeguarding boundary.

#### Map Key

All applications involving major tree planting schemes, mineral extraction or quarrying, refuse tips, reservoirs, sewage disposal works, a nature reserve or a bird sanctuary and all applications connected with an aviation use

- Ø All developments within the outer safeguarding area
- Ø All buildings, structures, erections and works exceeding 10m in height
- Ø All buildings, structures, erections and works exceeding 15m in height
- Ø All buildings, structures, erections and works exceeding 45m in height
- Ø All buildings, structures, erections and works exceeding 90m in height





Map B Aerodrome Safe-Guarding

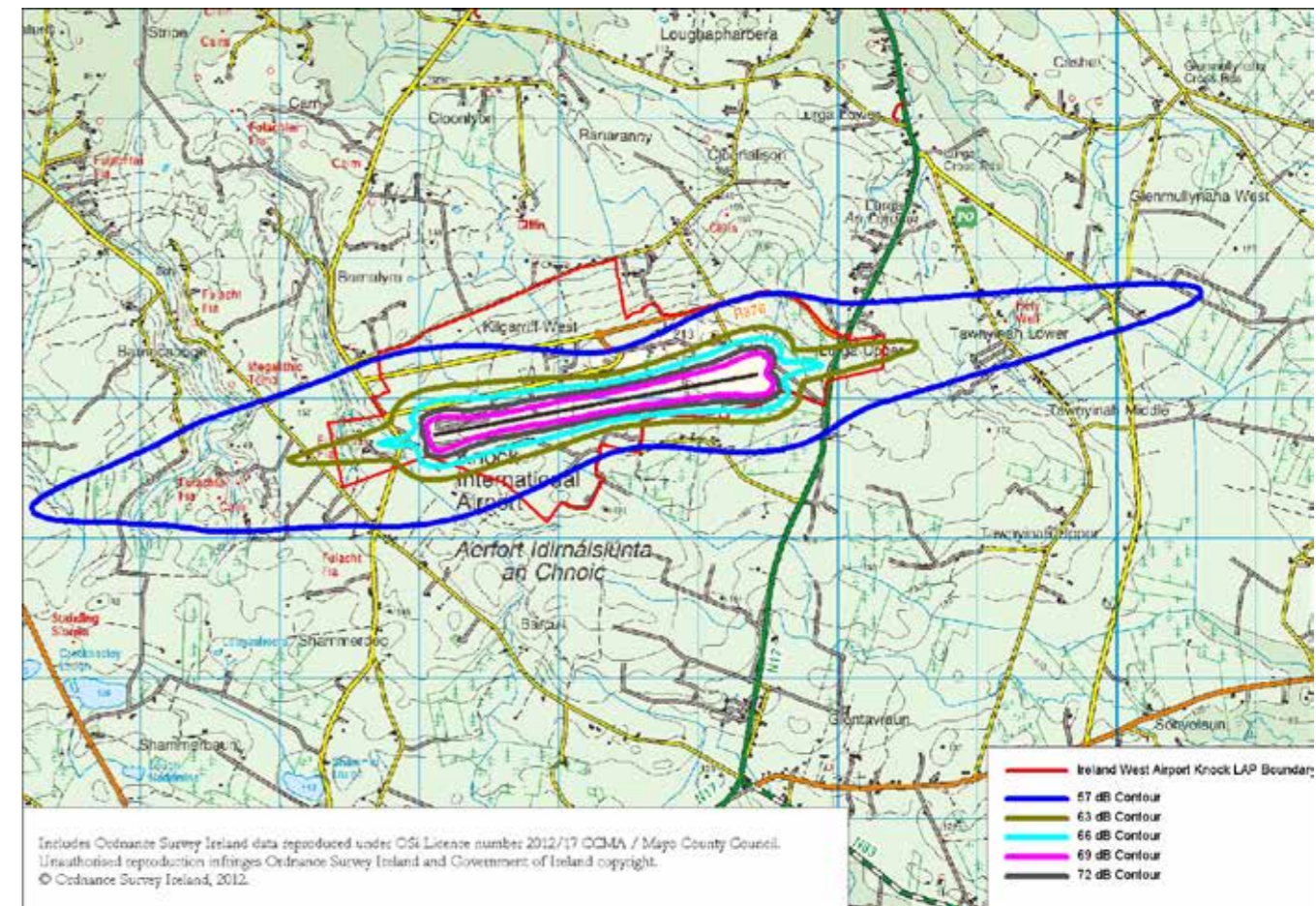
### 8.13 Noise Contours

The Noise Contour Maps shown include forecast movements for predicted aircraft movements up to the year 2025 using data supplied by the airport. The noise levels contours indicate the impact of daytime aircraft noise in terms of daytime LAeq,16h noise contours determined from the average summer day aircraft movements. There is no night time noise impact from flights as the airport does not operate through the night except in the case of emergencies, therefore noise disturbance at night is considered minimal.

Table 12 outlines the development control standard that should be implemented depending where the location fits into the Noise Contours as shown on MAP C.

Airborne Noise Guidance	
Noise Contour LAeq,16h, dB	Guidance for development of building where persons are present.
< 57	Noise need not be considered as a determining factor in determining a planning application, although the noise level at the high end shall not be regarded as a desirable level and advice may be given to ensure adequate protection against noise.
57 - 66	Noise shall be taken into consideration when determining a planning application and, where appropriate, conditions shall be imposed to ensure an adequate level of protection against noise.
66 - 72	Permission should not normally be granted. Where it is considered that permission shall be given conditions shall be imposed to ensure a commensurate level of protection against noise.
> 72	Planning permissions shall not be permitted.

Table 12 Airborne Noise Guidance



Map C Noise Contours



### 8.14 Seveso II Sites

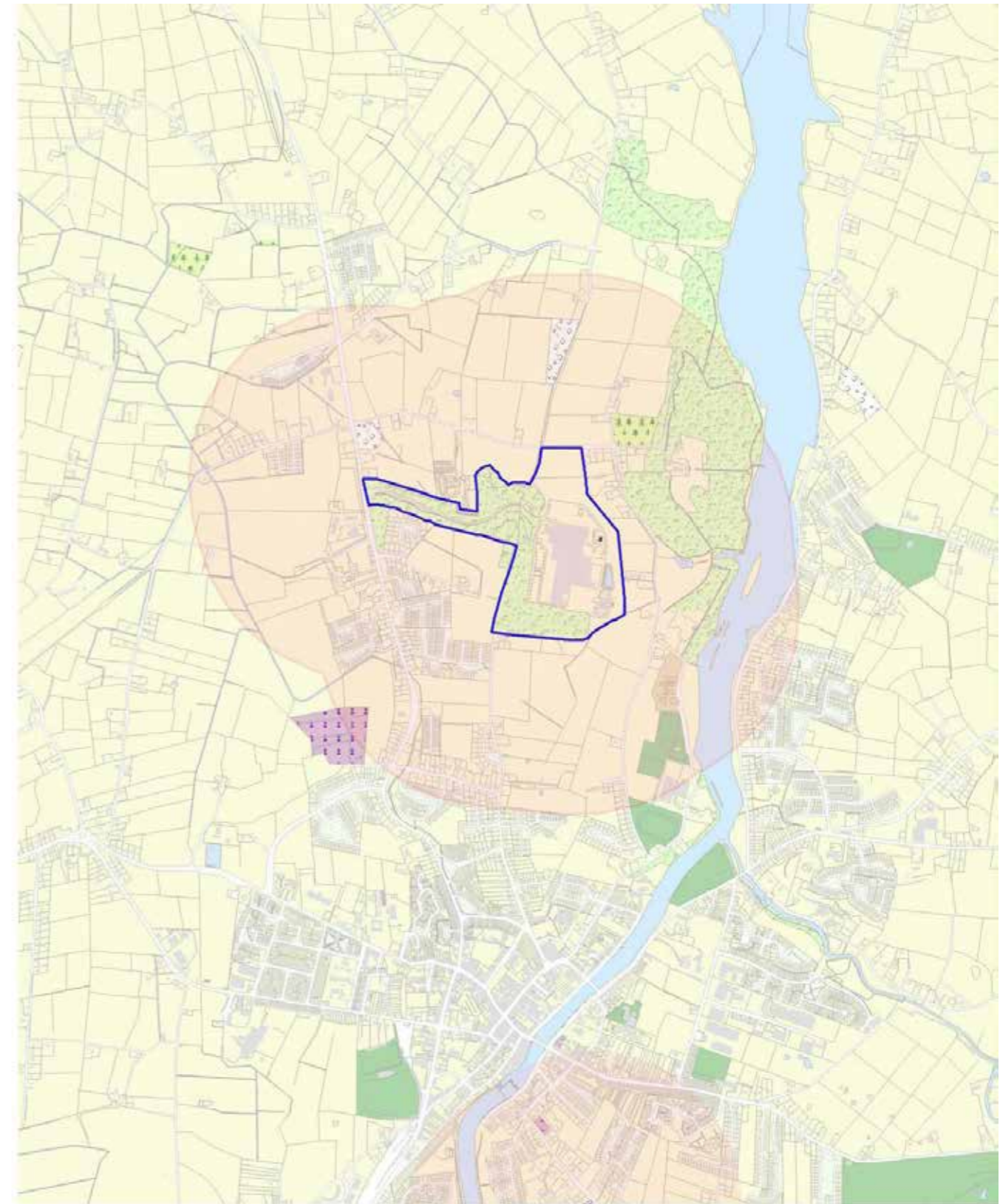
Certain developments are subject to the European Communities [Control of Major Accident Hazards Involving Dangerous Substances] Regulations, 2006; S.I. 74 of 2006 and are called SEVESO II sites.

Any development that falls within a certain distance of an existing SEVESO II site will be referred to the Health and Safety Authority (HSA) for advice prior to making a decision on a planning application. The existing SEVESO II sites and the distances which will trigger this consultation requirement are set out in Table 13.

The Planning Authority shall consult with the Health and Safety Authority regarding any proposals in respect of existing or proposed establishments. Distances outlined above may be subject to change at a later date following review of available information by the Health and Safety Authority. In arriving at its decision in respect of any such proposals, the Council shall have regard to the advice and recommendations of the Health and Safety Authority, both in respect of whether or not to grant planning permission and in respect of the conditions to which permission, if granted, should be subject.

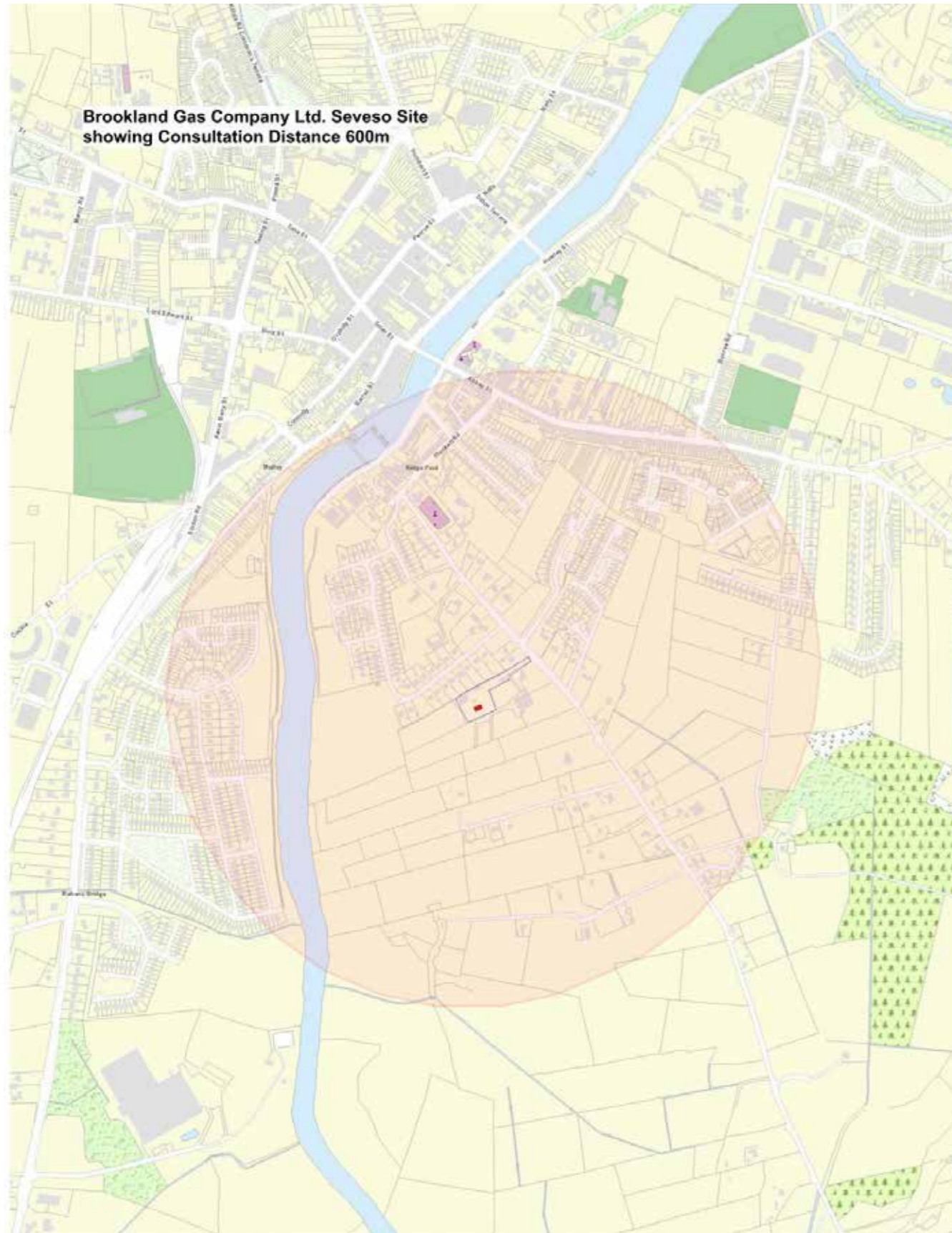
Consultation Distances for existing SEVESO II sites	
SEVESO II site	Consultation distance (also refer to maps overleaf)
European Refreshments (t/a Ballina Beverages), Ballina	700m
Brooklands Gas, Ballina	600m
Calor Teoranta, Claremorris	600m
Flogas Ireland Ltd, Ballyhaunis	600m
Vermillion Exploration & Production Ireland Ltd., Barnatra, Ballina	Site and landholding

Table 13: Consultation Distances for existing Seveso II Sites

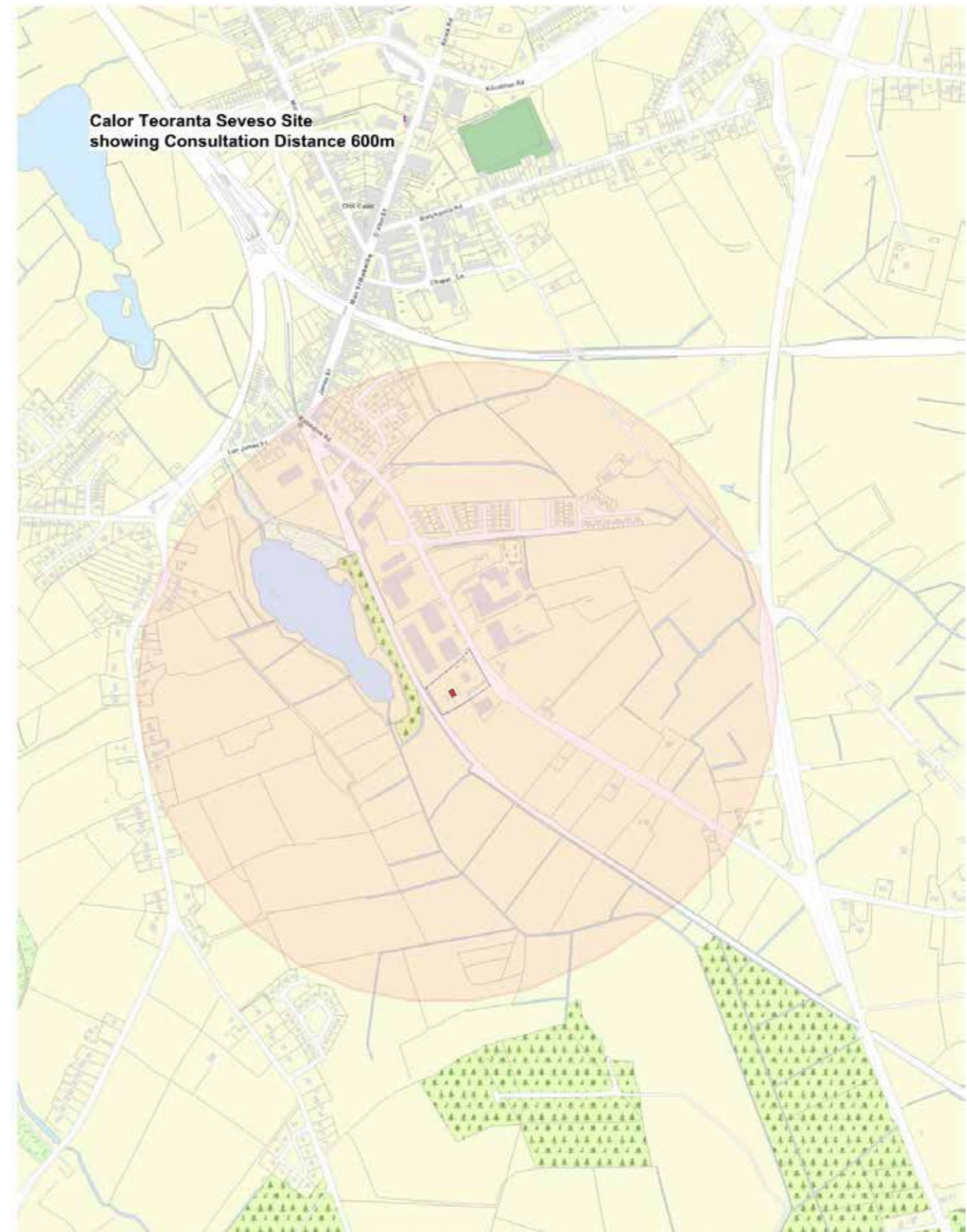


Map D - European Refreshments (t/a Ballina Beverages), Ballina



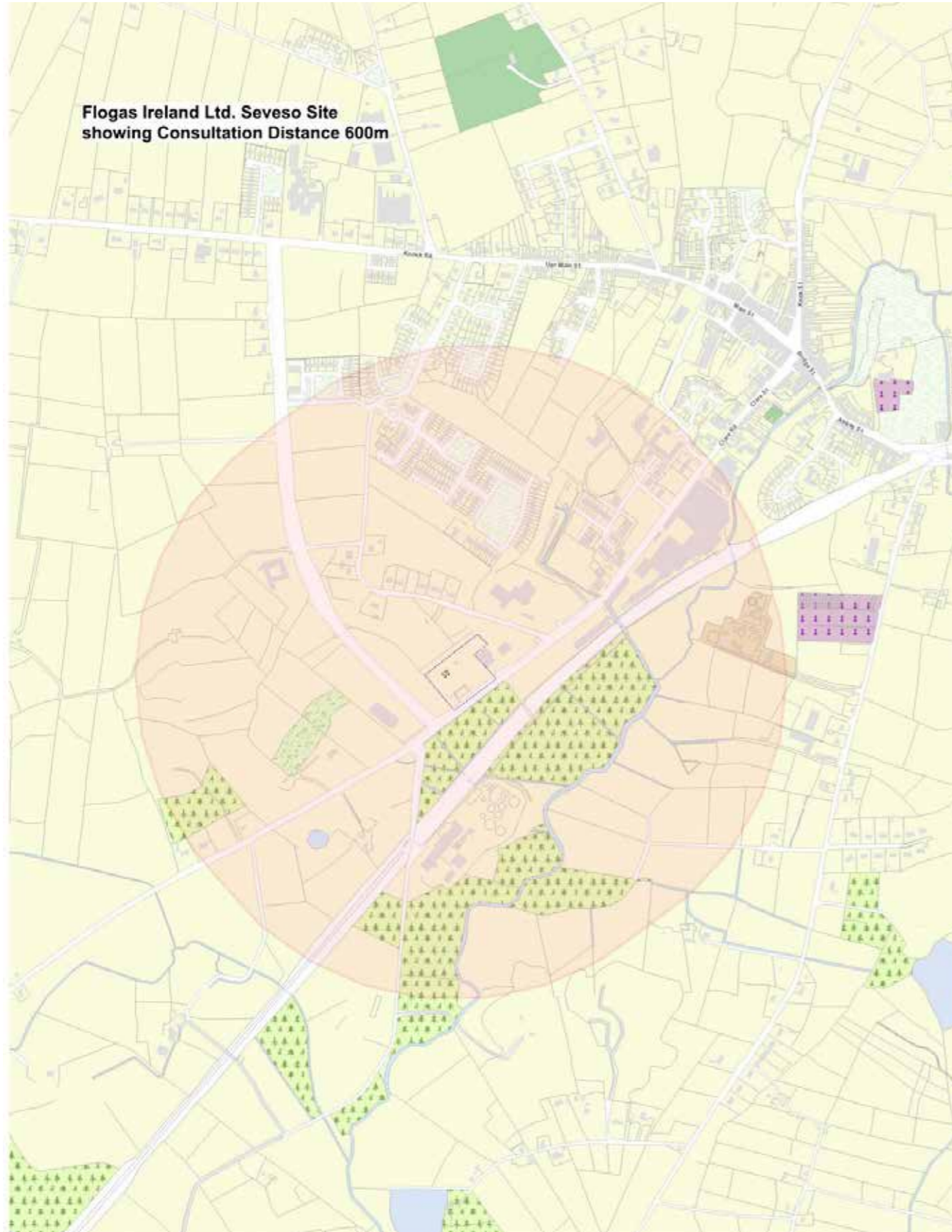


Map E - Brooklands Gas, Ballina



Map F - Calor Teoranta, Claremorris





Map G - Flogas Ireland Ltd, Ballyhaunis



Map H - Vermillion Exploration & Production Ireland Ltd., Barnatra, Ballina



# 9.0

## Community Facilities, Services and Infrastructure

### 9.1 Community Facilities and Amenities

In assessing planning applications for leisure facilities, sports grounds, playing fields, play areas, community halls, organisational meeting facilities, medical facilities, childcare facilities and other community orientated developments, regard will be taken of considerations such as:

- Overall need in terms of necessity, deficiency and opportunity to enhance or develop local facilities.
- Practicalities of site location in terms of relating to uses, impact on local amenities and ensuring safe access for pedestrians, cyclists, vehicles and safe public parking for cars and buses.
- The potential multifunctional use of community facilities, including daytime and night- time usage.
- Cater for all levels of disability.
- Conformity with the requirements of appropriate legislative guidelines, for example, childcare facilities.

### 9.2 Education

Applications for new educational facilities should follow the technical guidance documents published by the Department of Education and the DHCLG Guidance on "Provision of Schools and the Planning System: A Code of Practice for Planning Authorities (DES, DEHLG, 2008) or otherwise as updated.

### 9.3 Childcare Facilities

Applications for new/extensions to existing childcare facilities must comply with Guidelines for Planning Authorities Childcare Facilities (DoEHLG) 2001, or any subsequent guidelines.

Locations will be assessed in accordance with the following criteria:

- Site size
- Proximity of the site to good public transport nodes, pedestrian links with existing residential areas/employment areas, educational facilities and neighbourhood or district centres
- Traffic and pedestrian safety
- Availability of suitable and adequate services (i.e., water and sewerage)
- The number of similar facilities in the adjoining area.

All residential developments consisting of 75 units or more must include adequate provisions for on- site childcare facilities (average one childcare facility per 75 dwelling units).

Applications for childcare facilities must include detailed information on the following:

- The type of facility being proposed (i.e., Full Day Care Facilities or Sessional Childcare Facilities)
- Breakdown and description of floor space
- Proposed opening hours
- Proposed number of staff
- Access details including dedicated drop off point(s), set down parking and visibility splays from the gateway
- Parking facilities for staff, visitors and customers
- External and internal play areas.

### 9.4 Health Centres, Primary Health Centres, Medical Consultants and Veterinary Surgeries

Planning applications should include details of proposed professional medical activities, proposed number of practitioners and support staff, parking provision and intended hours of operation. The location of New Health Centres/services, Primary Health Centres, Medical Consultants and Veterinary Surgeries should locate in the Mayo's towns or villages as per the Settlement Strategy. The suitability of such proposals will be assessed under the following:

- Size and Scale - the size and scale of the proposed development must be appropriate to the area.
- Proximity to Local Services - the development shall be in close proximity to local services and facilities.
- Impact on adjoining lands - avoiding negative effect on the amenities of adjoining properties.
- Availability of external open space for recreational activities - suitable open space shall be provided for the development.
- Traffic Safety - Smarter travel provision
- Appropriate design.

### 9.5 Places of Worship

Planning applications for places of worship shall contain:

- details in relation to the seating capacity of the facility,
- hours of operation
- a traffic assessment (including details of proposed parking provision). And shall be designed to address potential:
  - traffic congestion
  - car parking conflicts with other uses
  - impacts of the amenities of existing properties

## 9.6 Burial Grounds and Crematoriums

Proposals for burial ground or crematoriums shall be designed to address potential:

- traffic congestion
- car parking conflicts with other uses
- impacts of the amenities of existing properties. Crematoriums should locate within or on the edge of existing settlements.

All proposals should demonstrate compliance with appropriate legislative guidelines and provide details in relation to landscaping, storage, waste and groundwater.

Hydrogeological surveys and monitoring of the groundwater may be required for burial grounds.

## 9.7 Care Homes/Nursing Homes

In general, nursing home and care facilities should be integrated wherever possible within established residential areas or areas well connected to existing settlement centres, where there is adequate wastewater capacity and where residents can expect reasonable access to local services.

The suitability of the proposals will be assessed on the following factors:

- Size and Scale - the size and scale of the proposed development must be appropriate to the area
- Proximity to Local Services - the development shall be in close proximity to local services and facilities
- Impact on adjoining lands - avoiding negative effect on the amenities of adjoining properties
- Availability of external open space for recreational activities - suitable open space shall be provided for the development
- Parking - adequate off-street parking shall be provided in accordance with the Car Parking Standards (Table 7)
- Amount of land for future expansion
- Appropriate design
- Compliance with the standards as laid down in Care Settings for Older People in Ireland 2009 (or any updated or superseding document)

# 10.0 Agriculture and Extractive Industries

## 10.1 Agricultural Development

The Council recognises the importance of agriculture and agriculture diversification in the County. It is also recognised that those living on farms and working the land are the guardians of the countryside.

The principal aim shall be to support agriculture in the County subject to best environmental standards which promote maintaining good water quality and biodiversity. Therefore, the activities on the farm shall comply with the provisions of S.I. No. 605 of 2017, European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2017, (as amended).

Large scale agricultural development and/or agriculture-related industry involving processing farm produce will generally be permitted subject to proper planning and sustainable development. When considering such proposals, the following will be taken into account:

### 10.1.1 Siting

In the construction and layout of agricultural buildings, the Council requires that buildings be sited as unobtrusively as possible and that the finishes and colours used blend the development into its surroundings. New agricultural buildings shall be located within or adjacent to existing farm buildings, unless it has been demonstrated that the building must be located elsewhere for essential operational reasons.

### 10.1.2 Material Finishes

Appropriate roof colours for the exterior of agricultural buildings are dark grey, dark red-brown or a very dark green. Where cladding is used, dark colours (preferably dark green, red or grey) with matt finishes will normally be required.

### 10.1.3 Protection of amenities

Proposed agricultural developments shall demonstrate that the proposal:

- Will not result in a detrimental impact on the amenity of residential dwellings outside of the applicant's landholding in relation to noise, odour, pollution or visual amenities
- Will not result in a pollution threat to sources of potable water, water courses, aquifers or ground water
- Will not create a traffic hazard
- Makes proper provision for disposal of liquid and solid waste; and
- Does not impact significantly upon Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Natural Heritage Areas (NHAs), Areas of High Amenity, Landscape Sensitivity Areas, Key Scenic Views and Prospects and Key Amenity Routes, sites of heritage or cultural value, or areas at risk of flooding.

## 10.2 Extractive Industries

It is recognised that the location of such industries is dictated by the availability of the resource and hence each application will be determined on its own merits. All proposals for extractive industries must accord with Quarries and Ancillary Activities Guidelines for Planning Authorities (DoEHLG) 2004.

The following criteria shall be considered when determining a planning application for extractive development, including for the proposed expansion/intensification of existing operations:

- The extent of land ownership
- The nature of all deposits
- The methods of excavation and machinery
- The quantification of production in a given time
- Methods to reduce environmental impact
- The impact on the adjoining road networks
- Landscaping and screening proposals.

See 13.8 for further guidance on planning application for extractive industries.

## 10.3 Deposition Sites

The Council recognises the need for land reclamation for the improvement of agricultural lands. It is also of note that in recent years significant pressure has come on the Council to facilitate the provision of waste recovery sites for soil and stone.

All land reclamation developments which include the importation of any material onto site are also required to have the requisite waste authorisation in place, in accordance with the stipulations of the Waste Management Act 1996.

All applications for land reclamation / soil and stone recovery shall comprehensively address the following criteria as part of a pre-application discussion and/or planning application proposal:

- Details of the overall and annual quantities of material to be brought on to the site in tonnes having regard to Mandatory EIA Thresholds set out in Schedule 5 Part 2 of the Planning and Development Regulations 2001-2018;
- Details of the nature of material including EWC or LoW codes for all waste materials proposed for acceptance at the site.
- Justification for agricultural improvement and detail of proposed agricultural use.
- Possible impacts on surface water, groundwater and the Natura site network.
- Transportation impacts with particular reference to details of all haul routes, load size, trip movements.
- Details of site services including wheel wash, site office, security welfare facilities quarantine areas and weighbridges.
- Phasing programme for reclamation with accurate drawings showing the development in layout and sections through the phases to completion.
- Impact on existing local communities with regard to but not limited to: Noise, dust, emissions.

# 11.0 Built Environment

## 11.1 Protected Structures

Structures or part of structures can be added to the Record of Protected Structures (RPS) if they are deemed of special architectural, archaeological, historical, cultural, artistic, scientific, social, and/or technical interest. The designation includes the exterior and interior of the structure, the land lying within its curtilage (boundary), any other structures and their exterior and interiors lying within that curtilage, plus all fixtures and features which form part of the interior or exterior of any of these structures. Works that would materially affect the character of a Protected Structure require planning permission.

The Planning Authority will consider proposals for development or alterations to a Protected Structure based on the conservation principles set out in the Architectural Heritage Protection Guidelines for Planning Authorities, DAHG (2011). Development proposals for works to a Protected Structure or within the curtilage of a Protected Structure may require a method statement that describes the proposed works in appropriate detail. An Architectural Heritage Impact Assessment will also be required in the case of applications for extensive or complex works that have the potential to have a significant impact on a Protected Structure. Assessments should be prepared by a suitably qualified conservation specialist in accordance with the requirements of the Architectural Heritage Protection Guidelines for Planning Authorities, DAHG (2011) and shall assess the likely effects of the proposed development on the special character of the Protected Structure and its setting.

## 11.2 Architectural Heritage Assessment

Where deemed necessary, the Planning Authority may require an Architectural Heritage Assessment report, prepared by a qualified and experienced conservation architect as described in Appendix B of the DEHLG Architectural Heritage Protection, Guidelines for Planning Authorities (2004, reissued by DAHG, 2011) which shall accompany planning applications for works to protected structures. This report shall:

- Outline the significance of the building.
- Include a detailed survey of the building, including a photographic survey.
- Detail the proposed works it is intended to carry out; and
- Contain a full assessment on the materials and method proposed to carry out these works, their impact on the character of the structure and the reversibility of the proposed works.

See Section 13.5 for further Guidance on the requirements of an Architectural Heritage Assessment.

## 11.3 Architectural Conservation Areas

Any alterations proposed to protected structures and buildings within Architectural Conservation Areas (ACAs) must comply with Chapter 9 'Built Environment' and The Architectural Heritage Protection Guidelines for Planning Authorities (2005). Any alterations proposed to a building adjoining or adjacent to an ACA shall be sensitive to its setting.

See Section 13.5 for further Guidance on Architectural Conservation Areas



### 11.4 Archaeological Sites

Development in the vicinity of archaeological sites shall accord with the requirements of the Framework and Principles for the Protection of Archaeological Heritage, DAHG (1999) and shall be designed to have minimal impact on archaeological features. There is a presumption in favour of avoiding developmental impacts on archaeological heritage and of in-situ preservation of archaeological sites and monuments.

- An Archaeological Impact Assessment and Method Statement will be required to support development proposals that have the potential to impact on archaeological features.
- A Conservation Plan may be required for development in the vicinity of a site or monument, to ensure the ongoing protection of the monument and its setting.
- A Visual Impact Assessment may be required for development proposals in the vicinity of upstanding remains.

See Section 13.4 for further Guidance on the requirements of an Archaeological Assessment.

# 12.0 Natural Environment

## 12.1 Natural Heritage Designations and Biodiversity

Development proposals should consider potential ecological impacts on the natural heritage and green infrastructure present within or adjacent to the site and the following:

- Special Areas of Conservation and Special Protection Areas (including candidate areas).
- Ramsar Sites.
- Salmonid Waters and Freshwater Pearl Mussel catchments.
- Green infrastructure including features of the landscape that provide linkages / connectivity to designated sites (e.g. watercourses, areas of seminatural habitat such as linear woodlands, etc.).
- Proposed Natural Heritage Areas; and
- Areas likely to contain a habitat listed in Annex I of the Habitats Directive.
- Special Areas of Conservation (SAC) and Special Protection Areas (SPA) (including candidate areas).
- Wetlands of International Importance under the Ramsar Convention.
- Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (pNHAs).
- Annex IV (Habitats Directive) species of flora and fauna, and their key habitats (i.e. breeding sites and resting places), which are strictly protected wherever they occur, whether inside or outside the above sites, e.g. otter and bats.
- Areas likely to contain a habitat listed in Annex I or Annex II species and their habitats of the Habitats Directive.
- Other species of flora and fauna and their key habitats which are protected under the Wildlife Acts, 1976-2018, wherever they occur, including species protected under the Flora Protection Order. Birds Directive – Annex I bird species and other regularly occurring migratory species, and their habitats (wherever they occur).
- Salmonid Waters and Freshwater Pearl Mussel (Margaritifera) sensitive catchments.
- Green infrastructure including features of the landscape that provide linkages / connectivity to designated sites (e.g. watercourses, areas of semi-natural habitat such as linear woodlands, etc.). These are features of the landscape which are “stepping stones” and are ecological corridors, as referenced in Article 10 of the Habitats Directive.
- Areas that are recognised as locally important for biodiversity or nature (e.g. in County Biodiversity and/or Development Plans, semi-natural habitats including wetlands and woodlands).

### 12.1.1 Environmental Assessments

The following measures shall be applied in respect of designated environmental sites:

- **Appropriate Assessment:** Screening for Appropriate Assessment and/or Appropriate Assessment will be required with all applications where it is considered that the proposed development may impact (directly and indirectly), or in combination with other projects, on a Natura 2000 designated site i.e., a Special Area of Conservation (SAC) or a Special Protection Area (SPA), to inform decision making. The appropriate assessment shall be carried out in accordance with Article 6 of the Habitats Directive and the European Communities (Birds and Natural Habitats) Regulations 2011 and shall identify and evaluate the direct and indirect effects, which the development would be likely to have upon the designated site.

See Section See Section 13.1 for further Guidance on the requirements of an Appropriate Assessment.

- **Ecological Assessment:** An Ecological Assessment may be required for small scale projects in other areas e.g. (proposed) Natural Heritage Areas, Ramsar Sites, Nature Reserves, National Parks) that may be considered environmentally sensitive and may have direct/indirect impacts on the natural heritage value of the area. The need for an ecological assessment should be discussed with the Planning Section prior to the submission of an application. The assessment should include consideration of impacts in relation to biodiversity, ecological linkages, water quality and drainage.

See Section 13.6 for further Guidance on the requirements of an Ecological Assessment

- **Environmental Impact Assessment:** Under the EIA Directive the assessment of the effects of certain public and private projects on the environment is required. The thresholds for such an assessment are listed in the Planning and Development Regulations 2001 (as amended). An EIAR may also be required for development proposals below the statutory thresholds; EIA Guidance for Consent Authorities on Sub Threshold Development (2003) is available in this regard. The Planning Authority may require the submission of an Environmental Impact Assessment Report (EIAR) in accordance with the provisions of Part 10 of Assessment the Planning and Development Regulations 2001 (as amended).

See Section 13.5 for further Guidance on the requirements of an Architectural Heritage Assessment.

### 12.2 Stone Walls, Trees and Hedgerows

New developments shall be designed to incorporate, as far as practicable, the amenities offered by existing trees. The retention of existing planted site boundaries will be encouraged within new developments, particularly where it is considered that the existing boundary adds positively to the character/visual amenity of the area.

New planting schemes should consist of local native plant types that are indigenous to the area and can be incorporated into sites to enhance the visual amenity and the biodiversity of the area. Landscaping plans should be submitted with all planning applications and the inclusion of semi-mature trees in larger development schemes will be required. Where sites contain mature trees and/or substantial hedgerow(s) a detailed tree and hedgerow survey should be submitted clearly outlining the extent of what will be retained and replaced. Any existing mature trees must be protected during site development works and incorporated into the scheme design.

Stone Walls, fences, and gates used to define spaces can have a significant impact on the visual character of the area and as such should be carefully considered as part of the overall design concept.

### 12.3 Coastal Management and Protection

The following requirements shall be considered and applied where appropriate with respect to coastal management and protection:

#### Natural Processes

Where possible, developments shall ensure that the landward migration of coastal features, such as dunes and marshes, shall be facilitated as these features form an integral part of the coastal system - both physically and ecologically - and provide protection against wave energy through dissipation.

#### Sea Level Change and Flooding

New developments shall generally comply with the following approach to coastal management for sea level change:

- No new building or new development within 100m of 'soft' shoreline.
- No further reclamation of estuary land.
- No removal of sand dunes, beach sand or gravel.
- All coastal defence measures to be assessed for environmental impact.
- Coastal Edge

In addition to the above, a general minimum horizontal setback of 30m from the foreshore field boundary line, for new development, or along the 3m natural contour line, whichever is the greatest, is to be created. Any planning applications within this setback must demonstrate that any development would not be subject to potential rising sea levels as a result of climate change including global warming and must address any issues with regard to rising sea levels, with regard to the siting of any development. New developments should not restrict opportunities for providing public access to the foreshore. The coastal edge and coastal habitats shall be protected from destruction and degradation to ensure their roles as ecological corridors, coastal flooding and storm surge buffers are retained and enhanced, and developers proposing developments in the vicinity of this area will be requested to carry out an ecological plan that incorporates the natural vegetation and topography of the area.

# 13.0

## Guidance for Planning Applications and Assessments Required for Certain Development(s)

The following are guides to the different assessments that may be required to access planning application submitted to the Planning Authority.

### 13.1 Habitats Directive Assessment and Appropriate Assessment

Development proposals may have an impact on the conservation objectives of Special Areas of Conservation, Special Protection Areas and Ramsar sites (Natura 2000 sites). Therefore, in some instances a Habitats Directive Assessment (HDA) may be required. Habitats Directive Assessment (HDA) is the assessment of whether a plan or project, either alone or in combination with other plans and projects, may have a significant effect on the integrity of a Natura 2000 site and the subsequent development of measures to minimise, cancel out or avoid the negative impacts of the plan or project if indicated.

Projects which require consideration for HDA include those as listed in Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities, DoEHLG (2009) or subsequent guidance. In general terms developments within, adjacent to or in close proximity to Natura 2000 sites will require HDA.

HDA should be undertaken by a suitably qualified person with ecological expertise; and on occasion the expert opinion of a hydrologist, geologist, engineer, hydrogeologist etc may also be necessary depending on the nature of the development and the Natura 2000 site(s). Consultation should be made with environmental authorities and others prior to and during assessment, as appropriate.

The HDA process may encompass four key stages with each stage determining if the successive stage is required. On some occasions, Screening for Appropriate Assessment only is sufficient;

- Screening for Appropriate Assessment (AA);
- Natura Impact Statement preparation;
- Assessment of Alternative Solutions; and
- Imperative Reasons for Overriding Public Interests (IROPI).

Screening for AA shall identify all aspects of the development which would be likely to have a significant effect on the integrity of Natura 2000 site(s), so that they can either be eliminated from further consideration (using the precautionary principle) by applying mitigation measures or, when mitigation measures will not eliminate significant effects, brought forward for 'appropriate assessment'. The screening process must be documented.

#### Appropriate Assessment:

- Encompasses the aspects of the development likely to have a significant effect on Natura 2000 site(s)
- Identifies the implications of the above on the qualifying interests / special conservation interests of Natura 2000 site(s) and their conservation objectives
- Identifies appropriate mitigation measures; and
- Ascertains whether or not the development would adversely affect the integrity of Natura 2000 site(s).

#### Additional guidance on HDA is provided in:

- Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities. DoEHLG, 2009;
- Assessment of plans and projects significantly affecting Natura 2000 sites; Methodological Guidance on the provisions of Articles 6(3) and (4) of the Habitats Directive 92/43/EEC. European Commission, 2002;
- Managing Natura 2000 Sites, The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC. European Commission, 2000;
- Scottish Natural Heritage, 2010. Habitats Regulations Appraisal of Plans; Guidance for Plan-Making Bodies in Scotland Version 1.0

### 13.2 Flood Risk Assessment

Some lands are liable to flooding or development proposals may give rise to flooding in other areas. In such cases a Site-Specific Flood Risk Assessment may, as appropriate maybe required. Flood Risk Assessments shall be carried out by suitably qualified persons and set out in accordance with the requirements of Mayo County Council.

A Site-Specific Flood Risk Assessment may, as appropriate, be required in other situations as the need arises.

Flood Risk Assessments shall be carried out by suitably qualified persons and set out in accordance with the requirements of Mayo County Council.

#### A Flood Risk Assessment shall:

- Assess existing flood risk in terms of likelihood of flooding and resultant consequences.
- Consider the impact of the development on flood risk elsewhere.
- Assess the potential post-development risk, having regard to the design of mitigation and compensation measures.
- Be transparent and follow the Justification Test noted in "The System and Flood Risk Management Guidelines" DoECLG 2009.

#### A Flood Risk Assessment shall include:

- Description of the existing site and catchment area including topography, levels, land use, location and existing drainage, type and condition of flood defences and hydraulic structures.



- Description of the proposed development including, type of development, proposed floor levels, potential impact of flood risk to and resulting from the development in the absence of mitigation, including the potential effects of climate change.
- Description of existing flood risks including flood hazards, flood sources, flood mechanisms, flood routes and historical events. Expected flood levels, depths, velocities, rate of inundation and duration across the site for a range of probabilities.
- Summary of the proposed mitigation measures including operation and maintenance arrangements and how this will be managed over the lifetime of the development.
- A summary of the residual risk to the development, the residual impact of flood risk elsewhere and the residual impact on the environment.
- Supporting information should also be included, such as hydrological and hydraulic modelling reports, drainage impact assessment, plants and cross sections.

### 13.3 Environmental Impact Assessment Report

An Environment Impact Assessment Report (EIAR) is required for certain developments listed in Schedule 5 of the Planning & Development Regulations 2001 (as amended) or where the proposed development may have significant impacts on the environment.

The EIAR shall be carried out in accordance with the Planning & Development Acts and Planning & Development Regulations and Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (DECLG 2013).

Schedule 6 of the Planning & Development Regulations 2001 (As amended) sets out the information to be contained in an EIAR.

The EIAR shall be undertaken by suitably qualified persons depending on the location, nature and scale of the development and the potential impacts the proposed development will have on the environment (e.g., hydrologist, conservation architect, ecologist, planner etc.).

### 13.4 Archaeological Assessment

Development proposals have the potential to impact on archaeological heritage. Therefore, in order to safeguard the integrity of the archaeological sites in their setting in the landscape an archaeological assessment shall be submitted for:

- Developments that fall within the zones of archaeological potential as outlined on the Record of Monuments and Places.
- Developments on land equal or greater to 0.5 hectares (in area) or 1km or more in length.

All archaeological assessments shall be undertaken by a suitably qualified archaeologist and set out in accordance with the requirements of Mayo County Council.

A site visit and a desk top study shall be undertaken. Pending the findings of the assessment, one and/or more of the following may be required as part of any development proposal within the Plan area:

- geophysical and/or other non-invasive surveys (including architectural survey)
- licensed pre-development testing
- licensed archaeological excavation
- archaeological monitoring of ground works

A full underwater Archaeological Assessment (where appropriate) shall also be completed.

The Archaeological Assessment shall establish the extent of archaeological material associated with the archaeological site or monument and the potential impacts (if any) on the site or monument. The assessment shall also define the buffer area or area contiguous with the archaeological site or monument which will preserve the setting and visual amenity of the site or monument.

The area of the archaeological site or monument and its buffer zone shall not be included as part of the open space requirement demanded of a specific development but shall be additional to the required open spaces.

Should an archaeological site or monument lie adjacent to or within the open space requirement for a development, a conservation plan for that archaeological site or monument shall be required as part of the landscape plan for that development.

All archaeological sites and monuments included in the Record of Monuments and Places (RMP), any sites and features of historical and archaeological interest and any subsurface archaeological features that may be discovered during the course of infrastructural/development works should be preserved in-situ or by record.

### 13.5 Architectural Assessment

Development proposals have the potential to impact on architectural heritage, particularly on Protected Structures (PS) and Architectural Conservation Areas (ACAs). The Record of Protected Structures contains a list of Protected Structures (PS) in the County. There are no Architectural Conservation Areas (ACAs) in the area to which this plan relates but ACAs may be made in the future.

There will be a general presumption in favour of preservation and appropriate enhancement of Protected Structures with proposals for demolition considered only in exceptional circumstances.

Development on sites adjoining a protected structure will be required to demonstrate that it will have no adverse impacts on the character or integrity of the protected structure or views to and from it.

Owners and prospective owners of protected structures or proposed protected structures should seek prior consultation with the planning authority as to the appropriateness of proposed works or other developments and seek competent advice on the best practice for carrying out such works.

In order to safeguard the integrity of PS and ACAs in their setting in the landscape an architectural assessment shall be submitted for:

- Development on sites of protected structures
- Developments within ACAs
- Developments while not on sites of PS or within ACAs but may have an impact on the setting of nearby PS and/or ACAs

Architectural Assessments shall be carried out by a suitably qualified architect and set out in accordance with the requirements of Mayo County Council.

Architectural Survey and Assessment Reports shall include the following:

1. **Protection Status:** The legal protection status of the structure (e.g. Record of Protected Structures, Architectural Conservation Area).
2. **Written Record:** A written description of the structure.
3. **Survey:** a survey of the structure as existing including:
  - a. Site plan showing the relationship of the structure to its curtilage, its urban or rural surroundings and the adjacent land in the ownership of the applicant, at a scale of 1:100, 1:200 or 1: 500 as appropriate.
  - b. Plans, sections and elevation drawings at a scale of 1:50 or 1: 100 as appropriate of the structure as it exists sufficient to indicate the general arrangement of the structure.
  - c. Plans, sections and elevation drawings at a scale of 1:50 or 1: 100 as appropriate showing the proposed changes to the protected structure. Changes to be hatched or highlighted.
  - d. Where alterations are being proposed that would affect the character of a space or feature, drawings at an appropriately large scale will be required. Elaborate or detailed features like stairs or joinery described in drawings at scales of 1:10 or 1:5 as appropriate.
  - e. **Photographs:** A comprehensive good quality photographic survey with explanatory captions cross referenced to the historical account and the plans. The survey should include the context, exteriors, interiors and detailed photographs of architectural and historical features of merit.
4. **Historical Account:** This should take the current state of the structure as its starting point. It should include a brief analysis of the age of the existing fabric explaining the different building stages presented in a chronological order cross referenced to the photographs and annotated on the survey drawings. The account should refer to local, social and historical connections of the structure with emphasis on the evidence available in the physical fabric of the building and its surroundings and the significance of the structure. The history should be based on the following types of information- investigations of the physical fabric, secondary sources such as deeds drawings etc and cartographic material as appropriate.
5. **Condition Assessment:** This assessment should be on an element by element basis and should cover where relevant the following: roof, walls, doors, windows, staircases, doors, windows, other joinery, walls, floors, ceilings including cornices, decorative finishes, chimney pieces, structure and mechanical systems. Site features including subsidiary buildings, landscape features, follies and boundary treatments should also be assessed.
6. **Architectural Heritage Impact Assessment:** this should consist of an evaluation of the quality and importance of the structure presented in summary form. It should also contain an evaluation of the implication of development on the character of the structure and the area in which it is located highlighting how the elements of character that contribute to its interest would be materially altered by the development.
7. **Recommendations:** Recommendations and mitigation measures including an outline of proposed conservation works for agreement with the Planning Authority.

Further guidance: [http://www.ahg.gov.ie/en/Publications/HeritagePublications/  
BuiltHeritagePolicyPublications/](http://www.ahg.gov.ie/en/Publications/HeritagePublications/BuiltHeritagePolicyPublications/)

#### Guidance for Works in Architectural Conservation Areas Replacement of Existing Buildings

- The reuse of existing buildings is preferable to replacement. Applications for demolition of buildings that contribute to the character of an ACA will only be granted in exceptional circumstances.
- Where replacement buildings are deemed acceptable in an ACA, new buildings should take into account existing plot sizes, in order to retain the existing character of the ACA.
- Details of the design including materials proposed for replacement building(s) will be required in any case where demolition is considered, proposals for a replacement building will be assessed as set out below as part of the consideration of an application for demolition.

#### Repair/Alteration of Existing Buildings

- Retention of existing materials is preferable to replacement, where replacement materials must be used, they will be in the first instance in keeping with the predominant traditional materials used within the ACA, or alternatively as agreed with the conservation office of Mayo County Council.
- Where new buildings or alterations at roof level are proposed, consideration should be given to the effect of the proposals on the character of the area with regard to roof shape, pitch, height, and eaves details, such that they are in keeping with the character of the area.

#### Roof

- Changes to roof pitch angle, ridge height and span of roof can have a significant impact on character and would be unacceptable to existing buildings except where the changes involve the reinstatement or enhancement of character.
- The retention of chimney pots and stacks is preferable to replacement.

#### Facade

- Where repairs are to be carried out to traditional renders, the material, its style and detailing should match, as far as possible, the existing. Sample panels may be requested to assess appropriateness.
- The stripping of render to expose the underlying stone is unacceptable generally and particularly within the ACA.
- Applications for alteration to existing opening sizes, or for additional openings in traditional buildings within ACAs will only be considered in exceptional circumstances and where they do not detract from the character of the area.
- The replacement of timber windows and doors with modern materials such as PVC or aluminium will not be acceptable within an ACA.
- Where original or old glass survives in windows it should be retained and/or incorporated into repaired/replaced windows.
- Replacement of PVC and aluminium window frames and doors with timber will be encouraged and facilitated where possible by the Council.

- Traditional shopfronts should be repaired rather than replaced, with materials matching the original. A method statement may be required with regard to extensive or complicated repair work to traditional shopfronts in advance of works commencing.
- The provision of new or extended shopfronts would be inappropriate where it/they extend across two or more distinct buildings. Clear vertical distinction is required between distinct buildings.
- New or extended shopfronts should never obscure architectural details of the original building such as sills, stringcourses, or windows.
- Applications for the provision of new shopfronts should have regard to materials, scale and detailing and shall take into consideration the effect of proposed designs on character of the building, adjacent buildings and the ACA.
- The provision of roller shutters are not acceptable to either new or existing shopfronts. Additional security, where required, should be provided using other methods.
- Traditional sign writing to shopfront fascia's may contribute to the special character of a shopfront and it is important to retain or at least cover good examples in a manner such that it can be preserved.
- Advertisements to the exteriors of structures within an ACA require planning permission. An application will provide details of impact on the character of the building to which they are attached, adjacent buildings and to the ACA in general.
- All external lighting of buildings, trees and other feature illumination should be designed such that it does not contribute to general lighting, result in light pollution and negatively impact on the general rural character of the ACA.

#### Use

- Applications for change of use from residential to retail will be required to provide an assessment of the impact on the structure and its character, particularly where breaking out to the front wall or the provision of signage forms part of the application.
- Alterations such as the removal of original external limestone steps, and provision of new openings for additional access to upper floors will be considered in relation to its impact on character.

#### Street Materials

- The Council will actively promote the retention of all surviving original kerbing and cobbles in the ACA.
- Where agreement is reached with the Council for works to dish footpaths, original kerbs will not be removed, they will be lowered in full and not cut or removed.
- Post boxes, seats, water pumps and other built heritage where in keeping with the character of the ACA will be retained in-situ.

### 13.6 Ecological Assessment

Development proposals may have an impact on the natural environment of the County, and where it is considered that a proposal may have an adverse impact on the environment, the Planning Authority may require the submission of an ecological assessment as appropriate. This would be in the case that the development proposal did not require an Appropriate Assessment or an Environmental Impact Assessment but may have an adverse impact on the natural heritage of the area.

Ecological Assessments shall be carried out by suitably qualified persons and any surveys shall be conducted at the appropriate time of year.

#### An Ecological assessment shall include:

1. A detailed habitat map which shall include an overlay of the development proposal. Scale to be agreed with the Planning Authority.
2. Written descriptions of all habitats within the receiving environment. Habitat mapping should be carried out in accordance with Heritage Council draft Guidelines for Survey of Habitats or equivalent standard. Habitats should be identified, described and mapped to Level 3 of the Fossitt<sup>1</sup> (2000) classification system. EU Habitats Directive<sup>2</sup> Annex I Habitats should also be referenced. When aquatic habitats are identified, the surface water body status, in accordance with the WFD monitoring and classification, should be described. Biological monitoring may be necessary to establish water quality at sites which are currently not determined or for focused small-scale projects.
3. Key species of flora and fauna shall be identified, with particular emphasis on any rare, protected or annexed species by reference to the following:
  - *Irish Red Data Books 1 (plants) and 2 (animals)*<sup>3</sup>
  - *Annex II, IV and V of the EU Habitats Directive*
  - *Annex I of the EU Birds Directive*<sup>4</sup>
  - *Red or amber listed bird species in the current list of Birds of Conservation Concern in Ireland*<sup>5</sup>
  - *Species protected under the Wildlife Act*
4. Reference to any previous studies and old ecological records for the site.
5. Evaluation of ecological significance of habitats and species occurring within the site;
6. Assessment of the likely impacts the proposed development, both during construction and thereafter, will have on habitats and rare or protected species within the site and on adjacent lands and a statement regarding the significance of these impacts.

Where appropriate, the report shall include mitigation proposals. Any mitigation proposals shall be fully integrated into the design, layout and landscaping of the proposed development and this shall be clearly shown on the plans. The following shall be provided:

- a. Evidence of how mitigation will be secured and implemented and by whom
- b. Evidence of the degree of confidence in likely success of proposed mitigation
- c. Timescale, relative to the project, for implementation of mitigation or completion; and
- d. Evidence as to how the measures will be monitored and, should mitigation fail, how that failure will be rectified.

1 Fossitt, J.A. (2000) *A Guide to Habitats in Ireland*. Heritage Council, Kilkenny.

2 Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (as amended)

3 <http://www.npws.ie/en/PublicationsLiterature/RedLists/>

4 Council Directive 79/409/EEC of 2 April 1979 on the conservation of wild birds (as amended)

5 <http://www.birdwatchireland.ie>



### 13.7 Landslide Risk Assessment

A Landslide Risk Assessment may be required where it is proposed to locate a development on peat soils and/or on an elevated landscape or along the coast or other circumstances as considered appropriate by the planning authority.

Landslide Risk Assessments shall be carried out by suitably qualified persons and set out in accordance with the requirements of Mayo County Council.

#### A Landslide Risk Assessment shall:

- Assess the potential construction and post-development risk, having regard to the design of mitigation and compensation measures.

#### A Landscape Risk Assessment shall include:

- Description of the existing site and catchment area; including topography, levels, soils and underlying rock, land use, location and existing drainage
- Description of the proposed development including, type of development, proposed floor levels, potential impact of landslide risk to and resulting from the development in the absence of mitigation, including the potential effects of climate change.
- Description of existing landslide risks including flood hazards, flood sources, flood routes and historical events.
- Summary of the proposed mitigation measures including operation and maintenance arrangements and how this will be managed over the lifetime of the development.
- A summary of the residual risk to the development, the residual impact of landslide risk elsewhere and the residual impact on the environment.
- Supporting information should also be included, such as modelling reports, drainage impact assessment and cross sections.

### 13.8 Guidance for Planning Applications for Extractive Industries

When submitting a planning application for an extractive industry, an Environmental Impact Assessment Report and a report under the Habitats Directive may be required depending on the nature, location and extent of the proposed development. Notwithstanding this, the following should be submitted as part of a planning application for an extractive industry:

#### Extracted Material

- Details of depths of topsoil, subsoil, over-burden and material, at various points on the site
- An indication of the type of minerals, which it is intended to extract
- State whether the parent rock from which the mineral is extracted is suitable for other uses
- The estimated total quantity of rock and mineral, which can be extracted commercially on the site.

#### Site Development

On Ordnance Survey Sheets of suitable scale, indicate:

- The boundaries of the land to which the application applies
- The boundaries of any adjoining land in which the applicant has an interest
- The contours of the existing landform
- The location of any existing excavated/worked areas
- The areas that are appropriate to work
- The direction in which the work will occur
- The areas to be worked in each stage (if working is to be in accordance with a phased programme)
- The location and extent of any settling ponds proposed
- The location and extent of stored waste material
- The location and extent of stockpiles
- The position of any existing buildings on the site, and adjacent to it
- A general layout of site showing all proposed buildings, fixed plant, roads, access points, perimeter fences, pylons, surfaced parking areas and any other installations.

#### Working Method

Describe in general terms the proposed method of working, the minerals source including depths of working faces, orientation of faces, details of excavation plant, estimated final excavation depth and its relationship to the water table, methods of blasting etc. If it is anticipated that a certain proportion of an excavation may occur below the water table, indicate any alteration in working method proposed for dealing with ground water. Describe the methods to be used in removing and storing topsoil, subsoil and overburden.

#### Structures and Fixed Plant

- List all existing and proposed buildings, structure and fixed plant.
- Submit plans, elevations and sections of the proposed fixed plant and machinery.

#### Process

- Describe, with the aid of a flow diagram, the process to be undergone by the minerals from extraction from the ground until they leave the site.
- Estimate the annual tonnage to be extracted.
- State the design rate of output of the processing plant.
- Indicate the type, source and quantities of any material, which it is proposed to import to the site for addition to the source material.
- Details must be given if it is intended to process minerals from another source at this site.

### Transport

Indicate:

- The mode of transport of all bulk materials entering and exiting the site
- The daily average number of trucks entering and leaving the site
- The main routes to be taken by trucks; a map showing routes must be submitted
- The weight and number of axles of trucks, which it is anticipated will service the operation
- Details of proposed methods of truck sheeting and washing before leaving the site must be given.

### Landscaping

Details of any landscaping scheme to be undertaken should be submitted to help relate the development to its surroundings. This should indicate any retention of existing trees or other screening e.g., mounding and any proposed screening, grassing or planting of trees or shrubs. It should also provide details of any proposals for maintenance of any planting.

### Water Demand

Give details of the likely level of water demand on the site, the expected sources and quality of water required. If a private extraction scheme is proposed, provide acceptable evidence, such as stream gauging or borehole tests (where appropriate), to indicate year-round adequacy of supply.

### Dust

- Indicate major anticipated likely sources of dust emission on site and anticipated dust levels.
- State what measures are proposed to suppress and/or arrest dust emissions.
- Provide full details of any sprays, wetting agents, filters etc., which it is proposed to install for dust control purposes.

### Use of Chemicals

If chemicals are to be used in the process, give details of:

- The number of chemicals to be used in the process
- The name and composition of each chemical
- The volume of each chemical used per annum
- The amount of each chemical discharged to any proposed settling ponds
- The proposed method of transporting the chemicals in bulk
- The proposed method of storing and protecting the chemicals in bulk
- Proposals to neutralise or treat the chemicals to render them harmless

If blasting is to be undertaken, give details of:

- The blasting technique to be used
- The frequency of blasts
- Anticipated noise levels caused by blasting in decibel dB at the site boundary.

Give details of all fixed plant and machinery, which it is anticipated will be noise sources, outlining for each source:

- Nature of the noise (i.e., continuous, impulsive, whine etc.)
- Anticipated noise level in dB(A) at the site boundary
- Operating hours and days of operation.

State the estimated noise level at the site boundary of all noise sources that will be operating together:

- Between 8a.m. and 8p.m.
- At night.

Give details of major sources of noise from the site and of any noise control measures that are proposed.

### Vibration

- Indicate the anticipated intensity of vibrations following blasting at the site boundary, in terms of peak particle velocity.
- Submit details of any analysis of vibration effects of blasting on the site, which may have been undertaken.

### Aqueous Discharges

- Give full details of the methods to be employed in disposing of wash water.
- State the quantities of silt anticipated.
- If settling ponds are to be used, state frequency of dredging and how it is proposed to deal with silt (e.g., location and size of silt beds and safety measures).
- State if it is proposed to recycle clarified wash water.
- If it is proposed to discharge wash water to watercourses, public sewers or to groundwater flows, indicate the points of discharge, the average and peak flows anticipated, the anticipated suspended solids and the anticipated concentration of heavy metals, chemicals etc. resulting from the settling process in the content of the effluent.
- Indicate the water table level on the site. Items of Special Interest
- Indicate the presence on site of any items of historical, archaeological or special scientific interest on an accompanying map.
- State what measures are proposed to conserve these items.
- Indicate the presence on the site of any individual trees, grouped trees or mature hedgerows.

- State what measures are proposed to preserve these items. Heritage and Biodiversity

Proposals in relation to heritage and biodiversity should include any recommendations for the site to be considered as part of the geological heritage of the County and any proposed measures with regard to the protection and promotion of the environment and biodiversity, including any proposals for rehabilitation.

#### Rehabilitation

- Submit report on the anticipated finished landform, both of each phase and of the whole excavation.
- Submit plans and sections through workings showing anticipated finished gradients and their landscape treatment.
- Submit detailed report on quality and condition of topsoil and overburden.
- Describe proposals for rehabilitation of the site after works have been completed.
- State anticipated land-use suitability after rehabilitation.
- Where reinstatement of vegetation on the site is proposed indicate: the type of vegetation proposed; methods proposed for re-spreading and treating the subsoil and topsoil and any proposals for phased reinstatement of workings progress.
- Where treatment other than restoration of vegetation is proposed (e.g., excavated areas worked out below water table), submit details.
- Submit detailed specifications for reinstatement works, which shall accord with a phased programme. Specifications shall include treatment, drainage, plant species and maintenance.
- Submit details of the proposed method of funding the restoration/reinstatement works.



Comhairle Contae Mhaigh Eo  
Mayo County Council



Áras an Chontae, The Mall, Castlebar,  
County Mayo F23 WF90



+353 94 906 4000



[info@mayo.ie](mailto:info@mayo.ie)



[www.mayo.ie](http://www.mayo.ie)

