

WESTPORT LOCAL AREA PLANS

FOR

- SOUTH WESTPORT
- WESTPORT ENVIRONS
 - ROMAN ISLAND

2005-2011



Westport Town Council / Mayo County Council

December 2005

CONTENTS

1.0 INTRODUCTION

- 1.1 LEGAL PREAMBLE
- 1.2 PLAN FORMAT
- 1.3 THE LOCAL AREA PLAN AREA(S)
- 1.4 RELEVANT PLANS AND GUIDELINES
- 1.5 LOCAL AREA PLAN VISION AND PRINCIPAL OBJECTIVES
- 1.6 CONSULTATION PROCESS

2.0 STUDY AREA ANALYSIS

- 2.1 WESTPORT IN CONTEXT
- 2.2 EXISTING STATUTORY DEVELOPMENT / PLANNING CONTEXT
 - 2.2.1 Westport Development Plan 2003
 - 2.2.2 Mayo County Development Plan (2003-2009)
- 2.3 POPULATION CONTEXT
- 2.4 THE LOCAL AREA PLAN AREAS

3.0 DEVELOPMENT STRATEGY

- 3.1 OVERALL STRATEGY
- 3.2 LAND USE ZONING OBJECTIVES
- 3.3 LAND USE ZONING MATRIX
- 3.4 SPECIFIC OBJECTIVES
- 3.5 SENSITIVE LANDSCAPES
- 3.6 ARCHAEOLOGICAL SITES / FEATURES
- 3.7 VIEWS AND PROSPECTS.

4.0 DEVELOPMENT STANDARDS

- 4.1 RESIDENTIAL DEVELOPMENT STANDARDS
- 4.2 RURAL HOUSING
- 4.3 COMMERCIAL DEVELOPMENT

APPENDIX A - ENVIRONMENTAL IMPACTS OF LOCAL AREA PLAN

1.0 INTRODUCTION

1.1 LEGAL PREAMBLE

This plan is a Local Area Plan prepared under Sections 18-20 of the Planning and Development Acts 2000 to 2002.

This Plan is referred to as the '*Local Area Plan for South Westport, Westport Environs and Roman Island, 2005-2011*'.

In accordance with Section 18(5) of the 2000 Act, the Local Area Plan can be amended or revoked at any time during the currency of the Plan.

As part of the next review of the Westport Town Development Plan which is due in 2008/2009, it may be possible or appropriate to incorporate the Local Area Plan(s) for Westport Environs, South Westport and Roman Island into this Development Plan. In that instance, Westport Town Council/ Mayo County Council may decide to revoke the current Local Area Plan, in whole or in part.

In the event that the current Plan is not superseded or revoked, this Local Area Plan will remain in force for a period of 6 years from the date of adoption.

1.2 PLAN FORMAT

The Local Area Plan comprises this Written Statement and the Local Area Plan map.

1.3 THE LOCAL AREA PLAN AREA(S)

As illustrated on the Local Area Plan map the lands which are the subject of the current Local Area Plan (hereafter referred to as the "Local Area Plan lands") comprise three separate areas as follows:-

- South Westport
- Westport Environs
- Roman Island

While the methodology adopted in the preparation of the current Local Area Plan process recognises these three areas as separate administrative / geographical entities, for ease of reference, it was decided to present the planning strategy for the lands in a single Local Area Plan.

The Plan Area is described in detail in Section 2.0.

1.4 RELEVANT PLANS AND GUIDELINES

The formulation of the objectives of the Local Area Plan also have regard to a number of planning studies and other sources of information which include, inter alia, the following:

- Westport Town Development Plan, 2003
- Mayo County Development Plan, 2003
- Westport Plan 2000 - An Integrated Action Plan For Westport, Westport Urban District Council, 1998
- An Foras Forbartha, 'Westport - an Urban Design Study', 1978.
- Residential Density Guidelines for Planning Authorities, 1999
- Retail Planning Guidelines for Planning Authorities, 2005
- Childcare Guidelines for Planning Authorities (2001)
- Galway Mayo Regional Strategy to 2004, Galway Mayo Regional Development Organisation, 1982
- National Spatial Strategy 2002-2020
- Westport Main Drainage And Waste Disposal Scheme, Mayo County Council
- A Tourism Plan For County Mayo, Mayo County Council, 1991
- Sustainable Development: A Strategy For Ireland, Department Of The Environment, 1997
- Sustainable Rural Housing Guidelines for Planning Authorities, 2005
- Mayo County Council Retail Strategy 2002
- Mayo County Council Housing Action Plan 2004 - 2008

1.5 LOCAL AREA PLAN VISION AND PRINCIPAL OBJECTIVES

The principal objectives of the Local Area Plan are:

- To provide a framework which will allow for a balanced and coordinated development of the plan area in the interests of the common good and the proper planning and sustainable development of the area.
- To reinforce the existing strong urban structure and to consolidate and extend the urban core.
- To clearly indicate the overall development strategy for the plan area including areas capable of accommodating built development, the conservation of certain areas and the provision of passive and active amenity spaces.
- To provide for a mix of uses within the plan area which will increase the viability and sustainability of residential areas and which will allow for the efficient provision of social and community infrastructure as well as the efficient use of existing services and utilities infrastructure.
- To provide design guidelines for new development in the plan area and in particular to provide guidance on appropriate site planning, overall building form, building typologies and scale of proposed development.

- To identify the requirement for new roads and other infrastructure and to indicate the routing and/ or land requirements for such proposals.
- To identify suitable development which utilises Roman Island as a tourism/ recreational area for Westport
- To identify lands for employment and enterprise uses
- To provide for the protection of areas of high amenity
- To control the spread of uncoordinated ribbon development in the environs of Westport in the interests of the common good and the proper planning and sustainable development of the area.

1.6 ACKNOWLEDGEMENTS

Having regard to the submissions received and the need to provide for the proper planning and sustainable development of the respective LAP areas the Plans endeavour to incorporate a considered balance of the inputs arising from the consultation process.

The Planning Authorities of Westport Town Council and Mayo County Council wish to acknowledge the input from all those who participated in the Plan preparation process.

2.0 STUDY AREA ANALYSIS

2.1 WESTPORT IN CONTEXT

The town of Westport stands on the river *Carrowbeg*, in the southern part of County Mayo on Clew Bay. The design of Westport is widely attributed to James Wyatt (c. 1780) and the town grew rapidly as a prosperous centre for linen and cotton trade until the 1800s. Westport, as one of the few planned towns in the country, has a distinct and valuable urban design and visual quality and is generally regarded as one of the most important 'heritage' towns in Ireland. A description of the town's development is given in *Westport - an Urban Design Study* published by An Foras Forbartha and the *Westport 2000 Study* published in 1997 by Westport UDC (now Westport Town Council).

Recent expansion has put significant development pressures on the hinterland of the town and in particular those areas lying to the south and west of the town core. The unity and sense of place which define Westport at present is being eroded by the gradual accumulation of uncoordinated, piecemeal development in the hinterland, on the fringes and along the routes into the town.

This plan has been prepared following a period of analysis of the physical characteristics of the Plan Area and its environs. This analysis included the following:

- Topography
- Slope Analysis
- Land Use and Vegetation
- Visual Analysis
- Developability Analysis
- Transport
- Infrastructure / Services

The town is set within a landscape characterised by a series of steep, flat-topped drumlins running east west. The town core is located between a series of drumlins and characterised by a series of planned linear streets and urban set-pieces including the Mall, Bridge Street, Shop Street, The Octagon, Peter Street, John Street and the clock tower.

The town core is centred on the Mall lying at the lowest point in the landscape and visually well contained and enclosed by the steep approaching streets and the ridgelines and horizon lines created by the surrounding drumlins. An example would be the prominent ridge which lies to the south east of the town core. This is the location of Cahernamart Reservoir which is visually prominent on the top of the ridge and acts as an important perceptual landmark.

While the views out of the town core are generally well contained and defined the nature of the surrounding drumlin landscape allows for an almost continuous sequence of long distance views into and across the town and the surrounding hinterland. The dramatic and visually dominant form of Croagh Patrick and Clew Bay act as points of reference in the distance. The visually dramatic nature of the town and its environs has both advantages and disadvantages from a planning and development point of view.

2.2 EXISTING STATUTORY DEVELOPMENT / PLANNING CONTEXT

2.2.1 Westport Development Plan 2003

The Westport Development Plan 2003 builds on the 'Westport 2000 Study' main objectives and aims to set out a framework for the physical growth of Westport through a land use map and various planning policies.

The Plan relates to that part of the LAP located within Westport Town Council's administrative area (ie. South Westport). Roman Island has been included within the extended Town Boundary since the preparation of the 2003 Development Plan.

2.2.2 Mayo County Development Plan (2003-2009)

The "Westport Environs" Area is currently covered by the policies and objectives of the Mayo County Development Plan 2003-2009.

The County Development Plan sets out the vision for the overall sustainable development of the County up to 2009. It has regard, inter-alia, to various regional and national planning guidance notes. A wide range of issues relating to economic and social development, sustainability, settlement, social inclusion, and community development protection of the natural and built environment are addressed in the Plan.

The County Settlement Strategy recognises the importance of Westport as part of the Ballina/ Castlebar/ Westport Development Hub and as an important Tourism Centre in its own right. The Plan seeks to promote a sensitive balance between development and the need to maintain the inherent attributes of the Town which make it attractive in the first place. The strategic objective of the County Development Plan in relation to Westport is as follows:

Development Framework Objective DF-1.2.

To promote and facilitate the important economic and social development role of Westport in partnering the linked Castlebar/Ballina hub so as to provide a strong development focus based on its existing role as a major tourist/recreation centre of national importance complementing the role of Ballina/Castlebar as a linked development hub and to ensure that the necessary physical and social infrastructure supports and linkages are developed.

2.3 THE LOCAL AREA PLAN AREAS

The lands which are the subject of the current Local Area Plan (hereafter referred to as the "Local Area Plan lands") comprise three separate areas as detailed below. The proposed outlines of each of the three proposed Local Area Plans are shown on the Local Area Plan map.

While the methodology adopted in the preparation of the current Local Area Plan process recognises these three areas as separate administrative / geographical entities, for ease of reference, it was decided to present the planning strategy for the lands in a single Local Area Plan.

1. **South Westport** – The South Westport Local Area Plan comprises a large area of lands consisting of approximately 700 acres to the south/ southwest of the Town. The northern side of

the area is defined by the line of the former railway line, now railway walk, running from Westport station west towards the Quay. The eastern side of the area is defined by the existing railway line. The southern side of the area coincides with the boundary of the functional area of Westport Town Council. The lands are included within the Westport Town Council boundary and were the subject of a specific objective in the Westport Town Development Plan 2003 to prepare a Local Area Plan, as follows:-

'The primary objective for this elevated area to the south of the town is to protect the landscape character. Part of this area is serviced and there are already a significant number of houses in this area with continuing pressure for further residential development to take place. It is an objective of this Development Plan to prepare a Local Area Plan for this area, and to select a road corridor in that context.'

Under the Westport Development Plan 2003 Zoning Map 1, the "South Westport" area is zoned as "A" (Residential low density) and "H" 'Agriculture/ visual character and/ or high amenity'. Map 2 - Specific objectives - of the Westport Development Plan 2003 indicates the area to be covered by the "South Westport" LAP.

2. **Westport Environs** – In the context of significant pressures for development on lands outside of the Westport Town Council boundary, it was decided to examine the area in the Environs of Westport as part of the Local Area Plan process in conjunction with the South Westport area as described above. These lands are within the jurisdiction of Mayo County Council, however, they directly relate to the Westport urban area from a land use and infrastructure perspective. The extent of the area examined for the purposes of the current Local Area Plan was determined based on the extent of existing services and observations relating to the level of development pressure.
3. **Roman Island** – The lands of Roman Island were the subject of an extension to the Westport Town Council boundary in 2003. The current Local Area Plan provides an opportunity to integrate these lands into the planning framework for Westport Town and Environs.

3.0 DEVELOPMENT STRATEGY

3.1 POPULATION GROWTH CONTEXT

In recent times the trend of emigration/ population decline has been reversed and Westport has become an established centre of tourist activity. Table 1.1 illustrates the change in the population of Westport from 1971 to 2002.

Year	Westport Town Council Area	
	Pop	% Change
1971	3,023	
1981	3,378	+11.7%
1986	3,456	+2.3%
1991	3,688	+6.7%
1996	4,253	+15.3%
2002	5,313	+24.9%

The 2002 population of Westport Town Council area was 5,313. While no population figures are available for the Environs of Westport, the current levels of housing in this area is likely to give a population of over 6,000 for the Westport and Environs area.

Based on growth rates in the most recent intercensal period, the population of Westport Town and Environs could reach 7,500 during the current plan period (ie. 2005-2011) and it is not unreasonable to predict a population of over 10,000 by 2020. These figures do not include seasonal tourist population and, in land use planning terms, it is considered prudent to plan for such high levels of population growth.

In terms of providing for future population growth, it is good planning practice to zone between 1.5 and 2.5 times the required level of zoned land to make provision for land that may not or cannot be developed. The additional land bank provides a degree of flexibility which may be required due to lands not being made available for development.

The current Westport Development Plan has identified approximately 600 acres of residential zoned land within the Town Council administrative area. Since the Westport Development Plan was prepared a number of residential zoned sites have been developed leaving a gross area of approximately 250 acres of undeveloped residential zoned land.

The proposed Local Area Plan for the South Westport area – within the Town Council administrative area – proposes that approximately 250 acres of additional land be zoned for residential and mixed use development of which approximately 150 acres is largely undeveloped. Taking into account a certain overlap between residential zoned lands in the Development Plan and the Draft Local Area Plan there is the potential to provide for an overall population of approximately 13,000 in the Town Council Administrative area within the lifetime of the plan.

Additional zoned lands in Westport Environs proposed in the current Local Area Plan(s) provide capacity for more population (c. 3000) and mean that there is ample zoned development lands identified to cater for the medium to long term growth of Westport

3.2 OVERALL STRATEGY

The general approach and the key elements of the land use strategy for each of the LAP areas is summarised as follows:-

3.2.1 South Westport

- The creation of a mixed use zone as an extension to the Town Core
- Consolidation and densification of existing residential development areas along the Leenaun Road up to the junction with the Louisburgh Road
- Demarcation of gateway into town on main approach roads, particularly the Leenaun and Louisburgh Roads
- Control of ribbon development along main approach to Westport along Louisburgh Road
- Protection of sensitive landscapes, including the reservation “free from development” of sensitive landscapes at Killaghour/ Cahernamart and the foreground to Cloonmonad as “green lungs” into the town
- To reserve lands for the provision of a southern relief road over the medium to long term while providing for strategic road improvements along the Sandy Hill and Leenaun Road and the roads interconnecting them in conjunction with the development of newly developed residentially zoned lands.
- To protect from insensitive development lands zoned for Low Density Residential development in the Westport Development Plan 2003 through promotion of appropriate structure planting and avoiding development which breaks the skyline.

3.2.2 Westport Environs

- Consolidation of Residential Clusters in Rossmaley, Rossbeg, Cloghan, Streamstown and adjacent to Westport Quay
- Protection of sensitive landscapes, including the reservation “free from development” of sensitive landscapes on drumlins
- Control of ribbon development along main approach to Westport along Louisburgh Road
- Control of multiple housing development outside defined development areas
- Control of one-off housing development in accordance with Mayo County Council’s Rural Housing Policy as outlined in the County Development Plan.
- To provide opportunities for Employment / Enterprise uses at north west and north east of Westport environs area subject to the submission of a Masterplan for approval by the planning authority before development commences.

- To explore opportunities for improvements in road surfaces and circulation in the Rossbeg area as a means of improving accessibility and public safety.

3.2.3 Roman Island

- To promote consolidation and enhancement of existing recreational, tourism, sporting and leisure uses and provision for future expansion of such uses while ensuring that access to these facilities is provided for the general public so that Roman Island can continue to function as a valuable amenity resource for Westport.
- To promote the development of a Marina
- To protect views and prospects at Roman Island
- To provide for active recreational / amenity uses on the headlands on the western part of Roman Island
- To explore suitable methods of protection for existing flora and fauna species on Roman Island with particular emphasis on the protection of rare ecological species on and adjacent to the former site of the Old Bath Hotel.
- To provide for the maintenance and consolidation of existing enterprise and employment uses on Roman Island.

3.3 LAND USE ZONING OBJECTIVES

The Local Area Plan map indicates the Land Use Zoning Objectives. It is an objective of the Plan that uses, other than the primary use for which an area is zoned, may be permitted provided they do not conflict with the primary use zoning. Uses which conflict with the primary use will not be permitted.

A matrix table showing use classes related to use zones is provided in Table 1.

Table 1 shows uses which are Normally Permitted (P), Open for Consideration (O) and Not Permitted (X).

The land use zoning matrix illustrates the acceptability or unacceptability of various uses and is for general guidance only. It is not intended to supplant the normal planning process and, ultimately, each planning application will be judged on its merits by the Planning Authority. Factors such as density, height, traffic generation, design criteria and physical environment aspects are also of importance in determining whether or not a development proposal conforms with the proper planning and sustainable development of the area.

In the Plan, provision has been made for 6 land use zoning objectives and these are indicated on the Local Area Plan map.

A HIGH AMENITY

Objective - TO PROTECT, IMPROVE AND PROVIDE FOR HIGH AMENITY / OPEN SPACE AREAS AND RECREATIONAL AMENITIES

This zone consists of a vulnerable landscape areas, including areas along the coastline, which serve an important amenity function and which should be protected from inappropriate development. Non agricultural or other non resource based development will not normally be permitted in these areas.

B AGRICULTURE/ RURAL AMENITY

Objective - TO PROVIDE FOR THE MAINTENANCE AND ENHANCEMENT OF EXISTING AGRICULTURAL USES AND RURAL AMENITIES

The primary objective for these areas is to limit the extent of urbanisation in the form of housing estates and other extensive urban generated development during the period of the plan, while protecting any longer term development potential.

Non agricultural or other resource based development will not normally be permitted where suitable alternative sites are available on land zoned for development within the area.

Developments for single houses, or small clusters of houses within areas zoned Agriculture/Rural Amenity will be considered on their merits having regard to the provisions set out elsewhere in this plan. Applications for development in these areas should be also assessed having regard to the provisions of the Mayo County Development Plan 2003 and the Sustainable Rural Housing Guidelines for Planning Authorities 2005.

C RESIDENTIAL

Objective - TO PROVIDE FOR MIXED RESIDENTIAL DEVELOPMENT IN EXISTING AND / OR NEW RESIDENTIAL AREAS BASED ON INDIVIDUAL SITE ASSESSMENT AND INTEGRATED LANDSCAPE PROPOSALS

Residential areas are made up primarily of housing and associated facilities and services.

It is important that any future residential development be conceived as part of a neighbourhood rather than a series of housing estates. Neighbourhoods are distinguished by having a range of facilities including local shopping, community facilities, functional open space, playgrounds etc. with residential areas within easy walking distance of the centre.

Uses which would be detrimental to the residential amenities will not be permitted.

D MIXED USE / COMMERCIAL

Objective - TO PROVIDE FOR NEW MIXED USE / COMMERCIAL DEVELOPMENT

The Mixed Use / Commercial zone is located in close proximity to the Town Centre and in this context has the potential to accommodate a range of uses which complement the existing Town Centre structure and uses

Residential uses will be permitted where appropriate, on the upper floors of commercial properties and as part of residential developments.

There is potential for higher density residential development in this area due to its proximity to the Town Centre and other social and community uses.

E COMMUNITY / LEISURE

Objective - TO PROTECT, IMPROVE AND PROVIDE FOR NEW COMMUNITY, SPORT, TOURISM, LEISURE FACILITIES AND PUBLIC SERVICES / INFRASTRUCTURE

The objective of the Community / Leisure zone is to protect existing and to provide for further development of community, public and leisure facilities and infrastructure.

F EMPLOYMENT AND ENTERPRISE

Objective – TO PROTECT AND PROVIDE FOR EMPLOYMENT, ENTERPRISE AND COMMERCIAL USES

The objective of the Employment / Enterprise zone is to provide for a range of employment and enterprise uses to allow for the expansion of the economic base of Westport and to promote greater opportunities for non-tourism related job creation in the area.

G MIXED EMPLOYMENT/ ENTERPRISE AND RESIDENTIAL

Objective – TO PROVIDE FOR MIXED EMPLOYMENT, ENTERPRISE, COMMERCIAL, RECREATIONAL AND RESIDENTIAL USES

This zoning objective also provides for a range of employment and enterprise uses to promote greater opportunities for non-tourism related job creation in the area and with an option for residential uses where appropriate and where employment uses remain the predominant use.

These lands will be subject to the submission of a Masterplan by any prospective developer for the approval of the Planning Department before any application will be considered. This Masterplan will provide for a suitable mix of development and balance of employment and shall take account of the fact that this is a significant area of zoning in a strategic location. This plan shall provide details of proposed building types, proposed uses and proposed finishes and an appropriately high standard will be required for development in this area.

3.4 LAND USE ZONING MATRIX

USE CLASS	A	B	C	D	E	F	G
	High Amenity Character	Agriculture/ Rural Character	Residential	Mixed Use / Commercial	Community and Leisure	Employment / Enterprise	Mixed Use Employment/ Enterprise and Residential
Housing/Apartment Scheme	X	X	P	P	P	O	O
Single House/Housing Cluster	X	O	P	P	P	O	P
Holiday Home	X	O	O	O	P	X	X
Holiday Home Scheme	X	O	O	O	P	X	X
Guesthouse/Hotel	X	O	O	P	P	X	O
Restaurant	X	O	X	O	P	X	O
Pub	X	O	O	O	X	X	X
Shopping Centre/Supermarket	X	X	X	O	X	O	X
Convenience Shop (Local)	X	O	O	P	O	X	O
Retail Shop (General)	X	X	X	O	O	X	X
Retail Warehouse	X	X	X	O	X	O	O
School / Educational	X	O	O	O	P	O	O
Medical and Related Consultant	X	O	O	P	O	X	O
Medical Centre Clinic	X	X	O	P	P	O	O
Hospital	X	O	X	O	O	X	O
Nursing Home	X	O	O	O	O	X	O
Community Halls	X	O	P	P	P	X	P
Sports Clubs	O	O	O	O	O	X	P
Recreational Buildings	O	O	P	P	P	X	P
Cultural Uses – Library/Art Gallery	O	O	P	P	P	X	O
Offices	X	X	X	O	O	O	P
Car Repair, Garages	X	X	X	O	X	O	P
Agricultural Machinery Outlet	X	O	X	O	X	O	P
Petrol Stations	X	X	X	O	X	O	P
Motor Sales Outlet	X	O	X	O	X	O	P
Car Parks	O	O	O	O	O	P	P
Heavy Commercial Vehicle Parks	X	X	X	X	X	O	P
Cinema, Dance Hall, Disco	X	X	X	O	X	X	O
Wholesale Outlets	X	X	X	O	X	O	P
Warehouses	X	X	X	X	X	P	P
General Industry	X	X	X	X	X	P	P
Light Industry	X	X	X	O	X	P	P
Special Industry	X	X	X	X	X	O	P
Workshops	X	O	X	O	X	P	P
Major Playing Fields	P	P	O	X	P	X	P
Place of Worship	O	O	P	P	P	X	O
Park/Playground	P	P	P	O	P	X	O
Camping	O	O	X	X	X	X	X
Cattle Shed	O	P	X	X	X	X	X
Caravan Park	X	O	X	X	X	X	X
Gaming Arcade	X	X	X	X	X	X	X
Take Away	X	X	X	O	X	X	O
Halting Site	X	O	P	X	O	O	O
Tourism Related Uses	O	O	O	O	P	X	O

P = Normally Permitted O = Open for Consideration X = Not Permitted

3.5 SPECIFIC OBJECTIVES

Schedule of Specific Objectives – South Westport

The following specific objectives for South Westport are denoted on the Local Area Plan Map

<u>Objective</u>	<u>Description</u>
SW-01	To provide for the improvement of the visual and recreational amenity of lands at Cahernamart Reservoir.
SW-02	To provide for the maintenance and enhancement of Westport railway station and to provide for the continuation of the railway walk.
SW-03	To provide for mixed use development to complement and consolidate the existing town core.
SW-04	To provide for a local services centre to cater for local needs and to cater for local social, recreational, educational and cultural needs.
SW-05	To provide active and passive open space and related facilities.
SW-06	To create an identifiable entrance to the town on the Leenaun Road approach.
SW-07	To allow for appropriate residential development with an appropriate landscape setting which will maintain and conserve the visually significant landscape character and in particular the high, visually exposed parts of the site and the existing agricultural field pattern.
SW-08	To encourage the development of appropriately scaled residential clusters which reinforce the existing landscape structure and settlement patterns.

Schedule of Specific Objectives – Roman Island LAP

The following specific objectives for Roman Island are denoted on the Local Area Plan Map

<u>Objective</u>	<u>Description</u>
R1-01	To provide for marine related community, sport, tourism and leisure facilities and to provide public access to the waters edge.
R1-02	To protect and enhance existing quay walls and related physical infrastructure. To provide for and improve access and facilities for both commercial and leisure vessels.
R1-03	To improve and provide for public access to the foreshore and the protection of natural, scientific and recreational amenities.
R1-04	To provide for the continued provision of employment.
R1-05	To allow for the development of community, sport, tourism and leisure facilities incorporating the redevelopment of existing buildings subject to a detailed assessment of the architectural merits of existing buildings and an integrated masterplan for the whole area.
R1-06	To provide for the creation of a publicly accessible park. To protect and improve natural, scientific and recreational amenities. To improve pedestrian access around the island.

Schedule Of Specific Objectives – Westport Environs LAP

The following specific objectives for Westport Environs are denoted on the Local Area Plan Map.

<u>Objective</u>	<u>Description</u>
WE-01	To provide for a mixed use local services centre to cater for local needs.
WE-02	To protect and improve existing burial ground and Oughaval Church.
WE-03	To provide for major enterprise, technological, employment cultural, educational, recreational, amenity or residential uses or any combination of the above uses in an integrated landscape setting. Any proposed development in this area will be subject to the submission of a masterplan for approval by the Planning Authority.

3.6 SENSITIVE LANDSCAPES

The sensitive nature of the landscape around the Westport area is highlighted by the Landscape Appraisal for County Mayo (Appendix X of the Mayo County Development Plan 2003).

In the context of the sensitivities of the landscape and the need to preserve the existing character of the landscape around the Westport area, it is a policy of the Local Area Plan to encourage development that will not have a disproportionate effect on the existing character of the landscape in terms of location, design and visual prominence.

As a means of achieving the above, it is recommended that proposed developments within sensitive landscape areas (red hatch areas) are subject to individual site assessments as a means of appraising their suitability.

Planning applications for development in these areas should demonstrate how the siting and design of the proposed development will assist in its assimilation with the receiving landscape and should, where appropriate, provide details of any landscaping, planting or other mitigation measures proposed.

3.7 VIEWS AND PROSPECTS.

It is an objective of the Council to ensure that development does not adversely interfere with views and prospects and the amenities of places and features of natural beauty or interest when viewed from the public realm. Views and prospects worthy of preservation and protection are indicated on the Local Area Plan map and are as follows:

View	Description
V1	Views to and from the ridge line at Cahernamart reservoir / Monastery view.
V2	Long distance views along the Sandyhill Road looking east and west towards Croagh Patrick.
V3	Views east and west from road
V4	Long and short distance views from road
V5	Long and short distance views west from Leenaun Road.
V6	Long and short distance views on both sides of Louisburgh Road.
V7	Views from coast road and from Rossmalley and Rossbeg headlands in all directions

V8 Views from Roman Island in all directions.

3.8 ARCHAEOLOGICAL SITES / FEATURES

Planning applications for development on, or adjoining, such sites and monuments will be considered in the light of (a) the appropriateness of the proposed development vis-à-vis the site or monument and (b) the recommendations of the Department of the Environment, Heritage and Local Government. Developers should also have regard to the guidelines contained in "Archaeology & Development: Guidelines for Good Practice for Developers" prepared for the Heritage Council by The ICOMOS Irish Committee.

The Planning Authorities may require a detailed report/site assessment to be submitted as part of a planning application. This report shall be carried out by a licensed Archaeologist.

If known archaeological remains exist within the confines of the site, it will be required that:

- The archaeological excavation of the remains before development commences or,
- Supervision of normal excavation where such developments might disturb the remains,
- Funding by the applicant of monitoring, testing and/or assessment, or
- Preservation of the remains, if of prime importance.

Conditions may be imposed which modify the development in order to facilitate archaeological investigation or preservation.

The following sites/ features of archaeological / historical interest are denoted on the Local Area Plan Map:-

List of Recorded Monuments Protected Under Section 12 of The National Monuments (Amendment) Act 1994.

Feature	RPM Number	Description
A1	MA008-031	Enclosure
A2	MA008-032	Holy Well Possible
A3	MA008-083	Enclosure
A4	MA008-084	Enclosure
A5	MA008-085	Enclosure
A6	MA008-069	Enclosure
A7	MA008-003	TBC
A7	MA008-002	Grave Yard - TBC

Possible Archaeological Sites / Features

AP1	Possible Enclosure - TBC
AP2	TBC
AP3	Possible Enclosure - TBC

Schedule of Cultural and Historic Sites / Features

SITE	DESCRIPTION
H1	Childrens Graveyard
H2	Workhouse Graveyard At
H3	All Saints Church At Belaclare

4.0 DEVELOPMENT STANDARDS

4.1 RESIDENTIAL DEVELOPMENT STANDARDS

4.1.1 Housing Layout And Design

The design and layout of residential developments (predominantly in Zone C) should comply with good practice based on design guides such as the Foras Forbartha "Streets for Living" and the guidance provided in the Residential Density Guidelines.

New Housing developments should achieve high quality living environments for their residents and should generally demonstrate conformity with best practice including the following principles;

- As part of the aim of achieving higher densities, there is an emphasis on high quality design in new developments.
- Furthermore, large residential areas shall generally be broken into small functional and visual groups of approximately 20 houses or less, which fulfil a social and aesthetic need for identity.
- These shall be designed to create safety for young children, facilitate social interaction
- Introduce variety into the visual environment,
- Avoiding monotonous, repetitive environments.
- Each group of houses should have its own visual identity, variations being achieved by layout, building lines, house design, colour, hard and soft landscaping and house size.
- Development should not break the skyline
- Layouts should respect the need for access and the normal range of local services required by residents.
- In the interests of security, all areas used by the public such as open spaces, roads and footpaths should be overlooked by housing.
- Residential layouts should be designed in such a way that through traffic is discouraged.
- Road alignments should discourage speed and give priority to the safety and convenience of pedestrians and cyclists.
- House design should make use of materials, architectural form and colour to create a high level of visual amenity.
- Colour may be used to create a sense of identity within the development. Natural features or landmarks such as mature trees or views or vistas should help to enrich the layout and orientation of housing.

- Housing designs shall consider orientation and sun-path so as to maximise amenity, daylight and the benefits of passive solar gain to domestic heating.
- The Planning Authorities will require a variety and mix of house types and sizes in developments of 4 or more houses.
- The creation of “landmarks” within the estate, whether through retention of existing features or by introduction of new features will be encouraged.
- Pedestrian linkages between housing developments must be designed with security in mind. These linkages have many proven benefits in terms of greater integration between neighbouring residential areas.

4.1.2 Residential Density

The appropriate residential density in any given case will, in practice, depend on local conditions and on the design and layout of the scheme. The main determinant of the density acceptable to the Planning Authority will be the extent to which a scheme provides:-

- (a) a design that enables the scheme to merge successfully into the surrounding landscape,
- (b) high quality hard and soft landscaping proposals
- (c) for both public and private open space including supervised play areas
- (d) adequate private amenity space
- (e) for car parking, cycling and walking
- (f) a mix of dwelling types

The Planning Authority will have regard to the Department of the Environment, Heritage and Local Governments ‘*Residential Density Guidelines for Planning Authorities, 1999*’

4.1.3 Public Open Space

Public Parks (including playing fields and other recreational facilities) and public amenity areas will be provided within areas zoned for open space or agriculture and would be funded by private organizations and the local authority from development contributions.

In the context of new housing development, the public open space requirement within housing development, which is to be provided by the developer, is a minimum of 10% of total site area in residential zoned areas. Roads, roundabouts, footpaths, grass margins and other grass areas of incidental open space shall not qualify for open space assessment.

In designing residential development schemes, consideration should be given to integration of open spaces of adjacent schemes to create larger, more functional open space areas. In this context, the Planning Authority may require that the open space provision be located to facilitate assembly of open space or to protect/ enhance the existing features of the area.

Location and design should ensure that open spaces are overlooked and passively supervised.

Where there is a difficulty in meeting the open space requirement, or where it is considered by the Planning Authorities that the provision of open space requirement in a particular area is not in the interests of the proper planning and development of the area, the Planning Authority may require that the developer makes a financial contribution towards the provision of an open space by the Local Authority elsewhere, or may consider arrangements whereby appropriate community facilities may be provided in lieu of the developers open space requirements. Lower open space provision may be acceptable in the Mixed Use / Town Centre zone.

4.1.4 Private Amenity Space

The provision of an adequate sized external private amenity space is a requirement of all residential dwellings.

Private Amenity Space should be not less than 60 square metres for Houses (terraced, semi-detached, detached) and this space will normally be provided behind the front building line.

Private Amenity Space in Apartments to be provided at a rate of 10 square metres (minimum) per one bedroom apartment and 20 square metres per 2 or 3 bed apartment. Private open space for apartment developments may be provided in the form of balconies or roof gardens, or in the case of ground floor apartments as small gardens. In certain circumstances, amenity space requirement for apartments may be provided as semi-private, communal or shared open space.

Private storage space is also required in apartment developments for storage, refuse bins, bicycles, laundry etc.

4.1.5 Childcare Facilities

Applicants for housing developments should refer to the requirements for childcare facilities outlined in the DOEHLG Planning Guidelines for Childcare Facilities.

4.1.6 Apartments

The minimum floor area required for apartments are set out below, however, the Planning Authority shall encourage the provision of apartments, which exceed these minimum requirements.

Apartment type	Minimum Floor Area
One Bedroom	45m ²
Two Bedroom	60m ²
Three Bedroom	75m ²

4.1.7 Road Standards

The Planning Authority's road requirements will be based on "DMRB – Road Geometry Handbook" (NRA December, 2000)" and Department of the Environment & Local Government 1998 publication "Recommendations for Site Development Works for Housing Areas" shall apply to all new housing estate development

4.1.8 Car / Bicycle Parking

Car Parking for new residential developments should be provided at the rate of 1.5 – 2 spaces per unit depending on the size and mix of units. Grouped parking is preferred as it provides greater flexibility and a more efficient use of land. The provision of one space per unit within the curtilage of a dwelling and the remainder in the form of grouped parking may be acceptable.

Sufficient bicycle parking should also be provided, particularly in apartment developments.

4.1.9 Landscape Design Proposals

One of the striking features of recent development in the Plan area is the lack of any significant landscape design or planting proposals which would soften the visual impact of development and settle buildings into the site. There are examples in some of the older residential areas where significant numbers of dwellings have been accommodated with little or no visual impact and indeed serving to create areas which have significant residential character. The headlands of Rosbeg and Rossymalley are notable in this regard and there are some areas which are capable of taking additional development with little or no visual impacts.

The importance of time as a factor in settling a dwelling into its site is recognised however recent development trends would suggest that there is little or no intention to screen or enclose dwellings with planting indeed it would appear that the visibility and display of dwellings is itself considered desirable.

All applications for development shall demonstrate how the proposed development will impact on the existing landscape and propose appropriate ameliorating measures to minimize any anticipated impacts. The planning authority may condition that a bond be lodged to ensure the satisfactory carrying out of proposed landscape and planting works.

4.1.10 Engineering Services

Multiple Housing developments should connect to the public sewerage system and should meet with the requirements of the Planning Authority.

Connection to public water mains will also be required to meet the Council's requirements

Most building developments on new sites will result in a significant increase in the area of impervious surface (roof and hard pavements). Surface water collected from these surfaces must discharge through a silt trap and oil receptor before going into a watercourse. In certain residential developments surface water may be allowed to discharge to soak pits where there is no risk to groundwater. For

developments greater than 0.5 hectare the developer must submit surface water attenuation proposals, so that the risk of increased flooding due to rapid discharge of surface water is minimised.

4.2 RURAL HOUSING

This Section of the Plan relates primarily to lands zoned B – Agricultural / Rural Character.

It is recognised that there is a strong tradition of dispersed settlement patterns in rural areas combined with a complex network familial, social and economic interrelationships creating rural communities whose presence and significance is not always apparent to more urban-centric observers. The hinterland of Westport has traditionally, and to a large extent still does, consists of such communities with the town itself serving to provide for other social and economic requirements.

There are many individual small farms within the plan area with strong family links to the locality and it is understandable, reasonable and desirable that people should have the opportunity to continue to live in their locality.

The Planning Authorities shall have regard to the County Development Plan 2003 and the requirements set out in “Sustainable Rural Housing – Guidelines for Planning Authorities (2005)”.

4.2.1 Housing in the Countryside – Design and Site Planning

At present, there is little real attention to site planning and houses tend to be centrally placed on plots with little consideration given to existing site topography or response to particular site conditions. Often sloping sites are simply cut-away in order to provide a relatively level and technically convenient development area. The spaces surrounding dwellings, hard standings, boundary treatments etc. tend towards norms which would be more generally associated with suburban estate housing rather than those found in rural contexts. Similarly, house designs tend to correspond to a set language of material, forms and external expression with little or no sense of response to site conditions, climate or surrounding dwellings.

The predominant housing typology is a single storey or dormer bungalow facing directly onto road frontage and generally with a painted render finish and dark slate or concrete tile roofing. Many houses have separate garages in similar materials and this tends, from a visual point of view, to further extend the perceived developed area.

Single houses in those areas zoned for the continuation of agriculture will be considered only if applicants meet the criteria under the Planning Authority’s essential housing need category. The Planning Authorities shall also have regard to these provisions as set out in the County Development Plan.

Where development is permitted in areas zoned for agriculture, structures should be successfully assimilated into the landscape, and positively contribute to the overall appearance of the landscape. In assessing applications, consideration will be given to the following factors:

- New development should not be located on a ridgeline and the roof level should be sited below the ridgeline, preferably on the foot of the ridge. This allows the natural contours of the land to screen the development.

- Existing hedgerows and traditional stone boundary walls patterns should be retained, where appropriate.
- The form of new development should follow the natural contours of the ground and should avoid the creation of platforms or excessive areas of cut and fill.
- Landscaping proposals will be required considered to break up and soften visual impact. Any changes to the site should help to blend development into the surrounding landscape.

Settlement patterns on the western seaboard area of counties such as Mayo have traditionally included rural housing clusters or 'clachans'. While the case for such clusters is limited in the context of urban areas such as Westport, on lands which are not zoned for residential development there may be some potential for small housing clusters, particularly where they will facilitate orderly development and avoid the worst effects of ribbon development. When assessing proposals for such clusters, the Planning Authority will consider each proposal on its merits and will have regard to the criteria outlined above. The policies and objectives outlined in the Sustainable Rural Housing Guidelines for Planning Authorities, and where appropriate the Mayo County Development Plan 2003, will also be considered.

4.2.2 Septic Tank & Proprietary Treatment Units.

Where water and/or sewerage infrastructure is privately provided, the type and design shall be in compliance with the standards set by the Planning Authority. In addition, provision must be made for possible future connection into the public system.

Single house sites in areas without mains drainage must satisfy the minimum requirements set out in the NSAI Standards Recommendations "Septic Tanks Systems: Recommendations for Domestic Effluent Treatment and Disposal from a Single Dwellinghouse" S.R.6.1991 or the EPA Manual when approved.

All applications shall be accompanied by a full report on the suitability of the site for the treatment and disposal of effluent prepared by a suitably qualified person with public liability insurance and Professional Indemnity Insurance. The report shall include the results of percolation and trial hole tests carried out in accordance with the requirements of SR 6 1991 Any new percolation areas shall be set back 30 metres from any new offline traffic routes

4.3 COMMERCIAL DEVELOPMENT

4.3.1 Employment/ Enterprise Development

The sustainable growth of Westport is dependent on the creation of locally based high quality employment uses and there is a lack of suitable lands for this purpose in the town at present.

The location and accessibility of the lands to the north east of the town make them suitable for employment uses including high-technology enterprises and office-based industry in accordance with an approved Masterplan for the "G" zoned lands.

4.3.2 Industry / Warehousing Development

Industry and warehousing schemes will be required to present a good quality appearance, helped by landscaping, careful placing of advertisement structures, the screening of open storage areas and unobtrusive loading and parking space.

Individual buildings should exhibit a high quality of modern architectural design and finish (including use of colour).

Each industrial or warehouse unit should be provided with adequate space for the loading and unloading of goods (including fuels) in areas clear of the public road and preferably behind the building line.

In the case of development for two or more industrial / warehouse buildings, a uniform design for boundary fences, roof profiles and building lines is essential. Areas between the buildings and the road boundary may include car parking spaces provided an acceptable landscaping scheme is incorporated. Attention is also drawn to the need to comply with the air and Water Pollution Legislation.

Applications for commercial development will be considered under the following headings:

- Effects on existing and proposed adjacent land uses.
- Provision for car parking, refuse storage, loading, adequate access.
- The traffic likely to be generated by the proposed use on the roads and parking spaces in the area.
- The need to control undue noise levels.
- Maintenance of privacy, day lighting and ventilation in relation to adjoining properties.

4.3.3 Retail Development

The DOE Retail Planning Guidelines and the Mayo County Council Retail Strategy provide a framework to guide both local authorities in assessing applications for new retail development and to guide retailers and developers in formulating development proposals.

In accordance with these documents, the Town Centre area will remain the primary focus for new retail development. Where a developer/ retailer can demonstrate that no sites are suitable within the Town Centre to accommodate retail development, edge of centre sites may be considered where high quality linkages are provided to the existing Town Centre. An area to the south of the existing Town Centre has been zoned for Mixed Use/ Commercial uses (Zone "D").

The Plan promotes the provision of local / neighbourhood shopping facilities within new residential areas and will encourage such development where the scale and range of goods being sold are commensurate with their serving a local need and no competing with the Town Centre. Generally, such convenience outlets will not exceed 500sq.m gross floor area.

Retail Warehousing selling bulky household goods as defined in the Retail Planning Guidelines may be considered in out-of-centre locations. The Mixed Use/ Enterprise lands to the north east of the town may be appropriate for a limited amount of this type of retail use.

Forecourt retail outlets associated with petrol filling stations should be restricted to a maximum of 100sq.m gross floor area.

4.3.4 Carparking Standards

On site parking facilities will generally be required for all developments in accordance with the Standards outlined in the Town/ County Development, as appropriate. If developers cannot provide the number of required car spaces on site, the Council may seek a financial contribution towards the cost of car parks provided in the vicinity. However, this may not be practical or feasible in certain areas.

Facilities will also be required for loading and unloading areas to prevent traffic hazards and obstruction of vehicle movement.

4.4.3 Advertising

Outdoor advertising hoardings in the open countryside will not be permitted. In built-up areas of the town, advertising will normally be permitted, subject to the following considerations:

- Signs attached to building are preferable to those on free standing hoardings.
- Signs should not interfere with windows or other features on the facade or project above the eaves of the skylines.
- The size and scale of signs should not conflict with the size and scale of existing structures in the vicinity.
- Advertising structures must be related in scale to position of the sites. They should be located at the pedestrian level and scale and not orientated to passing motorists.
- Wall panel advertisements may be permitted in certain cases, i.e. shopping malls and multi-use occupancy provided they are not placed at a high level on tall buildings. The framing of such wall panels should be restrained and simple.
- The Council will require commercial interests, especially chain-store outlets to restrain the use of their corporate image advertising where these are considered to be too dominant.
- Group advertising will be encouraged in certain cases such as malls etc.
- All advertising above fascia level will be severely restricted in terms of size and number in order to avoid clutter and preserve the amenity of the streetscape.

Generally, the worst offenders are garish, poorly designed illuminated box fascias and illuminated projecting box signs used indiscriminately in relation to the shop front or building to which they relate.

Ideally the sign should be an integral part of the elevational design of the building, should be simple and should avoid the creation of "clutter".

It is accepted that there is a need for "local" advertising outside the above general category. This includes advertising a local facility available to the passing traveller (e.g. hotels, hostel and guesthouses) and where it does not contain any name or brand other than the name of the local establishment. Such advertising must conform to a design, scale and colour scheme acceptable to the Council.

4.4.4 Petrol Filling Stations

Design Standards for Petrol Filling Stations are provided in the Westport Development Plan 2003 and the Mayo County Development Plan and will be applied as appropriate within the relevant administrative areas

No filling stations / commercial garages shall be allowed in areas where a traffic hazard exists or might arise.

APPENDIX A

ENVIRONMENTAL IMPACTS OF LOCAL AREA PLAN

The Planning and Development Act, 2000 requires that a Local Area Plan shall include information on the likely significant effects on the environment of implementing the Plan. On the basis of the proposals for the Local Area Plan lands outlined above, the likely significant adverse impacts of the above proposals have been considered having regard to the headings outlined in Schedule 6 of the Planning and Development Regulations, 2001.

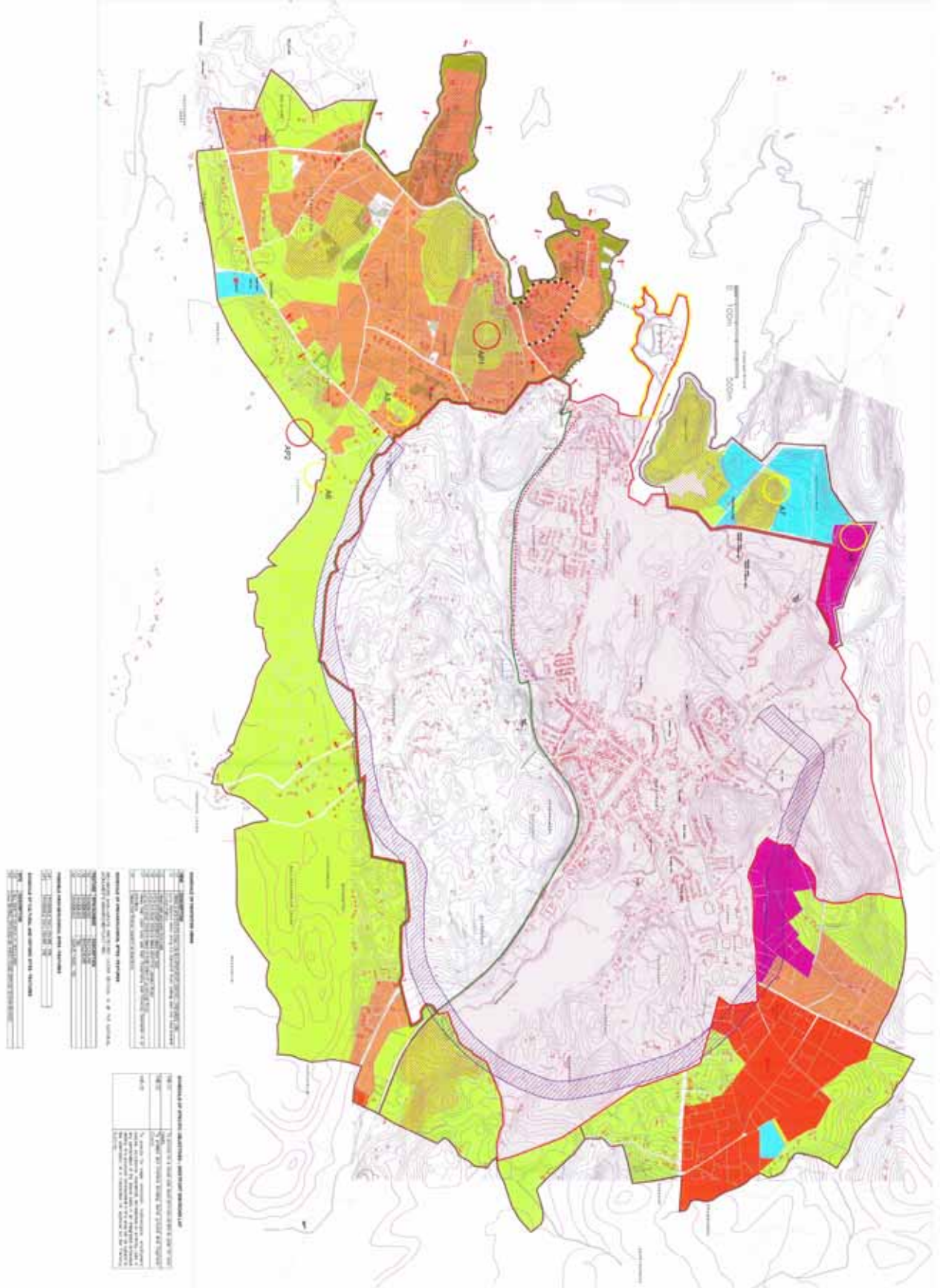
The Strategic Environmental Assessment (SEA) is an important part of the Plan process as it identifies the key policies that have the potential to conflict with one another and also the environmental implications of those policies. It also identifies the positive environmental effects of the plan, how it has addressed environmental issues and reinforces the strategy chosen. This process is intended to appraise the plan and is not a detailed assessment that is typically prepared in an Environmental Impact Assessment (EIA) in relation to specific development proposals

The more significant impacts which emerge from the development of the current local area plan lands are identified in the Table below. Where appropriate, the relevant impact areas are considered in grouped form.

Headings in the EC (EIA) Regulations, 1999	Comment on Impact
<i>Human Beings</i>	The overall aim of the plan is to ensure that the town develops in a manner, which will provide a high quality environment that is attractive to residents, workers, visitors and investors. The elements of the development strategy set out to achieve this overall aim through the consolidation of the existing town structure in an orderly fashion and to provide for a sustainable use of the valuable land resource.
<i>Flora and Fauna</i>	The future development of the town is likely to lead to some negative environmental impacts on Flora/Fauna. The policies and objectives set out are designed to minimise such impacts.
<i>Soil</i>	No significant issues in relation to soil types or conditions have been identified as part of the plan preparation process.
<i>Water</i>	Most of the proposed development is connected to the existing town sewage treatment facility and the upgrading of this facility is anticipated over the plan period. The most significant impact therefore on water is likely to come from surface water runoff from hard surface areas.
<i>Air Quality</i>	The overall development strategy which aims to consolidate the town by locating new residential development closer to the town centre and providing pedestrian routes within and between residential areas in the town centre is designed to reduce trip generation and promote the use of alternative modes of transport other than the car. These measures will help to reduce transport

	related emissions to the air.
<i>The Landscape</i>	The development of lands zoned for development purposes in the plan will result in the depletion of agricultural land within the plan area. However, the development strategy aims to consolidate future development by recommending the zoning of lands already serviced and hemmed in by recent residential development for future residential use over the plan period in addition to the development of “Brownfield” sites closer to the town centre. This overall consolidation strategy will help to minimise the impact of urban sprawl on the countryside surrounding the town.
<i>Climate</i>	The impact of the LAP proposals on Climate is not considered to be significant
<i>Material Assets</i>	<p>The zoning of additional lands for development will impact on existing activities and many landowners may develop or sell their lands.</p> <p>Implementation of the Local Area Plan Objectives will improve the infrastructure in the Plan areas and enhance public utilities in the town.</p> <p>The protection of the rights of existing property owners will be examined in the context of detailed proposals at planning application stage.</p>
<i>Impact On Cultural Heritage</i>	Cultural Heritage is deemed to include the built heritage of the town in addition to sites or events of religious or folklore interest, traditions, place names, festivals, events etc...
<i>Other Impacts</i>	No significant impacts arise from production processes, residues/emissions, or the use of natural resources.
<i>Interaction between any of the foregoing</i>	No significant negative impacts from the interaction of any of the foregoing have been identified.

WESTPORT ENVIRONS LOCAL AREA PLAN



Mayo County Council
Comhairle Chomhairle Mhaigh Eo

WESTPORT ENVIRONS
LOCAL AREA PLAN
DECEMBER 2005

LEGEND:

- NEW DRAINAGE
- EXISTING DRAINAGE
- EXISTING ROAD
- EXISTING WATER COURSE
- EXISTING POWER LINES
- EXISTING DEVELOPMENT

USE ZONING OBJECTIVES
FOR LOCAL AREA PLAN
AREAS

- A** RESIDENTIAL DEVELOPMENT - HIGH DENSITY
- B** RESIDENTIAL DEVELOPMENT - MEDIUM DENSITY
- C** RESIDENTIAL DEVELOPMENT - LOW DENSITY
- D** COMMERCIAL DEVELOPMENT
- E** INDUSTRIAL DEVELOPMENT
- F** OFFICE DEVELOPMENT
- G** BUSINESS DEVELOPMENT
- H** PUBLIC DEVELOPMENT
- I** RECREATION DEVELOPMENT
- J** OPEN SPACE DEVELOPMENT
- K** PROTECTED DEVELOPMENT
- L** SPECIAL DEVELOPMENT
- M** UNDESIRABLE DEVELOPMENT
- N** PROTECTED DEVELOPMENT
- O** PROTECTED DEVELOPMENT
- P** PROTECTED DEVELOPMENT
- Q** PROTECTED DEVELOPMENT
- R** PROTECTED DEVELOPMENT
- S** PROTECTED DEVELOPMENT
- T** PROTECTED DEVELOPMENT
- U** PROTECTED DEVELOPMENT
- V** PROTECTED DEVELOPMENT
- W** PROTECTED DEVELOPMENT
- X** PROTECTED DEVELOPMENT
- Y** PROTECTED DEVELOPMENT
- Z** PROTECTED DEVELOPMENT

SPECIFIC OBJECTIVES

- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT
- PROTECTED DEVELOPMENT