



Cork County Development
Plan Review

Proposed Amendments to

**Volume One:
Main Policy Material**

Part 1: Chapters 1 – 10

18th January 2022



Comhairle Contae Chorcaí
Cork County Council

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1 Introduction

It is intended that the new Cork County Development Plan 2022 will be the first consolidated Plan for the entire functional area of Cork County Council and relates to the new administrative boundary of the county, following the implementation of the new Local Government arrangements in Cork in May 2019. The functional areas of the 9 former Town Council Towns and the settlements contained within the current 8 Municipal District Local Area Plans will also be incorporated into the new County Development Plan.

In this regard, the new County Development Plan will therefore replace not just the current County Development Plan (as varied) but also the following documents:

- **The current Clonakilty, Cobh, Fermoy, Kinsale, Macroom, Mallow, Midleton, Skibbereen and Youghal Town Development Plans and**
- **The current 8 Municipal District Local Area Plans made in 2017.**

Proposed Amendments

The Proposed Amendments to the Draft Plan are set out as follows;

- **Proposed Amendments to Volume One: Main Policy Material, two parts**
 - **Chapter(s) 1-10**
 - **Chapter(s) 11-19**
- Proposed Amendments to Volume Two: Heritage and Amenity
- Proposed Amendments to Volume Three: North Cork (Chapter 1 Fermoy MD and Chapter 2 Kanturk Mallow MD)
- Proposed Amendments to Volume Four: South Cork, two parts
 - Chapter 1 Carrigaline MD and Chapter 2 Cobh MD
 - Chapter 3 East Cork MD and Chapter 4 Macroom MD.
- Proposed Amendments to Volume Five: West Cork, two parts
 - Chapter 1 Bandon Kinsale MD
 - Chapter 2 West Cork MD.
- Environmental Reports – The proposed amendments to the Draft Plan have been assessed in terms of their potential for impact on the environment, areas at risk of flooding and European sites, and these assessments are detailed in the following documents;
 - Addendum to SEA Environmental Report;
 - Updated Strategic Flood Risk Assessment
 - Habitats Directive Screening Assessment Report.
- Draft Plan Map Browser: Updated to show:
 - (1) Updated Flood Maps Layers (Updated Flood Zone A and Updated Flood Zone B) on which the Updated Strategic Flood Risk Assessment is based and
 - (2) Location of all proposed mapped amendments.
- Updated Cork County and Cork City Councils Draft Joint Housing Strategy 2022-2028.

What Format are the Proposed Amendments to the Draft Plan available in?

Volume	Title	Hard-Copy	Online
		Availability	
One (Two Parts)	Proposed Amendments to Main Policy Material	√	√
Two	Proposed Amendments to Heritage and Amenity	√	√
Three	Proposed Amendments to North Cork	√	√
Four (Two Parts)	Proposed Amendments to South Cork	√	√
Five (Two Parts)	Proposed Amendments to West Cork	√	√
	Environmental Reports <ul style="list-style-type: none"> ➤ Addendum to SEA Environmental Report; ➤ Updated Strategic Flood Risk Assessment ➤ Habitats Directive Screening Assessment Report. 	–	√
	Map Browser	–	√
	Updated Cork County and Cork City Councils Draft Joint Housing Strategy 2022-2028	–	√
<p>a) Proposed Amendments to Volume(s) One; Two; Three; Four; and Five; Environmental Reports and the Updated Draft Joint Housing Strategy are available online for inspection and download from the County Council's website https://www.corkcoco.ie/en/cork-county-development-plan-2022-2028</p> <p>b) Proposed Amendments to Volume(s) One; Two; Three; Four and Five are also available in hard copy.</p> <p>c) Proposed Amendments to Volume One; Volume Two; Volume Three; Volume Four and Volume Five are available to purchase. Enquiries to the Planning Policy Unit at 021 4285900.</p>			

How to inspect the Proposed Amendments to the Draft Plan

Subject to COVID 19 Protocols – Proposed Amendments to Volume(s) One; Two; Three; Four; Five of the Draft Plan (hard copy or electronic format) together with Environmental Reports and Updated Draft Map Browser in electronic format only, may be inspected (each day excluding weekends and public holidays) from 9.00 a.m. to 4.00 p.m. from **Tuesday 18th January, 2022 to midnight on Tuesday 15th February 2022** at the following locations:

1. Online at <https://www.corkcoco.ie/en/cork-county-development-plan-2022-2028> at all times.
2. Planning Department, Floor 1, County Hall, Cork.

3. Planning Department, Norton House, Skibbereen, Co. Cork.
4. Cork County Council Divisional Office, Annabella, Mallow, Co. Cork.

Subject to COVID 19 Protocols – the Proposed Amendments to the Draft CDP documents will also be available at County Library and Branch Libraries – Please check at your local library regarding reopening and availability of PCs for accessing electronic documents.

If you have any queries with regard to the policy content of the documents please contact the Planning Policy Unit at 021-4285900 or email planningpolicyunit@corkcoco.ie or please consult a list of FAQs available to view on <https://www.corkcoco.ie/en/cork-county-development-plan-2022-2028>

How to make a submission/observation

Submissions or observations regarding the Proposed Amendments to the Draft County Development Plan are hereby invited from members of the public, children, or groups or associations representing the interests of children and other interested parties during the period from **Tuesday 18th January 2022 to midnight on Tuesday 15th February 2022** in either of the following two ways:

- On-line <https://www.corkcoco.ie/en/cork-county-development-plan-2022-2028> and following the instructions provided. [Please resize large attachments to avoid any technical issues].

OR

- In written form to the Senior Planner, Planning Policy Unit, Cork County Council, Floor 13, County Hall, Cork.

A Step-by-Step Guide on how to make a submission is available on the Council website www.corkcoco.ie

All such submissions lodged within the above period will be taken into consideration prior to the adoption of the new County Development Plan.

Cork County Council cannot accept email submissions.

For legal reasons, we cannot accept submissions outside the period from **Tuesday 18th January, 2022 to midnight on Tuesday 15th February 2022.** All such submissions lodged within the above period will be taken into consideration prior to the adoption of the new Cork County Development Plan.

Please make your submission by one medium only i.e. via the website or in hard copy. This will avoid the duplication of submission reference numbers and will streamline the process.

Where possible, please include your name and address on a separate page to the content of your submission in order to assist Cork County Council in complying with the provisions of the Data Protection Act. Your assistance on these issues is appreciated.

Please include where possible the Proposed Amendment Number to which the submission relates.

Because of the large volume of submissions expected the public are advised to make their submissions/observations to the Council well in advance of the closing date.

Please note that in accordance with Section 19 of the Planning and Development (Amendment) Act, 2018 all valid submissions received by the Council shall be published on the Cork County Council website within 10 working days of its receipt by the Council. The planning process is an open and public process and therefore your submission (in part or in total) will be available to view online at https://www.yourcouncil.ie/service/Planning_Policy_Submissions.

Important Note

In some cases the Proposed Amendments may give rise to consequential changes to other Proposed Amendments and/or the Draft Plan. These consequential changes will be made once the final list of approved Amendments are adopted by the Elected Members as part of the Final Adopted Plan.

Proposed Amendments to the Draft Plan Volume One

Main Policy Material Chapters 1-10

2 Chapter 1 Introduction

PROPOSED AMENDMENT NO. 1.1.1

INCLUDE ADDITIONAL TEXT TO REFERENCE THE CLIMATE ACTION AND LOW CARBON DEVELOPMENT (AMENDMENT) ACT 2021

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

It is proposed to include an additional paragraph after paragraph 'Climate Action' (1.5.1) as follows:

The importance of Climate Action is given further emphasis with the recent publication of the Climate Action and Low Carbon Development (Amendment) Act 2021 which seeks to pursue the transition to a climate resilient, biodiversity rich and climate neutral economy by no later than the end of the year 2050 and to thereby promote climate justice.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.1.2

INCLUDE ADDITIONAL TEXT TO REFERENCE PROTECTION OF BIODIVERSITY IN SECTIONS 1.8 AND 1.9

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

1. It is proposed to include reference to Biodiversity in Section 1.8 as follows:

Section 1.8

Biodiversity

This plan includes objectives to enhance and protect biodiversity which are set out in the Green Infrastructure and Biodiversity and Environment Chapters as well as site specific objectives which aim to support community led initiatives to protect biodiversity including the development of community led Biodiversity Action Plans and Pollinator Plans.

2. It is proposed to include reference to Biodiversity in Section 1.9 as follows:

Section 1.9

11. Enhance and protect biodiversity as set out in the Green Infrastructure and Biodiversity and Environment Chapters as well as site specific objectives which aim to support community led initiatives to protect biodiversity including the development of community led Biodiversity Action Plans and Pollinator Plans.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.1.3

INCLUDE ADDITIONAL SENTENCE IN SECTION 1.8 ON SUSTAINABILITY AND EU ENVIRONMENTAL DIRECTIVES

ORIGIN OF AMENDMENT

This amendment was proposed by a statutory consultee.

PROPOSED AMENDMENT

1. It is proposed to add the following sentence to the paragraph on Sustainability as follows:

Sustainability – the concept of sustainable development can be defined as” development which meets the needs of today without compromising the ability of future generations to meet their own needs”. Sustainable development is one of the major challenges facing society. How and where we live, work and take recreation makes demands on the earth’s resources. This Plan adopts the principle of sustainability by promoting and encouraging the integration of economic, environmental, social and cultural issues into policies and objectives to ensure the needs of urban and rural communities are met. Any reference to development in this plan should be considered to refer to sustainable development. *Sustainability is also considered to involve compliance with European Environmental Directives.*

TEXT CHANGE ONLY

3 Chapter 2 Core Strategy

PROPOSED AMENDMENT NO. 1.2.1

INCLUDE ADDITIONAL TEXT REGARDING THE FUTURE SUSTAINABLE DEVELOPMENT OF CORK HARBOUR

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Appropriate Assessment Conclusion to the Draft Plan. It is also required to address issues raised by submissions to the draft plan.

PROPOSED AMENDMENT

1. It is recommended that objective CS 2-3 (b) be amended as follows:

CS 2-3 (b)	County Metropolitan Cork Strategic Planning Area (b) Recognise Cork Harbour as a unique and strategic asset both nationally and internationally and promote the development of the Cork Harbour Economy as a key driver of economic growth at a metropolitan, county, regional, national and international level, while protecting the environmental resources of the harbour <i>simultaneously sustainably managing the future development of the Cork Harbour area, taking account of its environmental, ecological, heritage and landscape values.</i>
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2. It is recommended that objective CS 2-1 (h) be amended as follows:

CS 2-3 (h)	County Metropolitan Cork Strategic Planning Area In the Cork Harbour area generally, to protect and enhance the area's natural and built heritage and establish an appropriate balance between competing land uses to maximise the areas overall contribution to Metropolitan Cork while protecting the environmental resources of the Harbour;
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TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.2.2

INCLUDE ADDITIONAL PART (C) TO CS 2-8 AND SUPPORTING PARAGRAPH REGARDING NPO 52

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions to the draft plan.

PROPOSED AMENDMENT

1. It is proposed to include the following part (c) in objective CS 2-8 of the plan.

CS 2-8	(c) Address climate change with particular emphasis on transport provision, by implementing the policies and objectives of this CDP.
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2. It is proposed to include the following paragraph after CS 2-8 Climate Change:

In addition, as outlined in the National Planning Framework, (NPO 52) the planning system will be responsive to our national environmental challenges and ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.2.3

UPDATE SECTION ON POPULATION TARGETS FOR THE CORE STRATEGY

ORIGIN OF AMENDMENT

This amendment is required to address the recommendations set out in the submission by the Office of the Planning Regulator.

PROPOSED AMENDMENT

It is proposed to delete paragraphs 2.4.5, 2.4.6 and 2.4.11 table 2.1, 2.2 and 2.3 and figure 2.2 and replace with the following:

Stage 1: RSES Population Targets

- 2.4.5 Appendix 1 of the RSES includes phased population targets for each Local Authority area in the Southern Region, setting out both a low and high growth scenario up to 2026 and 2031 and the Uplift in population.

2016	2026 (Low and High)	Uplift 2016- to 2026	2031 (Low and High)	Uplift 2026 to 2031
332,000	367,000 - 377,000	35,000- 45,000	382,000 – 398,000	50,000 – 66,000

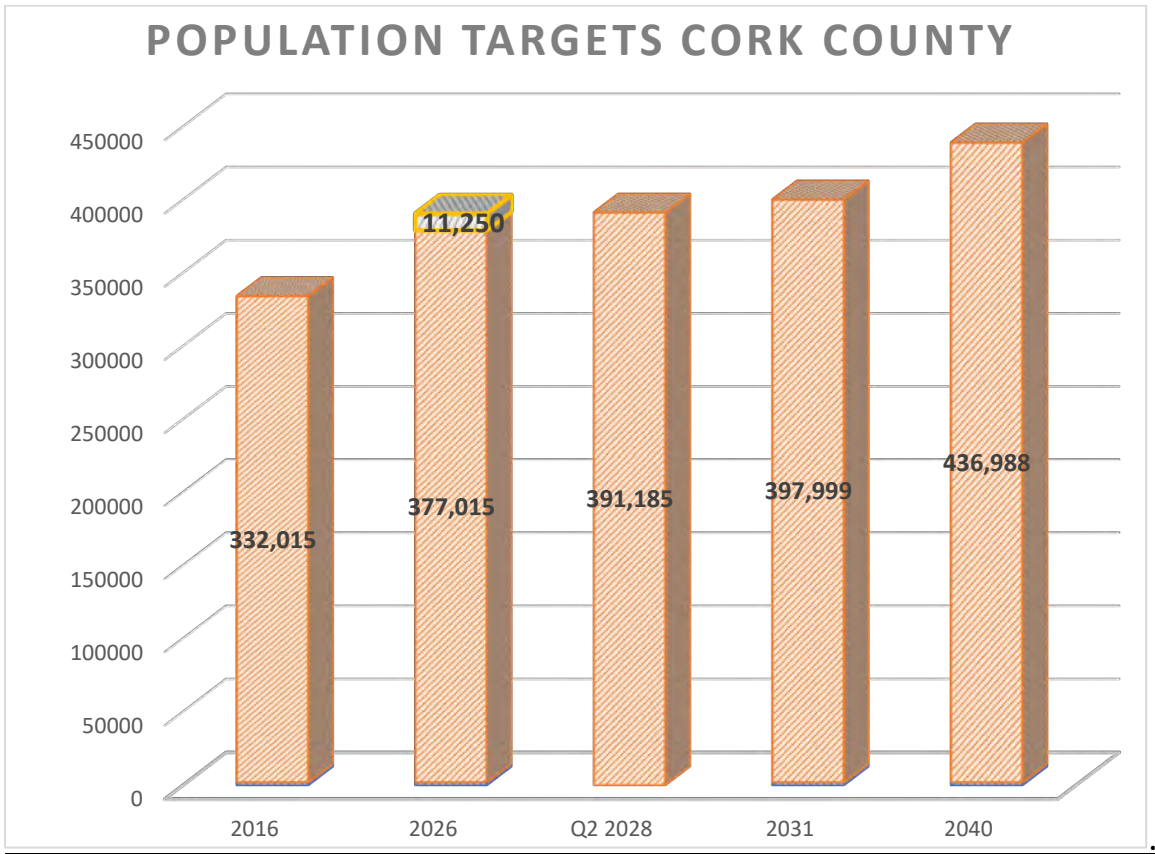
Stage 2: Application of Additional 'Headroom'

- 2.4.6 The NPF, its accompanying Implementation Roadmap and the Southern Region RSES, also refer to further qualified allowances regarding population growth which can be applied to the target population of Cork County. This provides scope for an additional 25% headroom or an additional 11,250 people (to 2026) which may be applied locally at Development Plan stages in Cork (City and County). The additional 25% headroom refers to population and not zoned lands. It is further noted that this additional headroom is located in areas where it is justified, in compliance with the objectives of the NPF and the RSES especially in the achievement of Compact growth targets. The Planning Authority have proportionately allocated this additional 25% over the four Strategic Planning Areas of the County in accordance with the overall Core Strategy policies for the County following the guidance in the RSES for the Southern Region and the Cork MASP.

Stage 3: Relocated Growth [not part of the amendment]

Population Projection for the Cork County Development Plan 2022-2028

- 2.4.11 Table 2.1 details the low and high population projections for County Cork up to 2031. These population projections, which inform the Core Strategy of the County Development Plan, are directly informed by the provisions of the NPF and RSES and are in effect a trickle down from these higher-tier planning policy strategies. In order to take account of the variation between plan timeframes (the County Development Plan covers the period Q3 2022 to Q 2 2028 whereas the RSES covers the period up to 2031) the population targets set out in the following graph incorporate 1.5 years of the 2026- 2031 population growth. The following graph sets out the overall population targets for County Cork up to 2040.



TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.2.4

EVALUATION OF HOUSING DEMAND – UPDATE TO INCLUDE REFERENCE TO RECENTLY PUBLISHED GUIDANCE ON THE PREPARATION OF A HOUSING NEED AND DEMAND ASSESSMENT AND CIRCULAR LETTER HOUSING 14/2021

ORIGIN OF AMENDMENT

This amendment is required to address the publication of the Guidance on the Preparation of a Housing Need and Demand Assessment and associated circular 14/2021 and also the ‘Housing for All’ Plan published by the Government on the 2nd of September, 2021.

PROPOSED AMENDMENT

It is proposed to amend the draft plan to delete section 2.5 Evaluation of Housing Demand – Joint Housing Strategy and Housing Needs Demand Assessment (HNDA) and replace with the following:

2.5 Evaluation of Housing Demand – Joint Housing Strategy and Housing Needs Demand Assessment (HNDA)

2.5.1 The Planning and Development Acts require all planning authorities to include a Housing Strategy in any Development Plan and this plan includes an objective to give effect to the policies contained in the Draft Joint Housing Strategy.

2.5.2 National Policy Objective 37 of the NPF requires each Local Authority to prepare a ‘Housing Need Demand Assessment’ (HNDA). A HNDA is defined in the NPF as a database to allow Local Authorities to run a number of different scenarios to inform key decisions on housing need and supply. HNDA’s are designed to give broad, long term estimates as opposed to precision estimates. The RSES indicates the Cork County Council and Cork City Council prepare a Joint HNDA/Housing Strategy.

2.5.3 The Department of Housing, Planning and Local Government have published Guidance on the Preparation of a Housing Need and Demand Assessment and associated circular 14/2021 (April, 2021) which states that it is expected that HNDA will be integrated into the development plan review process where planning authorities give notice of review of a development plan in accordance with section 11(1) of the 2000 Act, after the date of the Circular (14th of April, 2021).

2.5.4 Cork County Council prepared a Joint Housing Strategy and HNDA with Cork City Council (see Appendix E: Policy Objectives for the Joint Housing Strategy 2022-2028). The strategy informs the housing policy in this plan. The Housing Strategy element is based on the overall population and housing land requirements set out in the Core Strategy.

2.5.5 In addition, and further to the publication of the Government’s ‘Housing for All’ Plan, and Circular 28/2021 regarding Amendments to Part V of the Planning and Development Act 2000 arising from the Affordable Housing Act 2021 - the requirement on developers in Part V of the Planning and Development Act 2000 to provide 10% of zoned residential land to the State will be increased to a mandatory 20% and will now include provision for affordable and cost rental housing, as well as social housing. In accordance with this new measure, this plan requires that 20% of units on all land for residential uses (or for a mix of residential and other uses) to be reserved for the purpose of social and affordable housing, cost rental housing and specialised housing needs. See [Chapter 4 Housing](#) for more information on Housing for All and the Affordable Housing Act 2021.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.2.5

HOUSING TARGETS FOR THE CORE STRATEGY

ORIGIN OF AMENDMENT

This amendment is required to address the recommendations set out in the submission by the Office of the Planning Regulator.

PROPOSED AMENDMENT

It is proposed to amend the draft plan to delete section 2.6 Housing Targets for the Core Strategy in its entirety. It is not considered necessary to replace this section as the Methodology for calculating Housing Targets for the Core Strategy is now contained within the section dealing with the Housing Supply Target Methodology (Dec 2020).

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.2.6

COMPACT GROWTH

ORIGIN OF AMENDMENT

This amendment is required to address the update to the overall requirement for compact growth following the recommendations set out in the submission by the Office of the Planning Regulator.

PROPOSED AMENDMENT

It is proposed to amend the draft plan to delete paragraphs 2.7.1 and 2.7.2 from section 2.7 Compact Growth and replace with the following:

2.7 Compact Growth

2.7.1 The Plan aims to support and implement the underlying theme of the NPF regarding providing for more consolidated urban cores at the heart of our settlements. **This** core strategy aims to deliver at least 30% of the overall net housing requirement in or contiguous to the town centre or **core** and to identify key locations and opportunity sites, which are capable in terms of physical and social infrastructure of being delivered over the lifetime of the plan period, in a manner that supports the achievement of wider national and regional planning policies and objectives. In many settlements there are sites close to the town centre which are greenfield and are zoned for residential development. These sites will contribute significantly to the delivery of compact growth. This approach applies to the main towns and other settlements which were identified as having a population of 1,500 or greater in the last census, (2016).

2.7.2 It is clear that the introduction of significant infill/brownfield targets for residential development within existing settlement 'footprints' in the NPF reflects a greater desire by Government as well as many key stakeholders, to move away from an excessive reliance on greenfield development to meet our development needs and encourage more city, town and village centre renewal. This has resulted in the extent of zonings on peripheral greenfield development sites being critically evaluated with regard to their compatibility with the renewal and regeneration targets set out in the NPF. These sites are identified in the settlement volumes (Volumes Three North Cork, Volume Four South Cork and Volume Five West Cork) of this Plan. This also requires projected population growth to be planned in accordance with NPF National Policy Objectives 3a, b and c, which target infill and brownfield development within the existing built footprint of urban settlements

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.2.7

TIERED APPROACH TO LAND USE ZONING

ORIGIN OF AMENDMENT

This amendment is required to address the recommendations set out in the submission by the Office of the Planning Regulator.

PROPOSED AMENDMENT

It is proposed to amend the draft plan to delete paragraphs 2.8.1 and 2.8.2 from section 2.8 Tiered Approach to Land Use Zoning and replace with the following:

2.8.1 The Council completed a Draft Housing Land Availability Study to help inform residential zoning decisions. Using the methodology set out in Appendix 3 of the National Planning Framework Plan the zoned land supply across the county in the current 8 Municipal District Local Area Plans, 2017 and the 9 former Town Council Town Development Plans was classified on the basis on whether it falls in Tier 1 or Tier2 from a servicing perspective and assumptions were made as to how many housing units the zoned land is likely to yield. This study helped to identify suitable residential lands that were needed to deliver the Core Strategy Targets set out in this Plan. ~~The Draft Housing Land Availability Study has estimated that, across the county as a whole, residential zoned lands which are currently able to connect to existing development services, Tier 1, can yield 6,158 residential units while the Tier 2 lands that have the potential to become fully serviced within the life of the plan can yield 28,369 residential units. Therefore, the Draft HLAS showed that the residentially zoned land in the current 8 Municipal District Local Area Plans, 2017 and the 9 former Town Council Town Development Plans had a potential yield of 34,527 units.~~

2.8.2 The detailed assessment of strategic enabling infrastructure requirements for Tier 1 and Tier 2 lands across the County is provided in [Appendix D1 and D2 and in Volumes 3, 4 and 5 of the plan. Appendix D2 sets out for each residential and mixed use zoned site in the County the tiering and a detailed analysis of the infrastructure requirements of each site, including estimated costings where available.](#) While the NPF tiered approach to zoning does not focus on community infrastructure, the provision of same is considered to be of central importance in the creation of sustainable neighbourhoods in the County and is covered in detail in **Chapter 3 Settlements and Placemaking and Chapter 6 Social and Community**. [In addition, Volumes 3, 4 and 5 of this plan sets out at an individual site level, the site area, appropriate density range of each residentially zoned and mixed use site which includes a residential component in this plan.](#)

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.2.8

SUSTAINABLE DEVELOPMENT FRAMEWORK FOR COUNTY CORK (TABLE 2.6 RSES SETTLEMENT TYPOLOGY AS APPLICABLE TO CORK COUNTY)

ORIGIN OF AMENDMENT

This amendment is required to address the recommendations set out in the submission by the Office of the Planning Regulator.

PROPOSED AMENDMENT

It is proposed to amend the draft plan to delete section 2.9 in its entirety including paragraphs 2.9.1 to 2.9.4 and Table 2.6 and Table 2.7. It is not proposed to replace this section rather to include this information as part of the overall Core Strategy tables.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.2.9

COUNTY CORK CORE STRATEGY

ORIGIN OF AMENDMENT

This amendment is required to address the recommendations set out in the submission by the Office of the Planning Regulator.

PROPOSED AMENDMENT

It is proposed to amend the draft plan to delete paragraphs 2.10.1 to 2.10.26 and replace with the following:

2.10 ~~Cork County Core Strategy~~ Household Projections

~~2.10.1 The ‘Guidance Note on Core Strategies’ (2010), provides that the Core Strategy should summarise the area of land zoned for residential use, or a mixture of residential and other uses, and the amount of land proposed to be zoned for such use. The Draft Housing Land Availability Study detailed in Section 2.8 assessed the existing area of land zoned for residential use in the County as set out the current 8 Municipal District Local Area Plans, 2017 and 9 former Town Council Town Development Plans.~~

~~2.10.2 The Core Strategy in the Cork County Development Plan, 2014, as amended, which was based on the South West Regional Plan 2010 and had a headline year of 2022 indicated a requirement for the delivery of 58,005 new units on 1,874 ha (Net) of residentially zoned land. In order to ensure that there was sufficient headroom the 8 Municipal District Local Area Plans, 2017 and the 9 former Town Council Development Plans made provision for 74,566 units on 2,736ha (Net) of residentially zoned land. The Cork City boundary extension which came into effect on May 2019 reduced the amount of units to be provided in County Cork to 59,158 on 2,064ha of residentially zoned land.~~

~~2.10.3 Section 2.4.11 details the population projection for County Cork for the period 2020-2028. The population projection is informed by the provisions of the NPF and RSES and informs the calculation of the housing target for the period 2020-2028.~~

Following on from the population targets for County Cork for the period of the plan up to Q2 2028 the overall population increase is divided up into the four strategic planning areas as follows:

- **County Metropolitan Cork Strategic Planning Area /County Cork MASP (47%)**
- **County Cork (excluding the County Metropolitan Cork Strategic Planning Area) which is made up of Greater Cork Ring (30%), North Cork (11%) and West Cork (12%)**

~~2.10.4 The Council have taken these population targets and converted them into households and then housing units based on a set of assumptions including, a base population year of 2016, average household size at Strategic Planning Area level throughout the plan period, vacancy as identified in Census 2016 at Strategic Planning Area Level, adjusted to take account of units completed/delivered to give a net units required for 2020-2028. The details of this process are set out below.~~

Population and Households

~~2.10.5 There are a number of factors which influence the translation from population targets at a County or Sub-County area and these have an important bearing on the housing ultimately required in the plan. The starting point is the allocation as set out in the NPF and RSES based on their population targets in a number of tranches 2016-2026, 2026-2031 and 2031-2040. This plan is primarily concerned with the whole of the first tranche using the baseline of 2016 (Census) and taking a proportional allocation from the second tranche to fit with the plan period to 2028.~~

County Metropolitan Cork Strategic Planning Area/County Cork MASP

2.10.6 The County Metropolitan area, that is, the part of the Cork MASP area that is within the functional area of Cork County Council as of the 31st of May 2019 is the only Strategic Planning Area where there is a defined target growth in population of 20,000 people to 2026. This arises from the RSES which states that Cork County (in total) will uplift by 45,000 people **by 2026**. It is important that the 20,000 figure for the County Metropolitan Area is ring-fenced so that this area can actively participate in the promotion of the MASP area. As indicated in the previous sections of this plan in order to align with the NPF and provisions for headroom for County Cork as outlined in the NPF Roadmap a portion of the additional 25% increase on the 2016-2026 overall population was also applied to the County Metropolitan Strategic Planning Area. The rationale for its location to the County Metropolitan Cork Strategic Planning Area follows the long-term strategic vision for Metropolitan Cork as discussed elsewhere in this chapter. Finally, in order to align with the operational period of this County Development Plan to **Q2 2028 1½ years growth** was interpolated from the 2026-2031 Tranche as set out in the NPF and RSES resulting in a population growth target for the County Metropolitan area of **27,514** people to 2028.

County Cork (excluding the County Metropolitan Cork Strategic Planning Area)

2.10.7 County Cork, excluding the County Metropolitan Cork Strategic Planning Area, comprises the Greater Cork Ring, the North Cork and West Cork Strategic Planning Areas. This area will grow by 25,000 **supporting the delivery of the overall population increase for County Cork of 45,000**. The next matter to address was how to apportion the 25,000 people to the three remaining Strategic Planning Areas, the Greater Cork Ring, the North and West.

2.10.8 Following analysis of previous planning strategy, census and current target delivery in the remainder of the County, it was considered reasonable and appropriate to apportion similar percentages to these areas both as demonstrated by their past and current targets, that is to take the 25,000 additional people and attribute **53%** in the Greater Cork Ring, **22%** in the North and **25%** in the West Strategic Planning Areas. Similar to the Metropolitan area, in order to align with the operational period of this County Development Plan to **Q2 2028 1½ years growth** was interpolated from the 2026- 2031 Tranche as set out in the NPF and RSES which lead to an overall growth for the Greater Cork Ring, North and West Strategic Planning Areas of 31,656 people to 2028.

2.10.9 This exercise allowed for the disaggregation of the overall Strategic Planning Area level or sub County targets to achieve the strategic outcomes, policy direction and guidance from the NPF and the RSES to filter down to the settlement framework for Cork County, including an acknowledgement of NPO 9 and the importance of the County Cork MASP area and the Key Towns of Clonakilty and Mallow in performing at a rate of 30% or higher on their 2016 population.

Housing Supply Target Methodology (2020)

2.10.12 In December 2020 following the publication of the ESRI Report entitled, “Regional Demographics and Structural Housing Demand at County Level” the Department of Housing, Local Government and Heritage published the ‘Housing Supply Target Methodology’ Guidelines for Local Authorities issued under Section 28 of the Planning and Development Acts which required a step change in the methodology used in previous Core Strategy population and housing calculations. The new Guidelines are intended to assist in providing the required consistent and coherent approach to be taken by Planning Authorities in incorporating national and regional population and housing projections into their statutory plans.

2.10.13 The ESRI research which led to the publication of the Guidelines was intended to provide a robust, up-to-date and independently developed housing demand projection, which would assist the local government sector by providing an integrated model of housing demand that takes into account demographic, economic and housing market factors, including inter-county migration, at individual local authority level, allowing it to feed into the development of the Housing Need and Demand Assessment (HNDA) tool for local authorities.

2.10.14 Providing an accurate, consistent and integrated estimate of housing need is fundamental to the preparation of a County Development Plan and National Policy Objective 36 of the NPF confirms the importance of an integrated approach to population and housing in the planning system:

“New statutory guidelines, supported by wider methodologies and data sources, will be put in place under Section 28 of the Planning and Development Act to improve the evidence base, effectiveness and consistency of the planning process for housing provision at regional, metropolitan and local authority levels. This will be supported by the provision of standardised requirements by regulation for the recording of planning and housing data by the local authorities in order to provide a consistent and robust evidence base for housing policy formulation.

2.10.16 In this regard, the introduction of Core Strategy planning legislation in 2010, required the provision of a coherent strategic policy direction within a development plan produced by a local authority that must have internal and external policy consistency. Development plans, including their population and housing projections, must therefore be consistent with the related policies and objectives of the relevant Regional Spatial and Economic Strategy (RSES) and the National Planning Framework as a core statutory requirement. Accordingly, these guidelines are intended to assist in providing the required consistent and coherent approach to be taken by planning authorities in incorporating national and regional population and housing projections into their statutory functions. It is also intended that they would assist planning authorities in appropriately integrating the strategic national and regional population parameters into their statutory planning processes, such as the preparation of their city/county development plan and the preparation of their housing strategy, informed by the Housing Need and Demand Assessment (HNDA) process.

2.10.17 The ESRI research applies the projection model to four different development scenarios, namely the Baseline, the NPF 50:50 City, the High Migration and finally the Low Migration Scenario. The NPF 50:50 City scenario is broadly consistent with the National Planning Framework strategy, the 2018 NPF ‘Roadmap’ document and the population parameters specified therein, and it is therefore the recommended housing demand scenario to be used, with any deviation from this scenario required to be evidence-based and consistent with the guidelines. The Guidelines recognise that at their point of publication many local authorities including Cork County Council will have advanced their Core Strategy and HNDA work through the statutory process. **It is required that this Plan demonstrates general consistency with the NPF, ESRI – NPF housing demand scenario, subject to the methodology as set out in the guidelines and within the parameters of potential adjustments to 2026.**

2.10.18 The Guidelines state in paragraph 2.2 that the established NPF Roadmap population projections for each county continue to be the population parameters for local authority development planning processes. County development plans must therefore plan for identified population growth within these estimates and use them as the basis for strategic decision making in their development plan process, including its core strategy, settlement strategy and housing policies.

2.10.19 Paragraph 2.9 states that “The identified NPF 50:50 City Scenario is therefore the recommended housing demand scenario to be used by planning authorities in their planning functions in order to plan for the provision of housing to meet projected levels of demand in their administrative area, in accordance with the NPF strategy. Deviation from this scenario must be evidence-based and consistent with these guidelines.

2.10.20 Para 2.12 states that planning authorities must demonstrate the manner in which their core strategy and other elements of the plan are consistent with the established NPF Roadmap population projections for

their local authority area and accordingly, with the related NPF 50:50 City housing demand projection scenario identified by the ESRI.

2.10.21 In Section 4.0 of the Guidelines a “Methodology for the Application of NPF Population and Housing Projections into Local Authority Plan Processes” is set out in Table 1 of the Guidelines. The Guidelines also include a number of worked examples which are set out in Appendix 1. A separate Appendix 1: Projected Housing Demand by Local Authority Area 2020-2031 ESRI NPF Scenario Housing Supply Target” provides a Table of data for each Local Authority to complete the table in Section 4.0. Table 14 is the relevant table for Cork County Council.

2.10.22 The worked examples which are based on the ESRI Research (NPF Scenario), specifically set out at Local Authority Area from 2017 to the end of the plan period (in the case of this County Development Plan that period being Q2, 2028) provides an overall amount of households from which the completed units and homeless households are subtracted. This is all based on ESRI Research and also best available data from the Census, in the case of new housing completions to most recent available year or quarter prior to Plan commencement and in the case of homeless households and unmet demand as at the most recent Census (2016 in this case).

2.10.23 The worked example also puts forward two Potential Adjustments, 1 and 2 which must be applied during the 2016–2026 Tranche irrespective of when a plan commences. These Potential Adjustments are justified in order to facilitate convergence with the NPF strategy. Potential Adjustment 1 is the Mid-point between ESRI NPF and Baseline scenarios to 2026 and Potential Adjustment 2, further augments the potential housing demand by increasing it by 25%. Appendix B5 of this plan sets out the detail of the Worked Example and how it applies to County Cork. The outputs of these differing scenarios result in a net housing requirement within a range of between 20,588 and 29,316 additional housing units for the plan period. This Core Strategy has worked through two separate methodologies, both with the NPF Projections as their foundation, to achieve a similar result – in the region of about 29,300 required housing units. 2.10.25 The decision to progress with this upper end of the proposed potential adjustment is made primarily, in order to safeguard the state and stakeholder investment made in Cork to date, particularly the investment in the Cork Suburban Rail line reinforcing the consistency with the Cork Metropolitan Area Transport Strategy, (2020), as it is also capable of delivering public and active transport mode choice upon occupation. It is also consistent and in accordance with the NPF, and RSES for the Southern Region. The main focus for targeted growth and investment is within the Metropolitan Cork towns as identified in the Cork MASP, the two Key Towns of Mallow and Clonakilty, as identified within the RSES, as well as a range of sustainable urban and rural centres, the latter acting in concert with shared networks as indicated in the RSES to serve the expansive rural hinterland of County Cork.

2.10.24 In order to achieve this, and to guide each Planning Authority in applying the methodology, background data (on a ‘per annum’ basis) was required for the methodology calculation in Table 1 of the Guidelines. Using this background data, the projected households for County Cork from Q3 2022 to Q2 2028 were calculated. Further to this, the additional households arising from the 25% population boost were calculated (4,318) and added to the baseline plan housing demand (D). This resulted in an overall requirement for the plan period of 22,611 units as set out in the following table.

2.10.26 It is considered that this also consistent with the NPF National Strategy outcomes to achieve compact growth, sustainable mobility and transition to a low carbon society and sites identified in this plan are capable of being serviced by physical and social infrastructure such as water services, schools and public amenities and recreational facilities and local employment opportunities within the plan period. However, as noted in previous Core Strategies, this will require significant investment and support from many state agencies including but not limited to Irish Water, the National Transport Authority and Transport Infrastructure Ireland.

Table 2.X Household Projections for County Cork Q3 2022- Q2 2028				
	Cork County Council Q2 2022-Q2 2028	Total Households	Number of Relevant Years	Annual Average Households
A	ESRI NPF scenario projected new household demand 2017 to end Q2 2028	24,910	11.5	2,166
B	Actual new housing supply 2017 to end Q2 2022 (estimated future delivery projected pro rata from year to date)	6,783	5.5	1,233
C	Homeless households (latest data), and unmet demand as at most recent Census	166	-	-
D	Plan Housing Demand = Total (A-B+C) (Projected ESRI NPF demand - new completions) = Unmet demand	18,293	6	3,049
D1	25% Population Allocation to 2026	4,318	-	-
Total	Plan Housing Demand = Total (A-B+C) (Projected ESRI NPF demand - new completions) = Unmet demand	22,611	6	3,769

The 22,611 unit requirement was then apportioned to the four Strategic Planning Areas using the same allocations provided for during the population allocation in order to draw a logical parallel between the NPF Roadmap Population Targets and the ESRI and HST Guidelines.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.2.10

HOUSING REQUIREMENT FOR THE PLAN PERIOD¹

ORIGIN OF AMENDMENT

This amendment is required to address the recommendations set out in the submission by the Office of the Planning Regulator.

PROPOSED AMENDMENT

It is proposed to amend the draft plan to delete paragraphs 2.11.1 to 2.11.3 and tables 2.8 and 2.9 and replace with the following:

Housing and Jobs Requirement for the Plan Period

2.11.1 The Core Strategy Table which deals with the plan period to Q2 2028 makes provision to accommodate population growth of **59,170** requiring delivery of **22,611** net housing units. The Core Strategy shows that it is intended to deliver **6,230** of those units on brownfield/infill/existing built footprint sites **combined with greenfield sites within 800m of the town centre to support the delivery of compact growth**. The Plan intends to **deliver 12,634** units on zoned lands within Main Towns and Key Villages over 1,500 population.

These houses will be accommodated on **628** ha of lands zoned for residential and mixed use, of which **296** ha is Tier 1 and **332** ha is Tier 2.

The balance of **6,158** units will be accommodated in the Key villages, smaller villages, and rural areas, with **1,327** in the Key Villages (with less than 1,500 population), **4,831** in the villages and rural areas outside development boundaries.

Table 2.8 Cork County Overall Population Growth Units Required and Housing Supply at a Strategic Planning Area Level

Strategic Planning Area	Requirement						Estimated Units Supply		Estimated Land Supply (Ha)		
	Pop 2016 Census	Pop Targets to 2028	Pop Increase 2016-2028	Net New Units Required for the Plan Period 2022 Q3-2028 Q2	Units from Zoned Sites in Main Towns and Key Villages over 1,500	Units from all other Key Villages, Villages and Rural Area	Estimated Units Yield from Compact Growth	Other Zoned Residential and Mixed Use Sites (incl Additional Provision)	Total Estimated Net area zoned in this plan (incl Additional Provision) (Ha)	Tier One (Ha)	Tier Two (Ha)
County Metro Cork	94,553	122,067	27,514	10,514	9,482	1,032	2,174	8,561	313	139	174
Greater Cork Ring	124,970	142,856	17,886	6,835	4,053	2,782	1,879	2,862	172	103	69

¹ Please note that this amendment includes the amendments as proposed in the CE Report (12(4) 24th September 2021) and will be further updated with the final adopted amendments for the publication of the adopted plan.

Table 2.8 Cork County Overall Population Growth Units Required and Housing Supply at a Strategic Planning Area Level

Strategic Planning Area	Requirement						Estimated Units Supply		Estimated Land Supply (Ha)		
	Pop 2016 Census	Pop Targets to 2028	Pop Increase 2016-2028	Net New Units Required for the Plan Period 2022 Q3-2028 Q2	Units from Zoned Sites in Main Towns and Key Villages over 1,500	Units from all other Key Villages, Villages and Rural Area	Estimated Units Yield from Compact Growth	Other Zoned Residential and Mixed Use Sites (incl Additional Provision)	Total Estimated Net area zoned in this plan (incl Additional Provision) (Ha)	Tier One (Ha)	Tier Two (Ha)
North Cork	51,601	58,345	6,744	2,577	1,398	1,179	1,340	278	63	46	17
West Cork	60,891	67,917	7,026	2,685	1,520	1,165	837	933	80	8	72
County Excl County Metro	237,462	269,118	31,656	12,097	6,971	5,126	4,056	4,073	315	157	158
Total County	332,015	391,185	59,170	22,611	16,453	6,158	6,230	12,634	628	296	332

Due to rounding, numbers presented throughout this table may not add up precisely to the totals provided in other tables contained in the plan there may be a +1 / -1 difference

Using the RSES Jobs target the following population increase for the plan period results in an overall growth of 35,502 Jobs.

Table 2.9: Cork County Core Strategy Overall Population and Jobs Growth

	Population			Jobs
	Population 2016 Census	Population Projection to 2028	Population Increase 2016-2028	Growth in Jobs within the whole SPA
County Metropolitan	94,553	122,067	27,514	16,509
Greater Cork Ring	124,970	142,856	17,886	10,732
North Cork	51,601	58,345	6,744	4,046
West Cork	60,891	67,917	7,026	4,216
County Excluding Metro	237,462	269,118	31,656	18,994
Total New County	332,015	391,185	59,170	35,502

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.2.11

ADDITIONAL PROVISION, LONG TERM STRATEGIC AND SUSTAINABLE DEVELOPMENT SITES (FURTHER ADDITIONAL PROVISION)

ORIGIN OF AMENDMENT

This amendment is required to address the recommendations set out in the submission by the Office of the Planning Regulator and following the publication of the Draft Development Plan Guidelines (2021).

PROPOSED AMENDMENT

1. Include a new section 'Additional Provision'

Additional Provision

The Draft County Development Plan Guidelines from the Department of Housing, Heritage and Local Government were published on 9th August 2021 for public consultation until 8th October 2021. The Draft Guidelines include a number of provisions to ensure sufficient provision of housing lands/sites such as Additional Provision. In providing housing sites for development within settlements, it may be necessary to zone more serviced land and sites for residential (or a mixture of residential and other uses), than would equate to meeting precisely the projected housing demand for that settlement. This approach recognizes that a degree of choice in development sites to be provided locally is desirable to avoid restricting the supply of new housing development through inactivity on a particular landholding or site. The extent of any Additional Provision must be comprehensively identified, quantified and explained in the core strategy and shall not exceed 20-25% of the required quantum of zoned land and sites in settlements in any planning authority area as a whole, for any six-year plan period.

The Core Strategy for this plan, after identifying the site/land requirements to meet the housing supply target for that settlement, also identifies additional sites/lands to ensure sufficient choice for development potential is safeguarded.

The Planning Authority take the view that Additional Provision will apply as required to most Main Towns and Key Villages (>1,500 population) as it is critically important that the maximum amount of residentially zoned land is available to ensure an adequate supply of housing given the current severely dysfunctional housing market where supply of new houses is trailing well behind demand and there is significant unmet demand in the market all cross the county which remains to be satisfied. The supply of new houses has been significantly impacted by constraints in water services infrastructure across the county, many of which are due to be addressed under the Irish Water Investment Programme over the lifetime of the next County Development Plan in the period to 2028. Supply has also been disrupted by a range of economic and financial considerations, and most recently by the Covid-19 pandemic. Where a settlement meets the criteria for the allocation of additional provision, then the amount of land and equivalent unit supply is outlined in the overall Core Strategy with further detail in the respective Core Strategy Statement and Volume Three, Four, and Five of this plan. It is intended that these sites are available for residential development throughout the lifetime of this plan, subject to proper planning and sustainable development.

2. It is also proposed to amend the draft plan to rename section 2.14 'Urban Expansion Areas and the Monard SDZ: Long term and Strategic Development Areas (Further Additional Provision)'
3. It is also proposed to include new paragraphs before 2.14.1 which set out the background and guidance regarding the Long term and Strategic Development Areas.

Long Term Strategic and Sustainable Development Sites (Further Additional Provision)

The publication of the Draft Development Plan Guidelines also acknowledges that strategic and sustainable development sites are key development sites that may comprise lands and sites for urban regeneration and/or transport-led development. They may comprise either brownfield/infill or greenfield land and may also be subject to Strategic Development Zone (SDZ) status, or other relevant planning-related designation. Such sites are characterised by:

- their potential for significant residential development to be delivered over a timescale greater than a single six-year development plan period;
- their significant scale – generally several thousand new homes as a new urban extension to a City or NPF Regional Centre; and
- A requirement to be aligned and supported by significant water services, transport and other infrastructural investment. The extended timescale needed to deliver such infrastructure will require certainty in terms of zoning status to ensure such long-term planning and investment.

Also, the “Housing for All” document identifies “Urban Development Zones (UDZs) which will appear to play a similar role as our Urban Expansion Areas. It is considered that Urban Development Zones and the Long Term Strategic and Sustainable Development Sites designations are similar in their aims to Cork County Council’s long established Urban Expansion Areas.

4. It is proposed to amend paragraphs 2.14.6 and 2.14.7 and delete Table 2.10 and replace with the following:

2.14.6 In acknowledging that the Urban Expansion Area sites at Midleton, Carrigtwohill and Cobh and the SDZ at Monard will not be fully delivered during this development plan cycle, the Council has included land use proposals for these sites in their entirety, as it has in the past in order to continue to give guidance and confidence to all key stakeholders who have been involved to date and also to leverage maximum return from the state funding secured to date. It is with this strategic longer-term vision in mind that this Core Strategy seeks to provide clarity and certainty to ensure that the remaining portions of these Urban Expansion Areas and commencement of the SDZ at Monard will be delivered post 2028 by designating parts of these key sites as Long Term Strategic and Sustainable Development Sites (Further Additional Provision).

For these overall sites there is a portion of development which is likely to be delivered during the development plan period (i.e. to Q3 2028) and also, a portion of development which is unlikely/less likely to be delivered during this development pan period. Where lands are likely to be developed, they form part of this Core Strategy Units and Land Requirement. In addition, where lands are ‘not likely/less likely’ to be developed within the plan period they are ~~should be~~ identified by a ‘Long-Term Strategic and Sustainable Development Site/Further Additional Provision’ designation, reflecting that these sites may deliver housing over the period of this plan or within the subsequent development plan period (i.e. more than 6 years). ~~The following Table 2.10 aims to show the overall scale of development proposed in this plan and those units that will be provided during the next plan cycle, while keeping within the growth targets as set out by the NPF and the RSES/ Cork MASP.~~

2.14.7 In summary therefore, in Midleton, Carrigtwohill, Cobh and Monard SDZ, this Plan is looking beyond its current 2028 headline year as regards the contribution the Urban Expansion Areas in these towns can make to the delivery of the targets to 2031 and beyond. ~~by including proposals for the development of these lands in this Plan. The next County Development Plan will run from 2028–2034 and will provide for growth beyond the 2031 targets. The following table sets out both the growth proposed in this plan in the ‘units 2016–2028’ column and those additional units being proposed in this plan from the growth target to 2031 (estimated gross new units 2028 to 2031 (SDZ/UEA) highlighted column below).~~

It is intended that these sites are available for residential development throughout the lifetime of this plan, subject to proper planning and sustainable development.

Table 2.11 Long Term Strategic and Sustainable Development Sites²

Settlement	Long Term Strategic and Sustainable Development Sites (Further Additional Provision)	
	Ha	Units
Midleton	16	390
Carrigtwohill	70	2,322
Cobh	31	1,087
Monard SDZ	41	1,443
Total County	158	5,242

Table 2.10: Proposed Population Targets to 2031 for Urban Expansion Areas and Monard SDZ

2031	Population Target 2031	Total New Households 2016 to 2031	Estimated Gross New Units 2016 to 2028	Estimated Gross New Units 2028 to 2031 (SDZ/JEA)	Total units to be supplied to 2031
County Metro	131,443	17,195	13,543	4,942	18,485
-	-	-	-	-	-
Midleton	23,256	4,264	3,355	1,229	4,584
Carrigtwohill	15,770	4,271	3,445	1,029	4,474
Cobh	19,927	2,550	1,604	1,137	2,741
Monard SDZ	4,000	1,342	0	1,443	1,443
Total	62,953	12,427	8,404	4,838	13,242
-	-	-	-	-	-
Remainder SPA	68,490	4,768	5,139	104	5,243

TEXT CHANGE ONLY

(Note: see other related amendments to Chapter 18 - 1.18.4 and 1.18.5)

² **Please note that this table includes the amendments as proposed in the CE Report (12(4) 24th September 2021) and will be further updated with the final adopted amendments for the publication of the adopted plan.**

PROPOSED AMENDMENT NO. 1.2.12

PHASING AND RESIDENTIAL RESERVE

ORIGIN OF AMENDMENT

This amendment is required to address the recommendations set out in the submission by the Office of the Planning Regulator and following the publication of the Draft Development Plan Guidelines (2021).

PROPOSED AMENDMENT

1. It is proposed to amend paragraphs 2.13.1 to 2.13.2 as follows;

Phasing

~~In the context of phasing~~ It is not considered appropriate to impose phasing on the development of lands which are located within or contiguous to the existing built up area of Settlements. ~~As set out in the Appendix D Critical Infrastructure,~~ Coupled with this approach is the list of potential infrastructure constraints relating to identified growth areas which **are due to be resolved** within the lifetime of the Plan as set out in [Appendix D1 and D2](#), and as such, it is not considered appropriate to artificially constrain development through the phasing of lands which may come on stream for development where identified constraints have been resolved.

It is considered that the imposition of further phasing could lead to uncertainty in the market which may impact the delivery of development at suitable locations identified for growth. Accordingly, and for the purpose of this Core Strategy lands identified for growth are thus considered suitable to be in the first phase of development subject to being served by the requisite enabling and supporting infrastructure to support development.

Residential Reserve

In some of the Metropolitan Towns, Key Towns and some County Towns lands have been identified for residential development which are not required in the short to medium term but are located in settlements where accelerated growth has historically taken place and is anticipated in the future. These lands have been classified as a Residential Reserve, to support their future availability for residential use and to ensure the long term strategic vision for the sustainable development of these lands, and the delivery of enabling infrastructure, can be realised. It is important that these lands continue to be identified as part of the longer-term residential land supply to bring some certainty to the development process. Further details of these Zoning Categories are set out in **Chapter 18 Land Use and Zoning**.

2. It is also proposed to amend the draft plan to insert the following Table 2.10 'Residential Reserve'³

Strategic Planning Area	Residential Reserve	
	Ha	Units
County Metro Cork	94	2,730
Greater Cork Ring	79	2,028
North Cork	21	615

³ **Please note that this table includes the amendments as proposed in the CE Report (12(4) 24th September 2021) and will be further updated with the final adopted amendments for the publication of the adopted plan.**

Table 2.10**Residential Reserve**

Strategic Planning Area	Residential Reserve	
	Ha	Units
West Cork	10	280
County <i>Excl County Metro</i>	109	2,923
Total County	203	5,653

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.2.13

INCLUDE NEW SECTION COUNTY CORE STRATEGY STATEMENT AND TABLE

ORIGIN OF AMENDMENT

This amendment is required to address the recommendations set out in the submission by the Office of the Planning Regulator and following the publication of the Draft Development Plan Guidelines (2021).

PROPOSED AMENDMENT

1. It is proposed to include a new section County Core Strategy Statement as follows:

Core Strategy Statement

In line with the NPF and RSES, a significant portion of County Cork's proposed growth will be in the County Cork Metropolitan Area and the two Key Towns of Mallow and Clonakilty. In the other County towns, Key Villages and smaller settlements outside of this area, the overall objective is to ensure that these settlements grow at an appropriate rate where both physical and social infrastructure keeps pace with population growth. Having regard to the population and household projections and the settlement hierarchy identified in the RSES, the population and household projections to 2028 are allocated to each level of the settlement network. The following approach was adopted in deciding the appropriate growth rates for the different settlements within the settlement hierarchy:

1. Within the Cork County Metropolitan Area, the majority of the population allocation is to be facilitated within the Metropolitan Towns and Key Villages over 1,500 population as these settlements are considered suitable for growth due to their location within the MASP area and also the availability of existing or planned infrastructure.
2. Outside of the Cork MASP, the Key towns of Mallow and Clonakilty are large scale urban centres functioning as self-sustaining regional drivers. They are strategically located urban centres with good accessibility and significant influence in a sub-regional context. While significant development is proposed for both Key Towns, as Clonakilty is proportionally a smaller settlement in population terms, it will exceed the 30% population increase on its 2016 population (34 % growth on 2016 population).
3. Generally, the allocation of growth targets, seeks to ensure that the growth would be sustainable and in keeping with the scale of the settlements. It also ensures the capacity to accommodate the additional growth without damage to the settlement's character and the carrying capacity of their environment and infrastructure. In accordance with the NPF the population growth rates are generally not proposed in excess of 30% of the 2016 population. However, in Bantry where the CSO boundary has resulted in an artificially deflated census baseline population and to reflect its enhanced status in the RSES a special exception is made as it exceeds the 30% by 4%. Using our own population estimates based on Geodirectory and the 2016 development boundary for Bantry this figure reduces to 26%.
4. The extent of residential development and to a lesser extent mixed use residential development, which has occurred since the 2016 Census will affect the growth of future housing within the Plan period. In respect of settlements which saw uniform growth rates over the 2016 population, the requirement for additional housing will result in some settlements having a greater need for additional housing than others of similar size. The units which are under construction or are substantially complete have been accounted for in accordance with the Draft Development Plan Guidelines (2021).
5. In limited circumstances, where there is outstanding planning permission for dwelling units, such developments or commitments may result in these settlements already breaching or close to

breaching the 30% rate, this is evident in some of our Key Villages which are to exceed 1,500 people over the lifetime of the plan, within the Cork County Metropolitan Area (Glounthaune and Killumney Ovens). In these cases it is considered important that an allowance for growth on sites without the benefit of planning permission, taking into account spare capacity or the imminent construction of additional water infrastructure which failed to materialise over the course of the previous plan period is made.

6. This plan does not zone residential development within the boundaries of villages less than 1,500 population or villages that are due to grow in excess of 1,500 during the lifetime of the plan. Rather, each village is assigned an 'Overall Scale of New Development'. It is not intended that this figure is seen as a target, or an absolute maximum limit on development, but as an indication of the number of additional dwellings which could reasonably be accommodated within a settlement over the lifetime of this plan subject to other considerations of proper planning and sustainable development.

Development within villages also has to be balanced in line with the overall strategy which seeks to establish an appropriate balance in the spatial distribution of future population growth so that the towns can accelerate their rate of growth and achieve a critical mass of population. In addition, the settlement network includes 'Other Locations'. These "Other Locations" are areas that are recognised as performing important functions with regard to tourism, heritage, recreation and other uses but not generally a residential function.

2. Insert paragraph 2.12.1 'Core Strategy Statements' here.

3. Insert new Core Strategy Table 2.X as follows: See Attached New Core Strategy Table (in A3). **Please note that this table includes the amendments as proposed in the CE Report (12(4) 24th September 2021) and will be further updated with the final adopted amendments for the publication of the adopted plan.**

4. Consequential changes to all DB objectives and tables in Volumes 3, 4 and 5 which will be updated in accordance with this amendment.

TEXT CHANGE ONLY

Proposed Amendment No 1.2.13: Table 2.X Cork County Core Strategy Table

Settlement Type / Name		2016 Population and Housing Target				Lands (Ha)					Units					
Settlement Type	Settlement Name	Census 2016 Population	Census 2016 (%)	Housing Target 2022-2028 (units)	Housing Target %	Existing Zoning (Ha) (Figures taken from Variation No. 1 to the 2014 CDEP)	Zoned land Required (with Additional Provision) (Ha)	Adjustment to Zoned Land (Ha)	Compact Growth/ Infill / Brownfield (Ha)	Other Residential and Mixed-Use Zoning (Non-infill) with Additional Provision Ha	Compact Growth / Infill / Brownfield (Units)	Compact Growth Residential Zoning (Units)	Other Residential and Mixed-Use Zoning (without Additional Provision) (Units)	Total Units Provided for in this plan	Total Units including Additional Provision	
County Total		332,015	100%	22,611	100%											
County Cork MASP	Large Towns (8-10,000)	Carrigaline	15,770	5%	1,806	8%	99	57	42	5	52	373	117	1,316	1,806	1,806
		Cobh	12,800	4%	1,160	5%	72	36	36	2	34	288	80	792	1,160	1,524
		Midleton	12,496	4%	2,647	12%	186	92	94	0	92	300	0	2,347	2,647	3,250
	Medium Towns (4-8,000)	Passage West / Glenbrook/Monkstown	5,843	2%	379	2%	39	12	27	0	12	139	0	240	379	436
		Carrigtwohill ~	5,080	2%	1,784	8%	145	42	103	0	42	229	0	1,555	1,784	2,024
	Approved SDZ	Monard	492	0%	0	0%	0	0	0	0	0	0	0	0	0	0
	Small Towns (1,500-4/5,000) and Strategic Employment Areas	Crosshaven and Bays	2,577	1%	103	0%	N/A	5	N/A	5	0	30	73	0	103	103
		Whitegate and Aghada ~	2,184	1%	60	0%	N/A	9	N/A	7	2	17	35	8	60	60
		Cloyne	1,803	1%	195	1%	N/A	9	N/A	7	2	74	121	0	195	229
		Castlemartyr	1,600	0%	122	1%	N/A	5	N/A	4	1	47	75	0	122	148
		Glounthaune	1,440	0%	379	2%	N/A	11	N/A	4	7	0	90	289	379	379
		Little Island ~	1,461	0%	500	2%	12	17	5 (addition)	0	17	0	0	500	500	500
		Killumney-Ovens	1,132	0%	424	2%	N/A	23	N/A	8	15	106	115	203	424	424
Bingaskirdy ~		580	0%	45	0%	N/A	N/A	N/A	N/A	N/A	N/A	45	N/A	N/A	N/A	
Key Towns	Mallow	12,459	4%	1,105	5%	340	35	304	1	34	237	42	826	1,105	1,207	
	Clonakilty	4,592	1%	600	3%	93	25	68	5	20	80	147	373	600	700	
	Self-Sustaining Growth: Medium Towns (>5,000)	Youghal	7,963	2%	359	2%	104	13	92	0	13	136	0	223	359	411
		Bandon	6,957	2%	694	3%	102	50	52	22	28	36	186	472	694	874
Fermoy		6,585	2%	675	3%	93	26	67	6	20	203	192	280	675	815	
Kinsale		5,281	2%	404	2%	39	13	26	1	12	125	32	247	404	481	
Self-Sustaining Small Towns, Key Villages and Villages	Charleville	3,919	1%	456	2%	71	13	58	11	2	117	339	0	456	519	
	Macroom	3,765	1%	399	2%	61	15	48	7	8	120	177	102	399	487	
	Mitchelstown	3,740	1%	357	2%	86	23	63	16	7	25	304	28	357	447	
	Skibbereen	2,778	1%	300	1%	69	16	53	9	7	61	149	90	300	344	
	Bantry	2,722	1%	344	2%	101	22	79	4	18	87	81	176	344	424	
	Kanturk	2,350	1%	224	1%	32	7	26	5	2	120	104	0	224	253	
	Rathcormack	1,762	1%	146	1%	N/A	9	N/A	7	2	6	140	0	146	169	
	Dunmanway	1,655	0%	126	1%	39	9	30	4	5	12	70	44	126	152	
	Millstreet	1,555	0%	150	1%	20	8	12	5	3	20	100	30	150	150	
	Watergrasshill	1,346	0%	149	1%	N/A	6	N/A	5	1	0	125	0	125	125	
	Buttevant	970	0%	123	1%	32	8	24	6	2	9	114	0	123	161	
	Newmarket	976	0%	88	0%	25	4	21	4	0	37	51	0	88	88	
	Castletownbere	860	0%	70	0%	38	5	33	5	0	7	63	0	70	70	
	Schull	700	0%	80	0%	11	3	8	3	0	20	60	0	80	80	
	All Other Key Villages															
All Other Villages																
Rural Areas	Rural Areas	193,822	60%	6,117	27%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

Please Note the Following: * This Variation contains the latest available figures for lands currently zoned in the Municipal District Local Area Plans and the Town Development Plans for the former Town Councils. Please refer to Settlement Density Location Guide (as amended) in Chapter 4, Volume of the Plan for more detail on the density targets for each settlement ~ Strategic Employment Areas. Due to rounding, numbers presented throughout this table may not add up precisely to the totals provided in other tables contained in the plan there may be a +1 / -1 difference

PROPOSED AMENDMENT NO. 1.2.14

REVISE TABLES IN APPENDIX B1, B2, B3 AND B4

ORIGIN OF AMENDMENT

This amendment is required to address the recommendations set out in the submission by the Office of the Planning Regulator and following the publication of the Draft Development Plan Guidelines (2021).

PROPOSED AMENDMENT

It is proposed to amend the draft plan to delete tables B1 to B4 and replace as follows⁴:

B1 County Metropolitan Cork Strategic Planning Area

County Metropolitan Cork Strategic Planning Area		Population based on Census 2016	Population Target 2028	Net New Units Required for the Plan Period	Compact Residential Growth / Infill / Brownfield (Units)	Other Residential and Mixed Use Zoning (without Additional Provision) (Units)	Other Residential and Mixed Use Zoning (with Additional Provision) (Units)	Total Estimated Net area zoned in this plan (with Additional Provision) (Ha)	Total amount in Tier 1 and Tier 2 (NPF) (Ha)	
									T1	T2
Main Towns	Carrigaline	15,770	20,495	1,806	490	1,316	1,316	57	25	32
	Carrigtwohill	5,080	9,749	1,784	216	1,568	1,808	42	16	26
	Cobh	12,800	15,836	1,160	368	792	1,156	36	13	23
	Little Island	1,461	2,769	500	0	500	500	17	17	-
	Midleton	12,496	19,423	2,647	300	2,347	2,950	92	0	92
	Monard SDZ	492	492	0	0	0	0	0	0	0
	Passage West/ Glenbrook/ Monkstown	5,843	6,835	379	139	240	297	12	11	1
	Total Main Towns	53,942	75,599	8,276	1,513	6,763	8,027	256	82	174
Key Villages and Specialist Employment Areas	Crosshaven and Bays	2,577	2,847	103	103	0	0	5	5	0
	Cloyne	1,803	2,313	195	195	0	34	9	9	0
	Killumney/ Ovens	1,132	2,242	424	221	203	203	23	23	0
	Whitegate & Aghada	2,184	2,341	60	52	8	8	9	9	0

⁴ **Please note that these tables (B1 – B4) include the amendments as proposed in the CE Report (12(4) 24th September 2021), and the consequential changes which have arisen in the villages and rural (as identified). These tables will be further updated with the final adopted amendments for the publication of the adopted plan.**

County Metropolitan Cork Strategic Planning Area		Population based on Census 2016	Population Target 2028	Net New Units Required for the Plan Period	Compact Residential Growth / Infill / Brownfield (Units)	Other Residential and Mixed Use Zoning (without Additional Provision) (Units)	Other Residential and Mixed Use Zoning (with Additional Provision) (Units)	Total Estimated Net area zoned in this plan (with Additional Provision) (Ha)	Total amount in Tier 1 and Tier 2 (NPF) (Ha)					
									T1	T2				
	Glounthaune	1,440	2,432	379	90	289	289	11	11	0				
	Total Key Villages >1,500	9,136	12,174	1,161	661	500	534	57	57	0				
	Ringaskiddy	580	698	45	--	--		--	--					
Villages	Ballygarvan	30,895	33,596	45	--	--		--	--					
	Halfway			10										
	Minane Bridge			10										
	Waterfall			22										
	Ballinhassig			45										
	Dripsey Model Village			30										
	Courtbrack			10										
	Upper Dripsey			5										
	Ballynora			8										
	Saleen			30										
	Whitechurch			50										
	Knockraha			10										
	Lisgoold			20										
	Total Villages			295							--	--	--	--
	Rural			Total Rural									737	--
Total SPA		94,553	122,067	10,514	2,174	7,263	8,561	313	139	174				

Due to rounding, numbers presented throughout this table may not add up precisely to the totals provided.

B2 Greater Cork Ring Strategic Planning Area

Greater Cork Ring Strategic Planning Area		Population based on Census 2016	Population Target 2028	Net New Units Required for the Plan Period	Compact Residential Growth / Infill / Brownfield (Units)	Other Residential and Mixed Use Zoning (without Additional Provision) (Units)	Other Residential and Mixed Use Zoning (with Additional Provision) (Units)	Total Estimated Net area zoned in this plan (with Additional Provision) (Ha)	Total amount in Tier 1 and Tier 2 (NPF) (Ha)	
									T1	T2
Main Towns	Bandon	6,957	8,773	694	222	472	652	50	26	24
	Fermoy	6,585	8,351	675	395	280	420	27	10	17
	Kinsale	5,281	6,338	404	157	247	324	13	0	13
	Macroom	3,765	4,809	399	297	102	190	13	11	2
	Mallow	12,459	15,351	1,105	279	826	928	36	36	0
	Youghal	7,963	8,902	359	136	223	275	13	0	13
	Total Main Towns	43,010	52,525	3,636	1,486	2,150	2,789	152	83	69
Key Villages >1,500	Castlemartyr	1,600	1,920	122	122	0	0	5	5	0
	Rathcormack	1,762	2,144	146	146	0	0	9	9	0
	Watergrasshill	1,346	1,736	149	125	0	24	6	6	0
	Total Key Villages >1,500	4,708	5,800	417	393	0	24	20	20	0
Key Villages	Ballinspittle	224	287	24	--	--	--	--	--	--
	Belgooly	826	908	31						
	Inishannon	907	1,161	97						
	Riverstick	590	755	63						
	Carrignavar	519	545	32 ⁵						
	Killeagh	899	1,150	96						
	Castlelyons/ Bridebridge	374	446	27						
	Glenville	531	557	10						
	Kilworth	1,055	1,134	30						
	Grenagh	579	614	13						
	Coachford	408	657	95						

⁵ Further consequential change arising from Proposed Amendment No 4.2.7.7

Greater Cork Ring Strategic Planning Area		Population based on Census 2016	Population Target 2028	Net New Units Required for the Plan Period	Compact Residential Growth / Infill / Brownfield (Units)	Other Residential and Mixed Use Zoning (without Additional Provision) (Units)	Other Residential and Mixed Use Zoning (with Additional Provision) (Units)	Total Estimated Net area zoned in this plan (with Additional Provision) (Ha)	Total amount in Tier 1 and Tier 2 (NPF) (Ha)	
									T1	T2
	Ballineen/ Enniskeane	692	886	74						
	Dromahane	959	985	10						
	Total Key Villages	8,563	10,084	603	--	--	--	--	--	--
Villages	Ballincurrig	68,689	74,448	10						
	Ballinadee			10						
	Crossbarry			33						
	Kilbrittain			20						
	Newcestown			15						
	Old Chapel			16						
	Ballycotton			45						
	Ballymacoda			12						
	Dungourney			10						
	Ladysbridge			40						
	Mogeely			40						
	Shanagarry/ Garryvoe			50						
	Ballynoe			9						
	Bartlemy			10						
	Clondulane			10						
	Ballyclogh			20						
	Bweeng			10						
	Glantane			10						
	Lombardstown			10						
	New Twopothouse			5						
Aghabullogue	20									
Aherla	10									

Greater Cork Ring Strategic Planning Area		Population based on Census 2016	Population Target 2028	Net New Units Required for the Plan Period	Compact Residential Growth / Infill / Brownfield (Units)	Other Residential and Mixed Use Zoning (<u>without</u> Additional Provision) (Units)	Other Residential and Mixed Use Zoning (<u>with</u> Additional Provision) (Units)	Total Estimated Net area zoned in this plan (<u>with</u> Additional Provision) (Ha)	Total amount in Tier 1 and Tier 2 (NPF) (Ha)	
									T1	T2
Rural	Cloghduv			50						
	Clondrohid			20						
	Crookstown			10						
	Kilmurry			5						
	Rylane/ Seiscne			21						
	Stuake/ Donoughmore			5						
	Dunderrow			20 ⁶						
	Coolagowan			5 ⁷						
	Total Villages			546	--	--	--		--	
Total Rural			1,632	--	--	--		--		
Total Strategic Planning Area		124,970	142,856	6,835	1,879	2,150	2,813	172	103 69	

Due to rounding, numbers presented throughout this table may not add up precisely to the totals provided.

⁶ Further consequential change arising from Proposed Amendment No 5.1.21.1

⁷ Further consequential change arising from Proposed Amendment No 3.1.23.1

B3 North Cork Strategic Planning Area

North Cork Strategic Planning Area		Population based on Census 2016	Population Target 2028	Net New Units Required for the Plan Period	Compact Residential Growth / Infill / Brownfield (Units)	Other Residential and Mixed Use Zoning (without Additional Provision) (Units)	Other Residential and Mixed Use Zoning (with Additional Provision) (Units)	Total Estimated Net area zoned in this plan (with Additional Provision) (Ha)	Total amount in Tier 1 and Tier 2 (NPF) (Ha)	
									T1	T2
Main Towns	Buttevant	970	1,292	123	123	0	38	8	0	8
	Charleville	3,919	5,112	456	456	0	63	13	13	0
	Kanturk	2,350	2,937	224	224	0	29	7	7	0
	Millstreet	1,555	1,948	150	120	30	30	8	3	5
	Mitchelstown	3,740	4,674	357	329	28	118	23	23	0
	Newmarket	976	1,206	88	88	0	0	4	0	4
	Total Main Towns	13,510	17,169	1,398	1,340	58	278	63	46	17
Key Villages	Ballydesmond	210	236	10						
	Ballyhooly	475	554	30						
	Banteer	355	420	25						
	Boherbue	334	360	10						
	Castletownroche	454	559	40						
	Conna	526	578	20						
	Churchtown	598	624	10						
	Doneraile	780	1,013	89						
	Dromina	275	301	10						
	Glanworth	603	734	50						
	Kildorrery	357	422	25						
	Knocknagree	188	240	20						
	Milford	247	320	28						
	Newtownshandrum	394	473	30						
	Total Key Villages	5,796	6,835	397						
	Ballyhea			10						
	Castlemagner			10						
	Cecilstown			5						

North Cork Strategic Planning Area		Population based on Census 2016	Population Target 2028	Net New Units Required for the Plan Period	Compact Residential Growth / Infill / Brownfield (Units)	Other Residential and Mixed Use Zoning (without Additional Provision) (Units)	Other Residential and Mixed Use Zoning (with Additional Provision) (Units)	Total Estimated Net area zoned in this plan (with Additional Provision) (Ha)	Total amount in Tier 1 and Tier 2 (NPF) (Ha)	
									T1	T2
Villages	Cullen	32,295	34,341	10						
	Freemount			10						
	Kilbrin			10						
	Killavullen			15						
	Kiskeam			10						
	Liscarroll			10						
	Lismire			10						
	Lyre			10						
	Rathcoole			10						
	Rockchapel			5						
	Shanballymore			10						
	Tullylease			5						
	Total Villages			140	--	--	--	--	--	--
Rural	Total Rural			642	--	--	--	--	--	--
Total Strategic Planning Area		51,601	58,345	2,577	1,340	58	278	63	46	17

Due to rounding, numbers presented throughout this table may not add up precisely to the totals provided.

B4 West Cork Strategic Planning Area

West Cork Strategic Planning Area		Population based on Census 2016	Population Target 2028	Net New Units Required for the Plan Period	Compact Residential Growth / Infill / Brownfield (Units)	Other Residential and Mixed Use Zoning (without Additional Provision) (Units)	Other Residential and Mixed Use Zoning (with Additional Provision) (Units)	Total Estimated Net area zoned in this plan (with Additional Provision) (Ha)	Total amount in Tier 1 and Tier 2 (NPF) (Ha)	
									T1	T2
Main Towns	Bantry	2,657	3,557	344	168	176	256	22	0	22
	Castletownbere	860	1,043	70	70	0	0	5	0	5
	Clonakilty	4,592	6,162	600	227	373	473	25	0	25
	Dunmanway	1,655	1,985	126	82	44	70	9	0	9
	Schull	700	909	80	80	0	0	3	1	2
	Skibbereen	2,778	3,563	300	210	90	134	16	7	9
	Total Main Towns	13,242	17,220	1,520	837	683	933	80	8	72
Key Villages	Courtmacsherry	590	721	50						
	Timoleague	381	467	33						
	Béal Átha an Ghaorthaidh	235	287	20						
	Baile Mhic Íre /Baile Bhuirne	427	506	30						
	Ballydehob	274	326	20						
	Baltimore	323	420	37	--	--	--		--	
	Drimoleague	451	516	25						
	Durrus	305	357	20						
	Glengarriff	138	169	12						
	Leap	257	309	20						
	Rosscarbery	490	621	50						
	Union Hall	270	351	31						
	Total Key Villages	4,141	5,052	348	--	--	--		--	
	Shannonvale			15						
	Butlerstown			5	--	--	--		--	

West Cork Strategic Planning Area		Population based on Census 2016	Population Target 2028	Net New Units Required for the Plan Period	Compact Residential Growth / Infill / Brownfield (Units)	Other Residential and Mixed Use Zoning (without Additional Provision) (Units)	Other Residential and Mixed Use Zoning (with Additional Provision) (Units)	Total Estimated Net area zoned in this plan (with Additional Provision) (Ha)	Total amount in Tier 1 and Tier 2 (NPF) (Ha)		
									T1	T2	
Villages	Inchigeelagh	43,508	45,646	20							
	Cill na Martra			5							
	Ahakista			5							
	Allihies			10							
	Ardfield			15							
	Ardgroom			5							
	Ballinascarthy			10							
	Ballylickey			10							
	Castletownshend			15							
	Crookhaven			10							
	Drinagh			10							
	Eyerries			20							
	Glandore			10							
	Goleen			20							
	Kealkill			15							
Kilcrohane	15										
	Total Villages			215							
Rural	Total Rural			602							
Total Strategic Planning Area		60,891	67,917	2,685	837	683	933	80	8	72	

Due to rounding, numbers presented throughout this table may not add up precisely to the totals provided.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.2.15

DELETE APPENDIX B5 HOUSING SUPPLY METHODOLOGY (HST) WORKED EXAMPLE

ORIGIN OF AMENDMENT

This amendment is required to address the recommendations set out in the submission by the Office of the Planning Regulator and following the publication of the Draft Development Plan Guidelines (2021).

PROPOSED AMENDMENT

It is proposed to amend the draft plan to delete Appendix B5.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.2.16

UPDATE APPENDIX C [CONSEQUENTIAL AMENDMENT FOLLOWING NEW POPULATION AND HOUSEHOLD TARGETS]

ORIGIN OF AMENDMENT

This amendment is required to address the recommendations set out in the submission by the Office of the Planning Regulator and following the publication of the Draft Development Plan Guidelines (2021).

PROPOSED AMENDMENT

It is proposed to amend the draft plan to update Appendix C with the revised population and to delete households reference in line with the Core Strategy amendments.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.2.17

INCLUDE REFERENCE TO OPPORTUNITIES ARISING FROM WILDLIFE TOURISM

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

It is proposed to amend objective CS 2.6(g) to add the following:

Recognise the need to encourage the diversification of the rural economy by promoting a stronger tourism and leisure economy ~~both~~ through the protection of the area's natural and built heritage. **This will also be achieved by recognising opportunities arising from wildlife tourism in the area** and by encouraging appropriate new forms of employment development;

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.2.18

ADD 'PROTECTION OF BIODIVERSITY' TO INTEGRAL POLICY CONSIDERATIONS

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

It is proposed to amend section 2.17 Other Integral Policy Considerations to add the following paragraph:

Protection of Biodiversity

This plan includes objectives to enhance and protect biodiversity which are set out in the Green Infrastructure and Biodiversity and Environment Chapters as well as site specific objectives which aim to support community led initiatives to protect biodiversity including the development of community led Biodiversity Action Plans and Pollinator Plans. The Planning Authority intends to commence the process of reviewing the County Biodiversity Action Plan within 12 months of the adoption of this Plan.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.2.19

AMEND FIGURE 2.5 STRATEGIC PLANNING AREAS IN CORK

ORIGIN OF AMENDMENT

This amendment is required to address the recommendations set out in the submission by the Office of the Planning Regulator and following the publication of the Draft Development Plan Guidelines (2021).

PROPOSED AMENDMENT

It is proposed to amend the draft plan to delete figure 2.5. A final summary map will be prepared for the publication of the final plan.

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 1.2.20

PROVIDE TABLE SETTING OUT RESIDENTIAL LAND NPF TIERING

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Office of the Planning Regulator.

PROPOSED AMENDMENT

It is proposed to add the following text and table to Appendix D:

Background:

Appendix 3 of the National Planning Framework (NPF) introduces a new methodology for a two-tier approach to land zoning. National Policy Objective 72a requires Planning Authorities to apply a standardised, two-tier approach to differentiate between: zoned land that is serviced; and, zoned land that is serviceable within the life of the County Development Plan.

- Tier 1 lands are serviced, and in general, part of or contiguous to the built-up footprint of an area.
- Tier 2 lands are not currently sufficiently serviced to support new development but have potential to become fully serviced within the lifetime of the CDP. Tier 2 lands may be positioned within the existing built-up footprint, or contiguous to existing developed lands, or to Tier 1 zoned lands.
- The CDP may include zoned lands which cannot be serviced during the lifetime of the Plan, by reference to the infrastructural assessment of the Planning Authority. This means that they cannot be categorised as either Tier 1 lands or Tier 2 lands, as per the above, and are not developable within the Plan period. Such lands should not be included within the Core Strategy for calculation purposes.

The NPF requires the County Development Plan to carry out an assessment of the required infrastructure to support any Tier 2 lands identified for development. The assessment must be aligned with the delivery program of relevant infrastructure providers. The following tables set out an assessment of residentially zoned lands and associated infrastructure needs, in accordance with the requirements of Appendix 3 of the National Planning Framework.

Context:

This residential lands and infrastructure needs assessment does not comprise an exhaustive list of requisite infrastructures across the County and while it is intended to inform, it is not to be relied upon for development management purposes. The purpose of the assessment is to demonstrate how lands zoned in the County Development Plan identified for residential development, are either sufficiently serviced (Tier 1) or have potential to become fully serviced within the timeframe of the Plan (Tier 2) - in compliance with Appendix 3 of the NPF. The assessment is a point-in-time analysis and it is acknowledged that infrastructure requirements may change. The full extent of requisite enabling infrastructure will continue to be assessed through the development management process.

Additional national, regional and local scaled infrastructure provision is planned across the County, in addition to specific infrastructure required to service lands zoned in the County Development Plan. That national, regional and local scaled infrastructure is set out in the County Development Plan and Cork County Council will continue to work collaboratively with all infrastructure providers and stakeholders to deliver that infrastructure. The purpose of the assessment set out in tables below is to demonstrate how lands zoned in the County Development Plan identified for residential development can be delivered within the lifetime of the plan.

There is a mis-alignment between the timeframe of the CDP and some of the capital investment plans that are required to inform same. The delivery of strategic infrastructure projects is ultimately dependent upon the availability of capital, which is itself influenced by economic performance and policy decision-making. The current capital investment plan of Irish Water covers the period from 2020 to 2024 and is somewhat shorter than the timeframe of the County Development Plan, which covers the period up to 2028. While a reasonable level of certainty can be anticipated regarding the delivery of infrastructure over the period 2020-2024, no such certainty can be provided regarding the delivery of water and wastewater infrastructure projects that do

not form part of Irish Water’s current investment plan, and subsequently whether such projects may be completed within the timeframe of the CDP. In the absence of such certainty, due consideration is given to the NPF provision which states that Tier 2 lands must “...have potential to become fully serviced within the life of the plan”.

The capital infrastructure programmes of Cork County Council are set out across relevant Directorates and are reviewed annually. The basis for the selection of capital projects is linked to the objectives of the County Development Plan which is adopted by the Members. Infrastructure projects identified in the Cork County Development Plan 2022-2028 will be included in future County capital programmes and future development contribution schemes.

The National Planning Framework requires the County Development Plan to include a reasonable estimate for the full cost of delivery of the infrastructure identified. This requirement presents a challenge and not all costs can be predicted. Notwithstanding, every effort has been made to include costings where a verifiable source for same has been identified. The Council does not bear any responsibility for the preparation of these cost estimates and all costs identified require confirmation at the project appraisal stage.

Important Notes:

- The Council’s analysis is a point-in-time analysis between 2019-2021, collated as part of the County Development Plan Review process. While every effort has been made to ensure accuracy, the above data is not to be relied upon for development management purposes or site-specific analysis by any parties.
- Infrastructure costs are estimated and exclude potential costs relating to land acquisition.
- On-site infrastructure is required to be provided by the site promoter and is not included in the above table.
- Within Urban Expansion Areas, where infrastructure is provided for on private lands costs will be recouped through agreement.
- The critical infrastructure set out in Appendix D includes both the residential linked infrastructure below and the wider infrastructural needs of the settlements / region.

This Table is based on the zonings in the Draft CDP and will be edited to reflect consequential changes arising from amendments once confirmed.

County Metropolitan SPA											
Carrigaline											
Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
CL-R-02	1										
CL-R-03	1										
CL-R-04	1										
CL-R-05	1										
CL-R-06	1										

Carrigaline cntd.

Serviced		Requires Intervention		NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria								
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location				
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands		
CL-R-07	2	Link road CL-U-07	Public footpath provision on R611	Public lighting provision (as part of footpath works on R611)	New pumping station and rising main	Surface water drainage works	Watermain extension					
CL-R-09	2	Link road CL-U-07	Delivered as part of roads upgrades	Delivered as part of roads upgrades	c.150 metre foul sewer extension	Delivered as part of roads upgrades	Watermain extension					

Carrigaline cntd.

Serviced		Requires Intervention		NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria							
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
CL-R-10	2	Link road CL-U-07	Public footpath provision on R611	Public lighting provision (as part of footpath works on R611)	New pumping station and rising main	Surface water drainage works	Watermain extension c.€36,000				
CL-R-11	1										
CL-R-12	1										
CL-R-13	2	Upgrade of Rock Road	Public footpath provision as part of Rock Road upgrade	Public lighting provision as part of Rock Road upgrade							
CL-R-14	2										

Carrigaline cntd.

Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
CL-R-15	2	Link road CL- U-07	Public footpath provision on R611	Public lighting provision (as part of footpath works on R611)	New pumping station and rising main	Surface water drainage works	Watermain extension				
CL-RR-01 Residential Reserve	2	Upgrade of Rock Road Traffic & Transport Assessment	Public footpath provision as part of Rock Road upgrade	Public lighting provision as part of Rock Road upgrade							
Settlement Scaled Infrastructure Requirements											
Infrastructure Type		Intervention Required									

Carrigtwohill

Served		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
CT-R-01	1										
CT-R-02	2	<p>Carrigtwohill North is a significant Urban Expansion Area (UEA) of approximately 100 ha which runs north and parallel to the rail-line north of Carrigtwohill Town and benefits from the location of an existing operational rail station.</p> <p>Significant progress has been made more recently regarding activation of the Carrigtwohill North UEA through the receipt of funding under the Urban Regeneration Development Fund (URDF) to develop preliminary design proposals for the UEA's strategic enabling infrastructure, currently being progressed by the Council's dedicated Housing Infrastructure Implementation Team.</p> <p>A whole of government approach is being adopted to create a sustainable new settlement which aligns with government policy at national, regional and local levels, particularly in relation to achieving compact growth and building high quality communities around strategic public transport infrastructure. The outcome of this progress is reflected in the Carrigtwohill North specific policy contained within this Plan.</p> <p>Development on this site requires provision to be made for the delivery and phasing of the infrastructure described in Tables 4.2.7 and 4.2.8 of the County Development Plan – Volume 4 South Cork.</p>									
CT-R-03											
Long Term Strategic and Sustainable Development											
CT-R-04											
CT-R-05											
CT-R-06											
CT-R-07											
CT-R-08											
Long Term Strategic and Sustainable Development											

Carrigtwohill cntd.

Serviced Requires Intervention

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
CT-R-10 Long Term Strategic and Sustainable Development	2	See Urban Expansion Area (UEA) above									
CT-R-13 Long Term Strategic and Sustainable Development											
CT-R-16 Long Term Strategic and Sustainable Development											
CT-R-17 Long Term Strategic and Sustainable Development											

Carrigtwohill cntd.

Serviced Requires Intervention

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
CT-R-11	1									
CT-R-12 Long Term Strategic and Sustainable Development	2	Local Roads Upgrade								
CT-R-14 Additional Residential Provision	2									
CT-R-15 Residential Reserve	2									
CT-R-18 Additional Residential Provision	1									

Carrigtwohill cntd.											
Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
CT-RR-01 Long Term Strategic and Sustainable Development	2	See Urban Expansion Area (UEA) above							Contiguous To Tier 2 Lands		
CT-RR-02 Long Term Strategic and Sustainable Development	2										
Settlement Scaled Infrastructure Requirements											
Infrastructure Type	Intervention Required										
Roads	<p>During the lifetime of the plan, new development in the area and the need to provide additional capacity for future growth, are likely to necessitate the following major road network improvements:</p> <ul style="list-style-type: none"> • Cobh Cross Junction (Junction improvement and upgrade of northern roundabout) • Upgrades to the road network within Carrigtwohill itself • Upgrade to the N25 between Carrigtwohill and Midleton (included in National Development Plan 2018-2027 National Roads Programme) 										

Cobh

Serviced		Requires Intervention		NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria							
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
CH-R-01 Long Term Strategic and Sustainable Development	2	Upgrade western portion of Ballynoe Road	Provision as part of Ballynoe Road upgrade	Provision as part of Ballynoe Road upgrade	Foul sewer network extension	Provision as part of Ballynoe Road upgrade	Watermain extension				
CH-R-02 Additional Residential Provision	2 Ballynoe Urban Expansion Area – Phase 1	Roads Upgrade western portion of Ballynoe Road to new rail station at Ballynoe - to include provision of pedestrian and cycle connectivity. Upgrade of the Tay Road and in particular the junctions serving the UEA site, adjacent to the CH-B-02/CH-U-02, junction improvements. Improvements to existing local roads (CH-U-02 and CH-U-03). Provision of new CH-U-04 Service Corridor Link Rd. (West). Provision of new link roads (CH-U-05 and CH-U-06). Water Services Provision of Water Supply Reservoir. Provision of capacity for Waste Water Treatment and collection (as required). Implementation of SuDS Study Recommendations New Mains Surface Water Drainage Sewer / System for UEA.									
CH-R-03											
CH-R-04											
CH-R-05 Long Term Strategic and Sustainable Development											
CH-R-06 Additional Residential Provision											

Cobh cntd.

Served		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
CH-R-07	2	See Urban Expansion Area (UEA) above									
CH-R-08											
CH-R-09	1										
CH-R-10	1										
CH-R-11 Residential Reserve	1										
CH-R-12	1										
CH-R-13 Residential Reserve	1										

Cobh cntd.

Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
CH-R-14 Long Term Strategic and Sustainable Development	2 Ballynoe Urban Expansion Area – Phase 2	Roads Upgrade to Existing Local CH-U-01 Tay Rd. (East) - to include provision of pedestrian and cycle connectivity. Tay Rd. Ticknock Junction Upgrade. New combined pedestrian and cycle facility from CH-U-07 to College Manor (CH-U-09). Provision of new Service Corridor Link road (CH-U-06 and CH-U-07). Creation of a new access road (CH-U-08) connecting to new development at Cooline and linking to CH-U-07									
CH-R-15 Long Term Strategic and Sustainable Development											
CH-R-16 Long Term Strategic and Sustainable Development											
		Water Services Provision of Water Supply Reservoir Provision of capacity for Waste Water Treatment and collection Implementation of SuDS Study Recommendations. New Mains Surface Water Drainage Sewer / System for UEA									

CH-R-17		See Urban Expansion Area (UEA) above									
Long Term Strategic and Sustainable Development											
CH-R-18	2	Upgrade western portion of Ballynoe Road	Provision as part of Ballynoe Road upgrade	Provision as part of Ballynoe Road upgrade	Foul sewer network extension	Provision as part of Ballynoe Road upgrade	Watermain extension				
Long Term Strategic and Sustainable Development											
Settlement Scaled Infrastructure Requirements											
Infrastructure Type	Intervention Required										
Roads	Upgrade of R624 required										

Little Island											
Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
LI-RR-01 Residential Reserve	2	Distributor Roads LI-U-02 and LI-U-05	To be provided as part of Distributor roads	To be provided as part of Distributor roads							
Settlement Scaled Infrastructure Requirements											
Infrastructure Type	Intervention Required										
Roads and Transport	Upgrading of Dunkettle interchange is underway										
	Construction is underway of pedestrian and cycle route from Bury's Bridge, Kilcoolishal to Carrigtwohill, connecting with Little Island rail station										
	Sustainable transport infrastructure, providing high quality pedestrian and cycle access to and within Little Island, is being developed to serve existing and future residential and employment areas										
	The Council is progressing the design of an optimised priority bus route to serve Little Island's existing and future residential and employment areas										

Midleton

Serviced

Requires Intervention

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
MD-R-01	2	Upgrade of access to N25 Part of N25 upgrade works			See Settlement Scaled Intervention Section c.400m sewer network upgrade		See Settlement Scaled Intervention Section			
MD-R-02	2	Upgrade of access to N25 Part of N25 upgrade works			See Settlement Scaled Intervention Section c.400m sewer network upgrade		See Settlement Scaled Intervention Section			

Midleton cntd.

Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
MD-R-04 Partial Residential Reserve	2				See Settlement Scaled Intervention Section		See Settlement Scaled Intervention Section				
MD-R-06	2	Significant progress has been made over the last number of years in activating the Water-Rock Urban Expansion Area through a whole of government approach to create a sustainable new settlement which aligns with government policy at national, regional and local levels, particularly in relation to achieving compact growth and building high quality communities around strategic public transport infrastructure - including funding received under the Local Infrastructure Housing Activation Fund (LIHAF) in 2017 as part of the Rebuilding Ireland Programme for the upfront delivery of strategic infrastructure to facilitate the delivery of housing. An integrated and co-ordinated approach to infrastructure delivery has since been progressively developed with the Department of Housing, Local Government and Heritage and other key State agencies, e.g. Irish Water (IW), Irish Rail (IR), Transport Infrastructure Ireland (TII), the Office of Public Works (OPW), which, in addition to leveraging significant additional funding to benefit the UEA, will also benefit the wider settlement of Midleton. The outcome of this progress is reflected in the Water-Rock specific policy contained within this County Development Plan.									
MD-R-07											
MD-R-08											
MD-R-09											
Long Term Strategic and Sustainable Development											
MD-R-10											
MD-R-11											
MD-R-12											
MD-R-13											
MD-R-14	Development on this site requires provision to be made for the delivery and phasing of the infrastructure described in Tables 4.3.5 and 4.3.6 of the County Development Plan – Volume 4 South Cork.										

Midleton cntd.

Serviced

Requires Intervention

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
MD-R-15 Additional Residential Provision	2	See Urban Expansion Area (UEA) above								
MD-R-16										
MD-R-17 Additional Residential Provision										
MD-R-18 Additional Residential Provision										
MD-R-19 Long Term Strategic and Sustainable Development										

Midleton cntd.

Serviced

Requires Intervention

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
MD-R-20 Long Term Strategic and Sustainable Development	2	See Urban Expansion Area (UEA) above									
MD-R-21 Additional Residential Provision											
MD-R-22 Additional Residential Provision & Long Term Strategic and Sustainable Development											

Midleton cntd.

Serviced Requires Intervention

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
MD-R-23	2				See Settlement Scaled Intervention Section		See Settlement Scaled Intervention Section			
MD-R-24	2									
MD-R-25	2									
MD-R-26	2									
MD-R-27	2	Local roads upgrades between site and rail station								
MD-R-28	2	Upgrade of access to N25 Part of N25 upgrade works			See Settlement Scaled Intervention Section c.400m sewer network upgrade					

Midleton cntd.											
Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
MD-RR-29 Residential Reserve	2				See Settlement Scaled Intervention Section		See Settlement Scaled Intervention Section				
Settlement Scaled Infrastructure Requirements											
Infrastructure Type	Intervention Required										
Water Supply	In Midleton there is project ongoing to extend the city and harbour trunk water main from Carrigtwohill to Midleton which will provide adequate water supply capacity for the town. A new reservoir and upgrades to the water supply network may also be required to meet further demands.										
Waste Water	<p><i>During Lifetime of Plan:</i> Remedial works in relation to infiltration issues are required by Irish Water in order to increase capacity. Irish Water are also proposing capital upgrade works at Midleton, to bring PE capacity to 19,000. The current forecast date for the delivery of this project is 2026.</p> <p><i>Current Interim Intervention:</i> In the interim other projects are proposed to provide wastewater treatment capacity including:</p> <p>a) Phase 1 Load diversion to Carrigtwohill project which will pump effluent from the north side of Water Rock to Carrigtwohill - due for completion in 2023.</p> <p>b) Phase 2 - Load Diversion to Carrigtwohill project which will transfer the loading from a large portion of the town to Carrigtwohill – due for completion in 2026.</p>										
Roads	Upgrade to the N25 between Carrigtwohill and Midleton (included in National Development Plan 2018-2027 National Roads Programme)										

Monard											
Served		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
MN-X-01 Long Term Strategic and Sustainable Development	2	As set out in the Monard SDZ Planning Scheme 2015 and accompanying documents as approved by An Bord Pleanala in May 2016						New Town SDZ			
Settlement Scaled Infrastructure Requirements											
Infrastructure Type		Intervention Required									

Passage West / Glenbrook / Monkstown

Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
PW-R-01 Additional Residential Provision	1										
PW-R-02	1										
PW-R-04 Additional Residential Provision	2		c.270m Footpath extension required		c.150m network extension required	Storm water outfall required					
PW-X-01	1										
PW-X-02	1										
PW-X-03	1										
PW-X-04	1										
Settlement Scaled Infrastructure Requirements											
Infrastructure Type	Intervention Required										
Water Supply	Upgrade trunk watermain network from Monsfieldstown, Mount Prospect and Rochestown Road to Passage West										
	Upgrade of existing reservoir storage										



Crosshaven and Bays											
Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
CS-R-01	1										
Settlement Scaled Infrastructure Requirements											
Infrastructure Type		Intervention Required									



Cloyne											
Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
CY-R-01 Additional Residential Provision	1										
CY-R-02	1										
CY-R-03	1										
Settlement Scaled Infrastructure Requirements											
Infrastructure Type	Intervention Required										
Waste Water	WWTP upgrade is on the Irish Water Investment Plan 2020-2024.										

Killumney/Ovens

Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
KO-R-01	1										
KO-R-02	1										
KO-R-03	1										
KO-R-04	1										
KO-X-01	1										
Settlement Scaled Infrastructure Requirements											
Infrastructure Type	Intervention Required										
Waste Water	WWTP upgrade for Killumney Ovens is to be progressed through Irish Water's Small Towns and Villages Growth Programme - where it is ranked No 1 on the list.										
Water Supply	Water network and pumping station upgrade required.										

Whitegate & Aghada											
Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
WG-R-01	1										
WG-R-02	1										
WG-R-03	1										
Settlement Scaled Infrastructure Requirements											
Infrastructure Type		Intervention Required									
Water Supply		Whitegate Regional Water Supply Scheme upgrade required.									
Waste Water		WWTP upgrade is underway.									

Glounthaune

Serviced Requires Intervention

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
GN-R-01	1										
GN-R-02	1										
GN-R-03	1										
GN-R-04	1										

Settlement Scaled Infrastructure Requirements

Infrastructure Type	Intervention Required
Roads	Local roads improvements works

Greater Cork Ring SPA

Bandon

Serviced

Requires Intervention

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
BD-R-01	1									
BD-R-02 Partial Additional Residential Provision	1									
BD-R-04	1									
BD-R-05	1									
BD-X-01	2	Roads access upgrade	To be provided as part of roads access upgrade	To be provided as part of roads access upgrade			Mains supply upgrade required			
BD-X-02	1									

Bandon cntd.

Serviced Requires Intervention

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
BD-X-03 Partial Additional Residential Provision	2	Roads access upgrade	To be provided as part of roads access upgrade	To be provided as part of roads access upgrade			Mains supply upgrade required			
BD-X-04	1									

Settlement Scaled Infrastructure Requirements

Infrastructure Type	Intervention Required
Water Supply	Additional water storage is required to facilitate development on highest residentially zoned lands to north of town. To be provided by development promoters.

Fermoy

Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
FY-R-01	1										
FY-R-02	2				Storm sewer extension required						
FY-R-03 Partial Additional Residential Provision	2				Storm sewer extension required						
FY-R-04	1										
FY-R-05	2	Local road access junction			Foul sewer upgrade		Watermain upgrade				
Settlement Scaled Infrastructure Requirements											
Infrastructure Type	Intervention Required										
Waste Water	Fermoy WWTP needs to be upgraded and is on the Irish Water Investment Plan.										

Kinsale

Serviced

Requires Intervention

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
KS-R-01 Residential Reserve	2		Improvements to footpaths on Rock Road		Upgrade of Abbeyfort pump station Kinsale WWTP requires to be upgraded		Water storage for higher portion of site to be provided by development promoter			
KS-R-02 Partial Additional Residential Provision	2				Kinsale WWTP requires to be upgraded					
KS-R-03 Partial Additional Residential Provision	2									
KS-R-05	2									

Kinsale cntd.											
Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
KS-R-07	2				Kinsale WWTP requires to be upgraded						
KS-R-08	2				Kinsale WWTP requires to be upgraded						
Settlement Scaled Infrastructure Requirements											
Infrastructure Type		Intervention Required									
Waste Water		Kinsale WWTP requires to be upgraded.									

Macrooom											
Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
MM-R-01	1										
MM-R-02	1										
MM-R-03	1										
MM-R-04	1										
MM-R-05 Additional Residential Provision	1										
MM-X-01	1										
Settlement Scaled Infrastructure Requirements											
Infrastructure Type	Intervention Required										
Water Supply	Upgrading of Macrooom WS including watermains and new high level reservoir is required to accommodate proposed development.										
Waste Water	Macrooom WWTP upgrade.										

Mallow

Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
MW-R-01	1										
MW-R-02	1										
MW-R-03	1										
MW-R-05	1										
MW-R-06	1										
MW-R-07	1										
MW-R-08	1										
MW-RR-01	Residential Reserve	Transport Plan required			Water supply and wastewater upgrading required, as set out at settlement level below						
MW-RR-02	Residential Reserve										
MW-RR-03	Residential Reserve		Public Footpath Extension	To be provided as part of public footpath extension							
MW-RR-04	Residential Reserve										

Mallow cntd.											
Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
Settlement Scaled Infrastructure Requirements											
Infrastructure Type	Intervention Required										
Water Supply	The water supply for Mallow is mostly provided by two schemes namely the Mallow WS (primary scheme) and the Box Cross WS. Other water supply schemes also serve limited parts of the town. The Mallow WS is the primary scheme for Mallow. The watermain network in Mallow needs to be upgraded and extended to cater for new development.										
Waste Water	Irish Water has plans in place for extensive improvement works to the waste water treatment system within the town including increased gravity sewer network capacity, increased pumping capacity to the Wastewater Treatment Plan (WWTP) and increased treatment capacity at the WWTP to 22,000p.e. to cater for the 10 year design horizon.										

Youghal

Serviced

Requires Intervention

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
YL-R-01	2						Capacity upgrade required			
YL-R-02 Additional Residential Provision	2									
YL-R-03 (note: Formerly YL-AG-02 in Draft CDP)	2									
YL-R-04	2									

Settlement Scaled Infrastructure Requirements

Infrastructure Type	Intervention Required
Water Supply	Options for improving capacity are currently being reviewed through the full options assessment (FOA) stage process as part of the National Water Resources Plan.

Castlemartyr											
Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
CM-R-01 Partial Additional Residential Provision	1										
Settlement Scaled Infrastructure Requirements											
Infrastructure Type		Intervention Required									
Waste Water		WWTP upgrade listed on Irish Water Investment Plan 2020-2024.									

Rathcormack

Serviced

Requires Intervention

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
RK-R-01	1										
RK-R-02 Partial Additional Residential Provision	1										
RK-R-03	1										
Settlement Scaled Infrastructure Requirements											
Infrastructure Type	Intervention Required										



Watergrasshill											
Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
WT-R-01	1										
WT-R-02	1										
WT-R-04	1										
Settlement Scaled Infrastructure Requirements											
Infrastructure Type		Intervention Required									



North Cork SPA											
Buttevant											
Served		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			Cost Estimate
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
BV-R-01	2				Wastewater quality to be addressed						
BV-R-02 Additional Residential Provision	2										
Settlement Scaled Infrastructure Requirements											
Infrastructure Type		Intervention Required									
Waste Water		Water quality impacts and/or licence compliance issues associated with wastewater infrastructure serving Buttevant must be addressed to accommodate further growth and is currently under review.									

Charleville

Served	Requires Intervention
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NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
CV-R-01 Residential Reserve	1									
CV-R-02	1									
CV-R-03 Partial Additional Residential Provision	2	Local road upgrade on L1311								
CV-R-04 Residential Reserve	1									

Settlement Scaled Infrastructure Requirements

Infrastructure Type	Intervention Required
Water Supply	Charleville receives its drinking water from the Charleville Water Supply. Significant watermain network leakage issues within the Charleville Water Supply have been corrected. Need for additional water conservation will be monitored in order to provide an adequate drinking water supply to service zoned lands in Charleville.
Waste Water	Wastewater in Charleville is conveyed via a largely combined sewer network to the Charleville Waste Water Treatment Plant (WWTP). Upgrading of the Charleville WWTP planned by Irish Water is required to accommodate the proposed development in Charleville.

Kanturk

Serviced

Requires Intervention

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
KK-R-02 Partial Additional Residential Provision	2	Options available, to be agreed.			Wastewater quality to be addressed					
KK-R-03	2		Footpath upgrade required on Freemount road				200m watermain connection required			

Settlement Scaled Infrastructure Requirements

Infrastructure Type	Intervention Required
Waste Water	Water quality impacts and/or licence compliance issues associated with waste-water infrastructure serving the town must be addressed to accommodate further growth and is currently under review.



Millstreet											
Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
MS-R-01	1										
MS-R-02	2						Extension to network				
Settlement Scaled Infrastructure Requirements											
Infrastructure Type		Intervention Required									



Mitchelstown

Serviced

Requires Intervention

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
MH-R-01 Partial Additional Residential Provision	1										
MH-R-02	1										
MH-R-03	1										
MH-R-04	1										
MH-R-05 Additional Residential Provision	1										
MH-R-06 (note: MH-R-06 in Draft CDP replaced by new MH-R-06)	1										

Mitchelstown cntd.											
Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
Settlement Scaled Infrastructure Requirements											
Infrastructure Type	Intervention Required										
Water Supply	An additional water source is required to be identified and/or leakage reduction measures.										
Waste Water	Upgrading of Mitchelstown WWTP to provide adequate capacity to accommodate proposed development in Mitchelstown is required.										

Newmarket

Served	Requires Intervention
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NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
NK-R-01	2				Wastewater quality to be addressed					
NK-R-02	2	Options available, to be agreed.	Pedestrian crossing to access existing footpath		Wastewater quality to be addressed Pumping station upgrade					

Settlement Scaled Infrastructure Requirements

Infrastructure Type	Intervention Required
Water Supply	The water source (Ballinatona) serving Newmarket has limited spare capacity and upgrading and/or leakage reduction measures will be required to cater for the development of all the lands zoned in Newmarket
Waste Water	Upgrading of the wastewater treatment infrastructure will be required to accommodate proposed growth in Newmarket. Water quality impacts and/or licence compliance issues associated with wastewater infrastructure serving the town must be addressed to accommodate further growth and is currently under review.

West Cork SPA

Bantry

Serviced Requires Intervention

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
BT-R-01	2	Junction required at access road and public road								
BT-R-03	2	L4711 Road upgrade	Provided as part of L4711 upgrade	Provided as part of L4711 upgrade	c.600 metre sewer extension	Surface water network extension	c.300m watermain extension			
BT-R-04	2									
BT-R-05	2	Provision of BT-U-03 relief road required	Provided as part of BT-U-03 relief road	Provided as part of BT-U-03 relief road						
BT-R-08	2	Via BT-R-07								
BT-X-01	1									

West Cork SPA											
Bantry											
Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
BT-X-03	2	Roads access required	Provided as part of road access	Provided as part of road access							
Settlement Scaled Infrastructure Requirements											
Infrastructure Type	Intervention Required										
Water Supply	Bantry Water Supply Scheme – Impoundment, Reservoirs and Network, is presently being assessed by Irish Water										
Waste Water	Bantry Sewerage Scheme is presently being assessed by Irish Water.										

Castletownbere

Serviced

Requires Intervention

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
CR-R-01	2	Local road upgrade required	Footpath provision required - as part of road upgrade	Public lighting required - as part of road upgrade						
CR-R-02	2	Local road upgrade required	Footpath provision required - as part of road upgrade	Public lighting required - as part of road upgrade						
CR-R-03	2									

Settlement Scaled Infrastructure Requirements

Infrastructure Type	Intervention Required

Clonakilty

Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
CK-R-01	2	Local roads upgrade	Provision as part of local roads upgrade	Provision as part of local roads upgrade	Network extension required	Provision as part of local roads upgrade	Network extension required				
CK-R-02	2	Provision of Northern Inner Relief Road	Provision as part of Northern Inner Relief Road	Provision as part of Northern Inner Relief Road		Provision as part of Northern Inner Relief Road					
CK-R-03	2										
CK-R-04	2	Access via development lands to the east	Access via development lands to the east	Access via development lands to the east							
CK-R-05	2		Footpath upgrade	Public lighting upgrade							

Clonakilty cntd.

Served		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
CK-R-06 (note: Formerly part of CK-X-01 in Draft CDP) Additional Residential Provision	2	Provision of Northern Inner Relief Road	Provision as part of Northern Inner Relief Road	Provision as part of Northern Inner Relief Road		Provision as part of Northern Inner Relief Road					
CK-R-07	2										
Settlement Scaled Infrastructure Requirements											
Infrastructure Type	Intervention Required										
Water Supply	The provision of new water supply source and leakage reduction measures are required and Irish Water are currently considering a number of options in this regard.										

Dunmanway

Serviced

Requires Intervention

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
CR-R-01	2	Relief road required	To be provided as part of relief road	To be provided as part of relief road	Foul sewer extension required	Suds investment required	Watermain extension required			
CR-R-02 Additional Residential Provision	2				See settlement scaled infrastructure requirements below also	See settlement scaled infrastructure requirements below also	See settlement scaled infrastructure requirements below also			
CR-R-03	2				See settlement scaled infrastructure requirements below	See settlement scaled infrastructure requirements below	See settlement scaled infrastructure requirements below			

Dunmanway cntd.											
Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
Settlement Scaled Infrastructure Requirements											
Infrastructure Type	Intervention Required										
Water Supply	Dunmanway Regional Water Supply Scheme: Phase 1 –is presently being assessed by Irish Water										
Waste Water	Wastewater infrastructure upgrade required, specific interventions under consideration.										



Schull											
Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
SK-R-01	1										
SK-R-02	2	Junction upgrade at public road									
Settlement Scaled Infrastructure Requirements											
Infrastructure Type		Intervention Required									



Skibbereen

Serviced

Requires Intervention

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
SK-R-01	2	Completion of Relief Road U-02				To be provided as part of Relief Road					
SK-R-02	1										
SK-R-03	1										
SK-R-04	1										
SK-R-05 Additional Residential Provision	1										
SK-R-06	2						400m mains upgrade required				

Skibbereen cntd.											
Serviced		Requires Intervention									
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
SK-X-01	2	Traffic Management and Access Plan required	To be provided as part of Traffic Management and Access Plan	To be provided as part of Traffic Management and Access Plan		Surface Water Plan required					
Settlement Scaled Infrastructure Requirements											
Infrastructure Type		Intervention Required									

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.2.21

NEW TEXT AND TABLE FOR SETTLEMENTS NO LONGER INCLUDED IN THE SETTLEMENT NETWORK

ORIGIN OF AMENDMENT

This amendment is required following discussions at the Special Development Committee Meeting held on 23rd November 2021.

PROPOSED AMENDMENT

1. It is proposed to include a new paragraph after 2.16.8 as follows:

It is important that these settlements and locations are recognised as places with vibrant and committed communities often active in the provision of a range of social and community facilities. These places will always be acknowledged as such by the Planning Authority and proposals to extend existing business, social and cultural facilities will be considered on their merits. In addition, should significant investment in water services occur in these settlements over the lifetime of this plan, there is scope to review and include these locations. These locations will continue to be eligible to apply for local and national funding. A full list of these settlements is provided in Appendix I of the plan.

2. It is also proposed to include a new table showing all of the settlements that either have no development boundary in the plan or are no longer part of the settlement network in an Appendix to Volume 1: Main Policy Material.

Name of Settlement	Currently located within MD	MD LAP in 2017	Settlement Type in 2017 LAP	Development Boundary in 2017 LAP?
Ballydaly	Macroom	Kanturk Mallow	Village	Yes
Abbeystrowry	West Cork	West Cork	Village Nucleus	Yes
Adrigole	West Cork	West Cork	Village Nucleus	Yes
Aghern	Fermoy	Fermoy	Village Nucleus	Yes
Aghyohil	Bandon Kinsale	Bandon Kinsale	Village Nucleus	Yes
Araglin	Fermoy	Fermoy	Village Nucleus	Yes
Ardnegeehy Beg	West Cork	West Cork	Other Location	Yes
Aubane	Macroom	Kanturk Mallow	Village Nucleus	Yes
Ballinacurra/Brinny	Bandon Kinsale	Blarney Macroom	Village Nucleus	Yes
Ballinagree	Macroom	Blarney Macroom	Village Nucleus	Yes
Ballindangan	Fermoy	Fermoy	Village	Yes
Ballinglanna	Bandon Kinsale	West Cork	Other Location	No
Ballingurteen	West Cork	West Cork	Village	Yes
Ballinrostig	East Cork	East Cork	Village Nucleus	Yes
Ballintotis	East Cork	East Cork	Village Nucleus	Yes
Ballyfeard	Bandon Kinsale	Bandon Kinsale	Village Nucleus	Yes
Ballygiblin	Fermoy	Fermoy	Village Nucleus	Yes
Ballyhass	Kanturk Mallow	Kanturk Mallow	Village Nucleus	Yes
Ballyheada	Bandon Kinsale	Bandon Kinsale	Village Nucleus	Yes
Ballymackibbot	East Cork	East Cork	Village Nucleus	Yes
Ballymartle	Bandon Kinsale	Bandon Kinsale	Other Location	No

Name of Settlement	Currently located within MD	MD LAP in 2017	Settlement Type in 2017 LAP	Development Boundary in 2017 LAP?
Ballymore/Walterstown	Cobh	Cobh	Village Nucleus	Yes
Ballynacarriga	West Cork	West Cork	Village	Yes
Barrels Cross	Bandon Kinsale	Bandon Kinsale	Other Location	No
Bealnablath	Macroom	Blarney Macroom	Other Location	No
Bealnamorive	Macroom	Blarney Macroom	Village Nucleus	Yes
Belvelly	Cobh	Cobh	Other Location	No
Berrings	Macroom	Blarney Macroom	Village Nucleus	Yes
Bottlehill	Cobh	Cobh	Other Location	Yes
Browns mills	Bandon Kinsale	Bandon Kinsale	Other Location	No
Burnfort	Kanturk Mallow	Kanturk Mallow	Village	Yes
Caheragh	West Cork	West Cork	Village Nucleus	Yes
Caherlag	Cobh	Cobh	Village Nucleus	Yes
Canovee	Macroom	Blarney Macroom	Village Nucleus	Yes
Carrigadrohid / Killinardish	Macroom	Blarney Macroom	Village Nucleus	Yes
Carrigaloe	Cobh	Cobh	Other Location	No
Carriganass	East Cork	East Cork	Other Location	No
Carriganimmy	Macroom	Blarney Macroom	Village Nucleus	Yes
Castletownkenneigh	West Cork	West Cork	Village	Yes
Church Cross	West Cork	West Cork	Village Nucleus	Yes
Churchtown South	East Cork	East Cork	Village	Yes
Clogagh	Bandon Kinsale	West Cork	Village	Yes
Cloghboola	Kanturk Mallow	Kanturk Mallow	Village Nucleus	Yes
Cloghboola	Macroom	Kanturk Mallow	Village Nucleus	Yes
Cloghroe	Macroom	Blarney Macroom	Village Nucleus	Yes
Clonmult	East Cork	East Cork	Village Nucleus	Yes
Connonagh	West Cork	West Cork	Village Nucleus	Yes
Coolea	Macroom	Blarney Macroom	Village Nucleus	Yes
Coomhola	West Cork	West Cork	Village Nucleus	Yes
Coppeen	West Cork	West Cork	Village	Yes
Crossmahon	Bandon Kinsale	Bandon Kinsale	Village Nucleus	Yes
Curraghalla	Fermoy	Fermoy	Village Nucleus	Yes
Curraghbinny	Carrigaline	Carrigaline	Other Location	No
Curraglass	Fermoy	Fermoy	Village	Yes
Curraigue	Kanturk Mallow	Kanturk Mallow	Village Nucleus	Yes
Darkwood	West Cork	West Cork	Other Location	Yes
Derrinagree	Kanturk Mallow	Kanturk Mallow	Village	Yes
Dromagh/ Dromtariff	Kanturk Mallow	Kanturk Mallow	Village Nucleus	Yes
Drombeg	West Cork	West Cork	Village Nucleus	Yes
Dromore	West Cork	West Cork	Village Nucleus	Yes
Farnanes	Macroom	Blarney Macroom	Village Nucleus	Yes

Name of Settlement	Currently located within MD	MD LAP in 2017	Settlement Type in 2017 LAP	Development Boundary in 2017 LAP?
Farnivane	Bandon Kinsale	Blarney Macroom	Village Nucleus	Yes
Farran / Farran Lower	Macroom	Blarney Macroom	Other Location	No
Firmount	Macroom	Blarney Macroom	Village Nucleus	Yes
Fivemilebridge	Carrigaline	Bandon Kinsale	Village Nucleus	Yes
Fornaght	Macroom	Blarney Macroom	Village Nucleus	Yes
Gaggan	Bandon Kinsale	Bandon Kinsale	Village Nucleus	Yes
Garryvoe Upper	East Cork	East Cork	Other Location	No
Glenahulla	Fermoy	Fermoy	Village	Yes
Gogganshill	Carrigaline	Bandon Kinsale	Other Location	No
Gortaroo (Gortroe)	East Cork	East Cork	Village Nucleus	Yes
Gortroe	Kanturk Mallow	Kanturk Mallow	Village Nucleus	Yes
Grange	Fermoy	Fermoy	Village Nucleus	Yes
Gurranes	Bandon Kinsale	Blarney Macroom	Other Location	No
Gyleen	East Cork	East Cork	Other Location	No
Inch	East Cork	East Cork	Village Nucleus	Yes
Jagoe's Mill	Bandon Kinsale	Bandon Kinsale	Other Location	No
Johnstown	Macroom	West Cork	Village Nucleus	Yes
Kilbarry	Macroom	Blarney Macroom	Village Nucleus	Yes
Kilcoe	West Cork	West Cork	Village Nucleus	Yes
Kilcolman	Bandon Kinsale	Bandon Kinsale	Other Location	No
Kilcorney	Kanturk Mallow	Kanturk Mallow	Village	Yes
Kildinan (The Pound)	Fermoy	Fermoy	Village Nucleus	Yes
Killeady	Carrigaline	Bandon Kinsale	Other Location	No
Kilmaccsimon Quay	Bandon Kinsale	Bandon Kinsale	Other Location	No
Kilmichael	Macroom	West Cork	Village	Yes
Knockaclarig	Kanturk Mallow	Kanturk Mallow	Village Nucleus	Yes
Knockadoon	East Cork	East Cork	Other Location	No
Knockanevin	Fermoy	Fermoy	Village Nucleus	Yes
Knockavilla/Old Chapel Cross	Bandon Kinsale	Blarney Macroom	Village Nucleus	Yes
Laharn Crossroads	Kanturk Mallow	Kanturk Mallow	Village Nucleus	Yes
Leamlara	East Cork	East Cork	Village Nucleus	Yes
Lisbealad	West Cork	West Cork	Other Location	Yes
Lisgriffin	Kanturk Mallow	Kanturk Mallow	Village Nucleus	Yes
Lislevane	Bandon Kinsale	West Cork	Village Nucleus	Yes
Lissarda	Macroom	Blarney Macroom	Village Nucleus	Yes
Lissavard	West Cork	West Cork	Village	Yes
Lower Dripsey	Macroom	Blarney Macroom	Village Nucleus	Yes
Lowertown	West Cork	West Cork	Village Nucleus	Yes
Lyre	West Cork	West Cork	Village Nucleus	Yes

Name of Settlement	Currently located within MD	MD LAP in 2017	Settlement Type in 2017 LAP	Development Boundary in 2017 LAP?
Matehy	Macroon	Blarney Macroon	Village Nucleus	Yes
Meelin	Kanturk Mallow	Kanturk Mallow	Village	Yes
Mount Uniacke	East Cork	East Cork	Village Nucleus	Yes
Mourneabbey	Kanturk Mallow	Kanturk Mallow	Village Nucleus	No
Murreagh	West Cork	Macroon	Village Nucleus	Yes
Nad	Kanturk Mallow	Kanturk Mallow	Village Nucleus	Yes
New Tipperary	Macroon	Blarney Macroon	Village Nucleus	Yes
Nohoval	Bandon Kinsale	Bandon Kinsale	Village Nucleus	Yes
Old Twopothouse (Hazelwood)	Kanturk Mallow	Kanturk Mallow	Village Nucleus	Yes
Pearson's Bridge	West Cork	West Cork	Village Nucleus	Yes
Poundlick	West Cork	West Cork	Other Location	Yes
Rathbarry (Castlefreke)	West Cork	West Cork	Village	Yes
Rathduff	Kanturk Mallow	Cobh	Village Nucleus	Yes
Rathmore	West Cork	West Cork	Village Nucleus	Yes
Reenanerree	Macroon	Blarney Macroon	Village Nucleus	Yes
Reenascreena	West Cork	West Cork	Village	Yes
Ring	Bandon Kinsale	West Cork	Village	Yes
Roberts Cove	Carrigaline	Bandon Kinsale	Other Location	No
Roche's Point	East Cork	East Cork	Other Location	No
Rockmills	Fermoy	Fermoy	Village Nucleus	Yes
Rossmackowen/ Waterfall	West Cork	West Cork	Village Nucleus	Yes
Rossmore	West Cork	West Cork	Village	Yes
Rusheen	Macroon	Blarney Macroon	Village Nucleus	Yes
Sally's Cross	Kanturk Mallow	Kanturk Mallow	Other Location	Yes
Sandycove	Bandon Kinsale	Bandon Kinsale	Other Location	No
Srelane Cross	Macroon	Blarney Macroon	Other Location	No
Taur	Kanturk Mallow	Kanturk Mallow	Village Nucleus	Yes
Teerelton	Macroon	West Cork	Village	Yes
Templemichael	Cobh	Cobh	Other Location	Yes
Tinkers Cross	Bandon Kinsale	Bandon Kinsale	Village Nucleus	Yes
Togher	West Cork	West Cork	Village Nucleus	Yes
Tooms	Macroon	Blarney Macroon	Village Nucleus	Yes
Toon Bridge	Macroon	Blarney Macroon	Village Nucleus	Yes
Toormore	West Cork	West Cork	Village Nucleus	Yes
Tracton	Carrigaline	Bandon Kinsale	Other Location	No
Upton	Bandon Kinsale	Blarney Macroon	Village Nucleus	Yes
Urhan	West Cork	West Cork	Village Nucleus	Yes

TEXT CHANGE ONLY

4 Chapter 3 Settlements and Placemaking

PROPOSED AMENDMENT NO. 1.3.1

DELETE OBJECTIVE F OF

PL 3-1 AND REPLACE WITH NEW WORDING

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Fáilte Ireland and third party submissions.

PROPOSED AMENDMENT

It is proposed to Delete Objective PL 3-1 f;

~~Promote a shared use of spaces with a priority on pedestrian usage~~

and replace with new wording as follows

f. Promote enhanced and increased public realm opportunities including a shared use of spaces, for outdoor experiences, with a priority on pedestrian usage.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.3.2

ADDITIONAL WORDING TO OBJECTIVE PL 3-1m BUILDING DESIGN, MOVEMENT AND QUALITY OF THE PUBLIC REALM

ORIGIN OF AMENDMENT

This amendment is required to address issues raised third party submissions.

PROPOSED AMENDMENT

It is proposed to amend Objective PL 3-1 m as follows;

m. Ensure that the aged community and the needs of all ages are facilitated, e.g., through the provision of seating areas and public toilet facilities.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.3.3

AMEND WORDING OF OBJECTIVE PL 3-1 n BUILDING DESIGN, MOVEMENT AND QUALITY OF THE PUBLIC REALM

ORIGIN OF AMENDMENT

This amendment is required to address issues raised third party submissions, the Ecology and Strategic Environmental Assessment.

PROPOSED AMENDMENT

It is proposed to amend Objective PL 3-1 n as follows;

n. Consider the impacts, *positive and negative*, of lighting within the public realm which performs an important safety function ~~but~~ *and* can be an aid to the legibility and distinctiveness of a place. *Lighting should be designed to minimise negative effects on wildlife. See also Chapter 15 Biodiversity and Environment including paragraph 15.11.3 and Objectives BE 15-13(c) and (d).*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.3.4

ADDITIONAL WORDING TO OBJECTIVE PL-3-1 BUILDING DESIGN, MOVEMENT AND QUALITY OF THE PUBLIC REALM

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Fáilte Ireland.

PROPOSED AMENDMENT

It is proposed to insert new text in Objective PL 3-1 o;

o. Encourage and facilitate the creation and use of public realm and outdoor spaces for outdoor dining in line with Fáilte Ireland's new Outdoor Dining Enhancement Investment Scheme.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.3.5

ADDITIONAL WORDING TO PARAGRAPH 3.1.6 SUCCESSFUL PLACEMAKING

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by third party submission, Strategic Environmental Assessment and Ecology Team.

PROPOSED AMENDMENT

It is proposed to amend paragraph 3.1.6 as follows:

Successful placemaking has ~~three~~ *four* main components:

- Harness the unique characteristics of each place;
- Improves the quality of life for all;
- Results in sustainable, well designed homes and communities *who are aware of their natural environment and have access to active travel options.*
- *Results in Protection of the environment.*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.3.6

UPDATE WORDING TO TABLE 3.1 PRINCIPLES OF PLACEMAKING

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by third party submission, Strategic Environmental Assessment and Ecology Team.

PROPOSED AMENDMENT

It is proposed to Update Table 3.1 Principles of Placemaking:

Table 3.1 Principles of Placemaking		
Theme	Strategic Objectives	Local Outcomes
Character and Identity	To promote local character within the townscape and villagescape of Cork County’s settlement network by responding to and reinforcing locally distinctive patterns of development, landscape and culture and protecting the historic environment.	Elements of local distinctiveness such as local materials, building forms and elements including fenestration patterns, awnings, roof profiles and features should inform the design and detailing of new development and reinforce the palette of the existing place. For example the use of wall hung slates on building facades in Kinsale are a local distinctive feature of the town’s character and similarly 1st floor bay windows on Thomas Davis Street, Mallow is a unique response to the town’s historic function as a Spa town.
Continuity and Enclosure	To promote the continuity of street frontages and the enclosure of space by development which clearly defined private and public areas and promotes active frontages at street level.	Consistent building lines are required to create a strong street frontage, to provide enclosure to a street or square and generates active frontages with frequent doors and windows. Boundaries are also important elements to enclose space and should be designed and constructed to reflect its local context of either natural stone construction <i>in local traditional style or clearly modern style stone wall</i> or capped and plastered concrete walls.
Quality of the Public Realm/ Open Space	To promote public spaces and routes that are attractive, safe, uncluttered <i>are sensitively integrated into the natural environment, facilitate sustainable access for the public to nature</i> , and work effectively for all in society, including disabled and older people.	The best public spaces often have nodes of activity complimented by quiet zones, stimulate the senses, use quality local materials, <i>are sensitively integrated into the natural environment</i> , have built-in versatility and are complimented by a coherent street furniture, lighting and signage strategy e.g. Clonakilty.
Ease of Movement	To promote accessibility and local permeability by making places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport.	Streets and routes should be direct, overlooked, barrier-free and measures used to slow traffic down to encourage pedestrian and cycling safety. Use of DMURS to apply at all settlement levels.
Legibility	To promote legibility through development that provides recognisable routes, intersections	Emphasise the hierarchy of place with a graduation of building heights and density from

	and landmarks to help people find their way around.	the core, framing views and landmarks and creating new focal points.
Adaptability	To promote adaptability through development that can respond to changing social, technological and economic conditions.	Maintain separate own door access to upper floors of buildings in the town/ village centre to maintain vertical mixed use profiles and future proof the building's adaptability.
Diversity and Vibrancy	To promote diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs	To ensure the town and village cores contain a mix of residential, social and economic uses to maintain a vibrancy beyond business hours. A variety of house typologies, sizes and tenures are also required to meet the differing needs of the population profile.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.3.7

AMEND WORDING TO PARAGRAPH 3.6.7 AND UPDATE OBJECTIVE PL 3-4 PLACEMAKING AND THE ARTS

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Statutory Body and Strategic Environmental Assessment Team.

PROPOSED AMENDMENT

It is proposed to Delete paragraph 3.6.7 and Objective PL 3-4 (Placemaking and The Arts) as follows:

~~*The Plan will consider the feasibility of designating a cultural quarters in a select number of towns as part of a wider programme of targeted regeneration measures. The concept of a cultural quarter is not new while it would present new ways in which part of town centres could be prioritised for development of cultural activities and services.*~~

and replace with:

The Plan supports the designation of a cultural quarters as part of a wider programme of targeted regeneration measures. Appropriate locations could include lands identified as Regeneration Areas across the County including town centre locations where regeneration of a block/ series of land parcels could facilitate such cultural land-use activities, subject to satisfying environmental considerations. The concept of a cultural quarter is not new while it would present new ways in which part of town centres could be prioritised for development of cultural activities and services.

And amend objective PL 3-4 Placemaking and the Arts as follows:

County Development Plan Objective PL 3-4: Placemaking and The Arts
<p>The plan recognises the value that the Arts sector can have on creating distinctive places and raising the quality of life for communities across County Cork. The Plan supports:</p> <ul style="list-style-type: none">a. The expansion of creative floorspace and facilities throughout the settlement network and addressing gaps where prevalent;b. The reuse of historic buildings for cultural use;c. Where appropriate, identify the designation of a cultural quarter as part of any large-scale town expansion or regeneration programme, <i>including sites identified as Regeneration Areas</i>;d. Reinforce a sense of place through the use of quality public realm materials, lighting design and street furniture to create a distinctive place.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.3.8

ADDITIONAL WORDING TO PARAGRAPH 3.6.9 PUBLIC ART AND PLACEMAKING

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Statutory Body.

PROPOSED AMENDMENT

It is proposed to amend paragraph 3.6.9 as follows:

Cork County Council values the role of public art in the future development of our settlements, as it contributes to legibility of a place and positively to the built environment. *Over the lifetime of the Plan it is an objective to prepare a Public Art Strategy, in consultation with, or by the County Arts Office to inform decision-making in the commissioning of Public Art throughout the County*. See also **Chapter 16 Built and Cultural Heritage** relating to public Art.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.3.9

DELETE PARAGRAPH 3.5.3 ENCOURAGING SUSTAINABLE AND RESILIENT PLACES AND REPLACE WITH NEW WORDING

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Southern Regional Assembly.

PROPOSED AMENDMENT

It is proposed to Delete paragraph 3.5.3 (Encouraging Sustainable and Resilient Places) as follows:

~~*At a site level, the role of the existing building stock, brownfield lands and infill sites are an integral part of delivering sustainable growth within the built envelope of our towns and villages. The Urban Capacity Study has already established a database of potential sources within our towns and this has informed the placemaking policy and zoning direction in the relevant towns.*~~

and replace with:

The need to retrofit infrastructure and environmental amenities to address deficits across the settlement network is also recognised. At a site level, the role of the existing building stock, brownfield lands and infill sites are an integral part of delivering sustainable growth within the built envelope of our towns and villages. There will also be opportunities for the upgrading and future proofing of the building stock to cater for smart technologies, energy / fuel upgrades etc. The Urban Capacity Study has already established a database of potential sources development opportunities within our towns and this has informed the placemaking policy and zoning direction in the relevant towns.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.3.10

ADDITIONAL WORDING TO PARAGRAPH 3.5.16 OPPORTUNITY SITES AND TO OBJECTIVE PL 3-2 ENCOURAGING SUSTAINABLE AND RESILIENT PLACES

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Southern Regional Assembly, County Archaeologist and Third Party submission.

PROPOSED AMENDMENT

Amendments to provide additional text at the end of paragraph 3.5.16 (Opportunity Sites) and new text in Objective PL 3-2 f) as follows:

The County Development Plan places a strong focus on Opportunity Sites within towns and villages which can contribute to the compact growth and sustainable development of its settlement network. These can comprise of a variety of site categories including under-utilised brownfield lands, vacant and derelict buildings/sites and institutional lands comprising of heritage buildings. They can range in size from small plots to large areas of backlands capable of being transformational in nature and may be suitable for single or a mixture of uses, depending on its scale, location and building design. *It is also important to recognise the potential of brownfield sites and heritage buildings in rural areas in the County and their contribution to climate action goals in the re-use and revitalisation of vacant buildings, derelict or brownfield land.*

County Development Plan Objective PL 3-2: Encouraging Sustainable and Resilient Places
As part of the Council’s commitment to deliver compact growth and resilient places, the Plan supports: a. The use of the upper floors of the existing town centre building stock for appropriate uses, including residential <i>Living Over The Shop</i> . The separate access to the upper floors should normally be retained; b. The development of brownfield, infill and under-utilised lands within the built envelope of the existing settlement network; c. Addressing vacancy within the existing building stock; d. The preparation of additional guidance for priority town centre sites to aid land activation over the Plan period; e. The establishment of a database of brownfield, opportunity and regeneration sites in order to manage and coordinate active land management priorities across multiple stakeholders on an ongoing basis. <i>f. Supports the re-use and revitalisation of brownfield sites and heritage buildings in both urban and rural areas in the County.</i>

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.3.11

NEW HEADING AND SECTION PROVISION OF SERVICED SITES

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Southern Regional Assembly.

PROPOSED AMENDMENT

Proposed to add additional text relating to Serviced Sites to accommodate individual houses after Objective PL 3-2 Encouraging Sustainable and Resilient Places as follows:

Provision of Services Sites

Cork County Council will seek support and investment for the sustainable development of a new homes in small towns and villages initiative working in partnership with Irish Water, local communities and other stakeholders in the provision of services and serviced sites to create “build your own home” opportunities within the existing footprint of smaller towns, key villages and villages to ensure a sustainable and appropriate spread of development between towns and villages within the County.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.3.12
NEW SECTION ENSURING QUALITY IN DESIGN

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Architects Department.

PROPOSED AMENDMENT

It is proposed to insert a new heading and wording (Ensuring Quality in Design) before Section 3.8:

Ensuring Quality in Design

In the life of this plan, it is likely that most settlements from our larger towns to our smaller villages will experience a level of change through opportunities to create new buildings and spaces as our population increases and our economy grows. Demands on our Towns and Villages have increased with more housing construction activity to meet the shortage of housing supply as well as a revitalisation of social and economic activity due in part to recent changes to workplace practices. This aligns with the overarching policies of the National Policy Framework requesting revitalisation of our towns and villages with an emphasis on compact and sustainable forms of development that can offer attractive and liveable places to live and work and that can accommodate diverse and integrated forms of community living.

This requires good quality designs carried out by properly trained built environment professionals who have the appropriate skill sets to analyse, advise, provide guidance, develop and produce designs that are well considered, appropriate and fit for purpose. These designs need to deliver high quality environments that demonstrate and exhibit uniqueness, creativity, support human well-being, have good quality detail and robustness that all contribute to the sustainability and success of an area where high quality public realm and placemaking can also be secured and delivered.

In particular, the design of quality housing needs to be responsive to changing community needs where the provision of integrated and different housing typologies can be delivered in a more compact way including options for more centrally located units in a town or village. These factors can contribute to healthier and happier places to live and work which are better connected to facilities by pedestrianisation, cycling and sustainable public transport.

There is now a heightened need that future built developments particularly in the case of residential developments will need to be more urban based with designs of a more compact nature adopting the use of taller buildings located close to existing amenities and public transport. People will be encouraged to live in mixed tenure type developments where multi-generational living together with sustainable community living patterns will become more familiar. The Council encourages ensuring that the right design solution is achieved using an appropriate and suitable site where adequate infrastructure is available to support the development.

Finding an appropriate design solution for a site that proposes a concept that generously sits and integrates well in a harmonious and well-integrated way can often be a challenge for a designer.

New developments, be it, building refurbishments or new builds are expected to bring vitality and new life to a location. Re-use and re-occupation of existing under-utilised buildings provide for social and economic rejuvenation of an area where new people presence bring defensibility and vibrancy to an area where isolation and loneliness for existing residents can be reversed. A properly trained and experienced building / urban designer such as a Registered Architect will have the appropriate training and skill set to carefully assess the site characteristics, the site context, surrounding buildings styles, building patterns, conservation and building height / density considerations, etc, in arriving at a design solution that's creative, people centred, safe, sustainable and will provide for adequate and comfortable floor spaces with access to good quality natural light, ventilation and private / simi-private out door space with integrated utilities that relates positively to all of its end users.

What must be avoided are designs that produce poor quality and unsafe environments that lack positive connection and support for human wellbeing and that lack quality in building standards and material execution.

In guiding and encouraging these types of developments from an early stage, from where an initial concept sketch is developed into a set of drawings together with 3 – dimensional models, before the planning process commences, Cork County Council encourages Clients and Developers to appoint Agents and design teams that have the appropriate training, skill sets, qualifications and appropriate experience in order to present the correct design solution to the Council for approval. Whilst it's acknowledged that some agents have different training backgrounds and experience, in certain cases where a site is sensitive, complicated and may have a difficult planning history, the Council would encourage applicants to engage the services of a Registered RIAI Architect or Registered Conservation Architect together with a range of suitably trained, experienced and accredited multi-disciplinary built environment and environmental professionals who will have specialised skill sets necessary to deliver appropriate and high quality projects.

Reference to National and Local Government guidance and best practice documents such as the Quality Housing for Sustainable Communities, Guidance for Residential Developments in Urban Areas, Design Standards for New Apartments, Urban Development & Building Height Guidelines, RIAI Urban Design Toolkit are other related guidance documents is encouraged.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.3.13

ADDITIONAL WORDING TO OBJECTIVE PL-3-1 BUILDING DESIGN, MOVEMENT AND QUALITY OF THE PUBLIC REALM

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by County Archaeologist.

PROPOSED AMENDMENT

It is proposed to update PL 3-1 as follows:

County Development Plan Objective

PL 3-1: Building Design, Movement and Quality of the Public Realm

The Plan supports measures to improve building design quality, accessibility and movement including and investment in the quality of the public realm across the settlement network of the County linked to the following design criteria:

- a. To achieve/ reinforce a better sense of place and distinctiveness strengthening local character.
- b. Create a design that is sensitive to the history and heritage context of a town / village setting *and provides for protection of heritage features and non structural heritage that are important and intrinsic part of the distinctiveness and character of the settlement such as historic boundaries (stone and earthen), pillars and gates, street furnishing, paving and kerbing, trees, hedgerows;*
- c. Ground floor buildings within the town centre should aim to have a 4m floor to ceiling height, where possible, to facilitate active ground floor uses.
- d. The use of awnings should be utilized in a manner that respects and enhances the historic town centre environment and adds to the town centre experience.
- e. New buildings should provide for high quality, local material choice and the design shall draw on the local architectural language of place and reinterpret these in a contemporary manner.
- f. Promotes a shared use of space with a priority on pedestrian usage.
- g. Provide multi-functional spaces suitable for all age cohorts in the community and capable of accommodating cultural events.
- h. Develop and strengthen the use of the green and blue infrastructure in a town / village setting including the retention and enhancement of existing trees and landscape features, the use of SUDs and permeable paving to achieve climate adaptable places.
- i. Achieve inclusive public realm working from the centre of a town / village setting which minimizes clutter and maximises opportunities for active mobility.
- j. Achieve permeability and connectivity in town centre / village locations which contributes to the 10 Minute Town Concept and Sustainable Neighbourhood Infrastructure. The loss of existing laneways will not be permitted.
- k. Delivers legible routes and urban way finding in the larger locations concentrating a variety of urban districts.
- l. Ensure universal design standards are achievable.
- m. Ensure that the aged community and the needs of all ages are facilitated.
- n. Consider the impacts of lighting within the public realm which performs an important safety function but also can be an aid to the legibility and distinctiveness of a place.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.3.14

ADDITIONAL WORDING TO PARAGRAPH 3.7.2 RURAL PLACEMAKING

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by County Archaeologist.

PROPOSED AMENDMENT

It is proposed to update paragraph 3.7.2 (Rural Placemaking) as follows:

Road boundaries and pillars are also a very important placemaking element within the rural landscape. They provide enclosure, use natural materials and techniques which vary throughout the County reflecting local traditions and craftsmanship methods. Within County Cork they are usually constructed of a sod and stone boundary, of an earthen bank faced with stone *or mortared* and a dry stone wall. They are also of important heritage and habitat value.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.3.15

NEW HEADING AND SECTION PLACEMAKING AND ENTERPRISE DEVELOPMENT

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Southern Regional Assembly.

PROPOSED AMENDMENT

It is proposed to insert a New Heading (Placemaking and Enterprise Development) before Section 3.7:

Placemaking and Enterprise Development

Placemaking also has an important role in the layout and design of Enterprise development across the settlement network of County Cork. Design responses at these locations shall use tools such as Health Place Audits for Placemaking and should refer to Table 3.1 Principles of Placemaking to guide an appropriate response on site, ensuring well-connected, permeable and legible enterprise zones.

TEXT CHANGE ONLY

5 Chapter 4 Housing

PROPOSED AMENDMENT NO. 1.4.1

INCLUDE REFERENCE TO THE AFFORDABLE HOUSING ACT 2021 AND TO 'COST RENTAL SCHEMES' IN THE HOUSING CHAPTER

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions to the draft plan.

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to include the following paragraphs:

Affordable Housing Act, 2021

The Affordable Housing Act, 2021 allows for the provision of dwellings for sale under affordable housing purchase schemes and it also allows housing authorities to provide financial assistance to purchase dwellings under affordable dwelling purchase arrangements. The Act provides for funding to be made available for the purchase of dwellings in accordance with a scheme of shared equity and also allows housing authorities to notify the public and assess eligibility and priority in relation to dwellings provided by the Land Development Agency.

Through the Affordable Housing Act 2021 and the Governments 'Housing for All' Plan, a cost rental system will be placed on a statutory footing and the conditions and operational matters for cost rental are being finalised as part of this process. Cost Rental is a new form of tenure in Ireland where tenants will pay rent that covers the costs of delivering, managing, and maintaining the homes only. It is anticipated that cost rental will play a significant role in the provision of housing and housing supports over the coming years.

The Act also allows for changes to the Part V arrangements regarding social, affordable and cost rental accommodation. See (amended) objective HOU 4-2.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.4.2

REPLACE 'REBUILDING IRELAND – ACTION PLAN FOR HOUSING AND HOMELESSNESS (2016) WITH REVISED SECTION ON 'HOUSING FOR ALL (2021)'

ORIGIN OF AMENDMENT

This amendment is required following the publication of the Government's 'Housing for All' Plan on the 2nd of September 2021.

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to delete section 4.2 'Rebuilding Ireland – Action Plan for Housing and Homelessness, 2016' and replace with the following paragraphs:

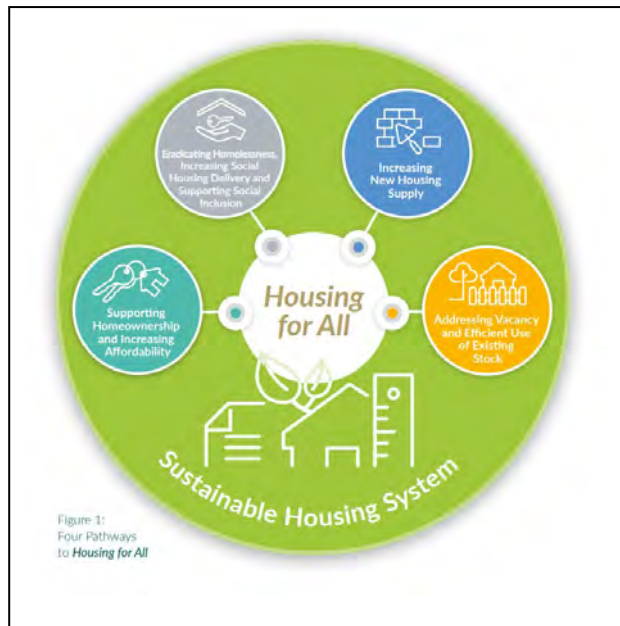
4.2 Housing for All (2021)

Housing for All, the Government's plan to boost the supply of housing to 2030 was published on the 2nd of September, 2021. The overall aim of this new housing plan for Ireland is that 'Everyone in the State should have access to a home to purchase or rent at an affordable price, built to a high standard and in the right place, offering a high quality of life. 'Housing for All' provides four pathways to achieving four overarching objectives;

- 1. Supporting Homeownership and Increasing Affordability;*
- 2. Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion;*
- 3. Increasing New Housing Supply; and*
- 4. Addressing Vacancy and Efficient Use of Existing Stock.*

Each of the pathways contains Housing Policy Objectives and a comprehensive suite of actions to achieve these Housing Policy Objectives.

The implementation of each action until 2030 will be led by a named Government department, State Agency or other body. An overarching governance structure will be established in the Department of the Taoiseach to oversee implementation. Government departments, State agencies, Local Authorities, Approved Housing Bodies (AHBs), the Land Development Agency (LDA) and other delivery partners will work with the delivery office and publish updates on www.gov.ie/housing. An average of 33,000 homes must be provided every year between now and 2030. Increased housing output is needed in all sectors - private, affordable and social to meet the needs of people in a wide variety of circumstances.



Housing for All Projected Output Profile

The HNDA Tool, which was developed as part of the HNDA Framework, can project the future need for housing by tenure type. These projections are based on incomes, house prices and rents, structural demand for housing, existing need and projections for how these indicators will evolve over the coming years. Using the HNDA methodology, and incorporating the ESRI’s research on Regional Demographics and Structural Housing Demand at a County Level, the DHLGH has produced an estimate of housing need to 2030. It underpins the target of an average of 33,000 homes per year in Housing for All. By using the HNDA Tool, that total can be broken down by tenure type as follows:

HNDA Projection 33,000 Annually to 2030 Breakdown by Tenure Type	
New private ownership homes	11,800
New private rental homes	6,500
New affordable homes	4,100
New Social Housing homes	10,300
Total	32,700

Based on the above projections, the Government aims to reach and exceed supply of 33,000 homes per year by 2024, as outlined in the table below. It will do this by increasing supply across all tenure types to ensure that the needs of all sectors of society are met.

A further supporting policy built into the ‘Housing For All’ Plan includes the ‘The Town Centre First’ approach which will further build upon the ambition set out in Our Rural Future, to support the regeneration, repopulation and development of rural towns and villages.

This will include a Local Authority-led Town Serviced Sites Initiative through which public infrastructure agencies, such as Irish Water, will work to provide serviced sites for housing to attract people to build their own homes and live in small towns and villages. Local Authorities can make such sites available to prospective homeowners with the assistance of the Croí Cónaithe Fund.

These initiatives will be complemented by energy retrofit supports and stimulated by a Local Authority programme of compulsory purchase of vacant sites and houses for resale.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.4.3

AMEND SECTION ON SPECIALISED HOUSING REQUIREMENTS

ORIGIN OF AMENDMENT

This amendment is required following the publication of Housing Circular 28/2021 regarding the commencement (with effect from 3 September 2021) of Part 6 of the Affordable Housing Act 2021, which amends Part V of the Planning and Development Act 2000.

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to delete the Section 4.5 Specialised Housing Requirements and replace with the following paragraphs:

Social and Affordable Housing

4.5.1 In order to help to meet the need of these new households identified in the Joint Housing Strategy, there are a number of options available to Local Authorities to promote social housing. These options are listed as follows:

- Provision of Social Housing Provided Under Part V of the Planning and Development Acts 2000 as amended;
- Rental Accommodation Scheme (RAS), Leasing Initiatives and Housing Assistance Payment;
- Provision of Social Housing in partnership with Voluntary Housing Associations (including Housing Co-operatives);
- Re-letting of Casual Vacancies;
- Purchase of New or Second Hand Dwellings;
- Construction of New Accommodation **including Cost Rental**.

4.5.2 The County Council intend to meet their social housing requirement from a combination of all of the options set out above having regard to the national guidance on this issue as it emerges over the life time of the Plan. It is clear that the planning authority will have to look at all sources of supply and optimise the turnaround on casual vacancies and long-term voids.

County Development Plan Objective HOU 4-2: Reserved Land for Social and Affordable Housing	Lands zoned for residential / housing or lands zoned for a mixture of residential / housing and other uses, including all lands identified in this Plan will require a mandatory 20% of which at least half must be for social housing purposes and the balance can be applied to affordable and/or cost rental housing purposes in accordance with the principles, policies and programmes for action set out in the Joint Housing Needs Demand Assessment and Joint Housing Strategy.
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Notwithstanding the above, the Part V contribution applicable to a grant of planning permission remains at 10% (to be applied to social housing only) until 31st July 2026 for all land purchased in the period between 1st September 2015 and 31st July 2021. Where the planning permission is granted after 1st August 2026, the applicable percentage will be 20% in all cases. Please refer to Housing Circular 28/2021 issued by the Department of Housing Local Government and Heritage.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.4.4

DENSITY SECTION: REFERENCE TO LARGER TOWNS WITH A POPULATION OF > 1,500

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Office of Planning Regulator.

PROPOSED AMENDMENT

Amend Paragraph 4.7.8 as follows;

Historically, our County's towns and villages were designed to create compact communities to facilitate trade, transport and social interaction. Buildings were generally arranged in terraced format, two to three storeys high usually following a perimeter block format. Within the town centres, buildings were designed to accommodate a commercial use at ground floor level with a separate access to facilitate "living over the shop". Analysis of some of these perimeter block formats in Cobh and Midleton illustrates that a combination of terraced units and living over the shop delivers densities well in excess of the 50 unit/ha high density threshold advocated in the Guidelines and the mix of uses which support compact urban living. The Plan supports the delivery of high-density development within town centres *of the larger towns with a population >1500* throughout the County and this represents a consistent approach to that taken historically in our towns and will serve to reinforce the character of existing places.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.4.5

AMEND WORDING OF OBJECTIVE HOU 4-7 HOUSING DENSITY ON RESIDENTIALLY ZONED LAND

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Office of Planning Regulator and was updated in relation to error in numbering of the objective and following matter raised at Special Development Committee Meeting on 3rd December 2021.

PROPOSED AMENDMENT

Update HOU 4-5-4-7 as follows:

County Development Plan Objective			
HOU 4-5-4-7: Housing Density on Residentially Zoned Land			
	Min Net Density	Max Net Density	Comment
High	50	No Limit	<ul style="list-style-type: none"> • Applicable to town centres <i>of the larger towns with a population >1500</i> throughout the county and in other areas identified in the Settlement Network normally in close proximity to existing or proposed high quality public transport corridors; • This will normally involve a mix of unit formats including terraced housing and/or apartment units. • May include the subdivision of larger dwellings proximate to existing or improved public transport corridors; • A minimum 10% open space provision will be required. • Subject to compliance with appropriate design/ amenity standards and protecting the residential amenity of adjoining property and the heritage assets of the town centre.
Medium A	30	50	<ul style="list-style-type: none"> • Applicable to suburban/greenfield lands of the larger settlements with a population >5,000 and those planned to grow >5,000 population; • In towns with an existing/ planned high quality public transport service (<i>e.g. Carrigtwohill</i>), a minimum density of 35 units/ ha is recommended. • On former Institutional lands which may require concentration of development in certain areas. A minimum of 20% public open space is required at these locations. • This category would be the highest density category

County Development Plan Objective			
HOU 4-5 4-7: Housing Density on Residentially Zoned Land			
	Min Net Density	Max Net Density	Comment
			<p>applicable to the smaller settlements (< 5,000 in population), and would generally apply to central sites within the core of such settlements, unless otherwise stated or where a higher density approach accords with the existing pattern of development;</p> <ul style="list-style-type: none"> • Must include a broad range of unit typologies and normally involves a combination of unit formats including a higher proportion of terraced units and/or apartment type units.
Medium B	20	35	<ul style="list-style-type: none"> • Normally applicable to lands in the suburban/greenfield lands of the smaller towns <5,000 population and key villages as part of sequential development. • In larger towns with a population >5,000 or planned to grow >5,000 population, may be applicable in a limited instance (outside Metropolitan Cork) for edge of centre sites and sensitive sites with difficult topography, heritage constraints to allow for a broader typology within the urban envelope.
Medium C	5	20	<ul style="list-style-type: none"> • A limited number of sites at the edges of the smaller towns (<5,000 population) as an alternative to one off housing in the countryside. • The layout needs to include a strong urban edge, where appropriate. • A lower standard of public open space provision will be considered where larger private gardens are provided. • Broad housing mix normally required including detached/serviced sites. • This category cannot exceed 20% of new housing requirements.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.4.6

DENSITY: REFERENCE TO LARGER TOWNS WITH A POPULATION OF > 1,500 IN DENSITY TABLE 4-1

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Office of Planning Regulator.

PROPOSED AMENDMENT

Amend Table 4-1: Settlement Density Location Guide as follows:

Table 4.1: Settlement Density Location Guide					
Settlement Type	Settlement	High (50 units/ha+)	Medium A (30-50 units/ha)	Medium B (20-35 units/ha)	Medium C (5-20 units/ ha)
All Towns	Town Centre Locations	Applicable in town centre locations	--	--	
Towns with proposed high quality Public Transport Corridor Potential	Carrigtwohill Carrigaline Cobh Midleton Passage West/ Glenbrook/ Monkstown Monard SDZ Glounthaune# Little Island#	Applicable in locations close to existing/ future high quality public transport proposals <i>of the larger towns with a population >1500</i>	Generally applicable for future development with a minimum density of 35 units/ha recommended.	May be applicable in a limited number of peripheral/ sensitive locations.	
Key Towns* and Large Towns (>5,000 population)	Mallow Clonakilty^ Bandon Fermoy Kinsale Youghal Charleville^		Generally applicable for future development with a minimum density of 35 units/ha.	May be applicable in a limited number of sensitive locations.	
Other Large Towns 1,500 – 5,000 population)	Bantry Kanturk Millstreet Dunmanway Skibbereen Macroom Mitchelstown			Generally applicable for future development on edge of centre sites.	Applicable in a limited amount of circumstances not exceeding 20% of the new housing requirements as an alternative to one off housing.

Table 4.1: Settlement Density Location Guide					
Settlement Type	Settlement	High (50 units/ha+)	Medium A (30-50 units/ha)	Medium B (20-35 units/ha)	Medium C (5-20 units/ ha)
Smaller Towns (<1,500) & Key Villages (>1,500)	Newmarket Buttevant Castletownbere Schull			Generally applicable for future development on edge of centre sites.	Applicable in a limited amount of circumstances not exceeding 20% of the new housing requirements as an alternative to one off housing.
	Crosshaven & Bays Cloyne Killumney/Ovens# Castlemartyr Rathcormac Watergrasshill# Whitegate & Aghada				
Key Villages <1,500 & Villages	All others.				Generally applicable for future development on edge of centre sites. Densities up to 30 units/ ha will be considered in Key Villages. Within Key Village and Village Centres higher densities will be considered.
<p>*Key Town under RSES</p> <p>^Towns planned to grow >5,000 population over the Plan period.</p> <p># Planned to grow >1,500 population over the Plan period</p>					

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.4.7

DELETE WORDING OF OBJECTIVE HOU 4-7 HOUSING DENSITY ON RESIDENTIALLY ZONED LAND

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by third party submission and was updated in relation to error in numbering of the objective and following matter raised at Special Development Committee Meeting on 3rd December 2021.

PROPOSED AMENDMENT

Delete wording in objective HOU ~~4-5~~ **4-7**: Housing Density on Residentially Zoned Land as follows:

County Development Plan Objective			
HOU 4-5 4-7 : Housing Density on Residentially Zoned Land			
	Min Net Density	Max Net Density	Comment
High	50	No Limit	<ul style="list-style-type: none"> • Applicable to town centres throughout the county and in other areas identified in the Settlement Network normally in close proximity to existing or proposed high quality public transport corridors; • This will normally involve a mix of unit formats including terraced housing and/or apartment units. • May include the subdivision of larger dwellings proximate to existing or improved public transport corridors; • A minimum 10% open space provision will be required. • Subject to compliance with appropriate design/ amenity standards and protecting the residential amenity of adjoining property and the heritage assets of the town centre.
Medium A	30	50	<ul style="list-style-type: none"> • Applicable to suburban/greenfield lands of the larger settlements with a population > 5,000 and those planned to grow >5,000 population; • In towns with an existing/ planned high quality public transport service (<i>e.g. Carrigtwohill</i>), a minimum density of 35 units/ ha is recommended. • On former Institutional lands which may require concentration of development in certain areas. A minimum of 20% public open space is required at these locations. • This category would be the highest density category applicable to the smaller settlements (< 5,000 in population), and would generally apply to central sites within the core of such settlements, unless otherwise stated or where a higher density approach accords with

County Development Plan Objective			
HOU 4-5 4-7: Housing Density on Residentially Zoned Land			
	Min Net Density	Max Net Density	Comment
			<p>the existing pattern of development;</p> <ul style="list-style-type: none"> • Must include a broad range of unit typologies and normally involves a combination of unit formats including a higher proportion of terraced units and/or apartment type units.
Medium B	20	35	<ul style="list-style-type: none"> • Normally applicable to lands in the suburban/greenfield lands of the smaller towns <5,000 population and key villages as part of sequential development. • In larger towns with a population >5,000 or planned to grow >5,000 population, may be applicable in a limited instance (outside Metropolitan Cork) for edge of centre sites and sensitive sites with difficult topography, heritage constraints to allow for a broader typology within the urban envelope.
Medium C	5	20	<ul style="list-style-type: none"> • A limited number of sites at the edges of the smaller towns (<5,000 population) as an alternative to one off housing in the countryside. • The layout needs to include a strong urban edge, where appropriate. • A lower standard of public open space provision will be considered where larger private gardens are provided. • Broad housing mix normally required including detached/ serviced sites. • This category cannot exceed 20% of new housing requirements.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.4.8

AMENDMENTS TO DENSITY TABLE 4-1 TO DELETE REFERENCE TO MINIMUM DENSITY OF 35 UNITS/ HA IN MEDIUM A DENSITY

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by third party submission.

PROPOSED AMENDMENT

Delete wording in Table 4-1: Settlement Density Guide as follows:

Table 4.1: Settlement Density Location Guide					
Settlement Type	Settlement	High (50 units/ha+)	Medium A (30-50 units/ha)	Medium B (20-35 units/ha)	Medium C (5-20 units/ ha)
All Towns	Town Centre Locations	Applicable in town centre locations	--	--	
Towns with proposed high quality Public Transport Corridor Potential	Carrigtwohill Carrigaline Cobh Midleton Passage West/ Glenbrook/ Monkstown Monard SDZ Glounthaune# Little Island#	Applicable in locations close to existing/ future high quality public transport proposals	Generally applicable for future development with a minimum density of 35 units/ha recommended.	May be applicable in a limited number of peripheral/ sensitive locations.	
Key Towns* and Large Towns (>5,000 population)	Mallow Clonakilty^ Bandon Fermoy Kinsale Youghal Charleville^		Generally applicable for future development with a minimum density of 35 units/ha.	May be applicable in a limited number of sensitive locations.	
Other Large Towns (1,500 – 5,000 population)	Bantry Kanturk Millstreet Dunmanway Skibbereen Macroom Mitchelstown			Generally applicable for future development on edge of centre sites.	Applicable in a limited amount of circumstances not exceeding 20% of the new housing requirements as an alternative to one off housing.

Table 4.1: Settlement Density Location Guide					
Settlement Type	Settlement	High (50 units/ha+)	Medium A (30-50 units/ha)	Medium B (20-35 units/ha)	Medium C (5-20 units/ ha)
Smaller Towns (<1,500) & Key Villages (>1,500)	Newmarket Buttevant Castletownbere Schull			Generally applicable for future development on edge of centre sites.	Applicable in a limited amount of circumstances not exceeding 20% of the new housing requirements as an alternative to one off housing.
	Crosshaven & Bays Cloyne Killumney/Ovens# Castlemartyr Rathcormac Watergrasshill# Whitegate & Aghada				
Key Villages <1,500 & Villages	All others.				Generally applicable for future development on edge of centre sites. Densities up to 30 units/ ha will be considered in Key Villages. Within Key Village and Village Centres higher densities will be considered.
<p>* Key Town under RSES</p> <p>^Towns planned to grow >5,000 population over the Plan period.</p> <p># Planned to grow >1,500 population over the Plan period</p>					

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.4.9

REFERENCE TO THE ADOPTED 5 YEAR TRAVELLER ACCOMMODATION PROGRAMME

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Office of Planning Regulator and Statutory Consultee.

PROPOSED AMENDMENT

New paragraphs after 4.5.9 as follows:

Circular 35/2018 issued from the Department of Housing, Planning and Local Government to all local authorities on the 19th July 2018 notifying all local authorities of the requirement to prepare and adopt a 5 year Traveller Accommodation Programme covering the period 1st July 2019 – 30th June 2024. Consultation in the preparation of the Traveller Accommodation Programme was essential in order to ensure that the concerns of all those affected by the Plan were considered and to ensure a fully comprehensive response to accommodation needs of travellers was produced. The Traveller Accommodation Programme 2019-2024 was adopted at a meeting of the full council held on the 23rd September 2019.

It is taken that those Traveller Households whose current accommodation is in private rented accommodation and those future family households needs can be met in private rented accommodation.

The location of Standard Housing/Acquisition Units will be dependant on availability of those units over the course of the plan and any allocation will be made in accordance with Cork County Council's Allocation Scheme. Likewise, the location of HAP units will be dependent on a number of factors including availability of same from the private rented sector over the course of the Programme.

It is intended to address the issue of traveller accommodation plans based on the current Traveller Accommodation Programme 2019-2024.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.4.10

REFERENCE TO SERVICED SITES INITIATIVES IN THE LOWER ORDER SETTLEMENTS

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Southern Regional Assembly.

PROPOSED AMENDMENT

Update paragraph 4.7.13 as follows:

Medium Density 'C' (Low Density Development)

It is proposed to include a new category in the lower end of the density spectrum with a range of 5-20 units/ha for a limited number of sites at the edge of the smaller towns <5,000 and key villages *which can facilitate serviced sites initiatives for new homes in the lower order settlements*. This is to ensure that settlements offer attractive and affordable housing options to meet the housing needs of urban communities, to mitigate excessive pressure from urban generated housing and to allow for a broad range of housing typologies to be built within the settlement network. In accordance with the guidelines, it is stipulated that this category cannot exceed 20% of new housing requirements. As per the previous Plan a reduction in the public open space requirement may be acceptable where larger private gardens are proposed.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.4.11

REFERENCE TO REVIEW OF SDZ IN LIGHT OF NEW POLICY APPROACHES

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by a third party Submission.

PROPOSED AMENDMENT

Update paragraph 4.9.2 as follows:

The Guidelines also promote general building heights of at least three to four storeys, coupled with an appropriate density, in locations what would be defined as town centre areas, and which would include suburban areas. *The Guidelines also require a review of Strategic Development Zones, such as Monard in light of new policy approaches. This will be a priority during the Plan period.*

TEXT CHANGE ONLY

6 Chapter 5 Rural

PROPOSED AMENDMENT NO. 1.5.1

AMENDS AND UPDATES OBJECTIVE RP5-5 Tourism and Diversification Areas

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Planning Department.

PROPOSED AMENDMENT

It is proposed to amend Objective RP 5-5: Tourism and Rural Diversification areas, by deleting the last sentence in part (g) and to replace with the new text as follows;

- (g) Returning emigrants who spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build a first home for their permanent occupation, who now wish to return to reside near other immediate family members (mother, father, brother, sister, son, daughter or guardian), to care for elderly immediate family members, to work locally, or to retire. ~~It is not necessary for the applicant to show that they genuinely intend taking up permanent residence.~~ *It is not necessary for the applicant to show that they have already returned to Cork, provided they can show that they genuinely intend taking up permanent residence.*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.5.2

INCLUDES REFERENCE TO NATURAL HERITAGE AREAS AND OTHER AREAS OF BIODIVERSITY VALUE IN OBJECTIVE RP5-19 TO

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Department of Housing, Local Government and Heritage Submission No. DCDP345634547.

PROPOSED AMENDMENT

It is proposed to amend the draft plan, to insert additional text to Objective RP 5-19 (b), as follows:

- a) Retain the identity of towns, to prevent sprawl, and to ensure a distinction in character between built up areas and the open countryside by maintaining a Greenbelt around all individual towns.
- b) Reserve generally for use as agriculture, open space or recreation uses those lands that lie in the immediate surroundings of towns. Where Natura 2000 sites, *Natural Heritage Areas, proposed Natural Heritage Areas and other areas of biodiversity value* occur within Greenbelts, these shall be reserved for uses compatible with their nature conservation designation *and biodiversity value*.
- c) Prevent linear roadside frontage development on the roads leading out of towns and villages.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.5.3

INCLUDES REFERENCE TO ECOLOGICAL IMPACT ASSESSMENT REQUIREMENT IN OBJECTIVE RP 5-28 PART (c).

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Department of Housing, Local Government and Heritage Submission No. DCDP345634547.

PROPOSED AMENDMENT

It is proposed to amend the draft plan, to insert additional text to Objective RP 5-28 (c) as follows:

Encourage appropriately scaled agri-tourism on- farm accommodation development to locate within existing or adjacent to farm complexes, such as the renovation of barns, outhouses or other existing structures or the siting of appropriately scaled camping type accommodation within existing farm complexes for owner run agri-tourism / rural business use as short-term holiday home accommodation, subject to normal planning considerations. Consideration will also be given to appropriately scaled camping type accommodation been located within the main farm holding on suitable sites subject to normal planning considerations. Proposals will be subject to the following:

- a) The proposed development shall be ancillary to an existing established or viable farm holding.
- b) The scale and layout of the development is appropriate for the area and shall integrate visually in the area.
- c) Site Suitability and normal planning considerations such as traffic safety, wastewater disposal, safe access, *ecological impact assessment* and landscaping.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.5.4

INCLUDES REFERENCE TO HISTORIC BOUNDARIES IN OBJECTIVE RP 5-22 PART (d).

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the County Archaeologist.

PROPOSED AMENDMENT

It is proposed to amend the draft plan, to insert additional text to Objective RP 5-22 (d), as follows:

- a. Encourage new dwelling house design that respects the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape.
- b. Promote sustainable approaches to dwelling design by encouraging proposals to be energy efficient in their design, layout and siting, finishes, heating, cooling, and energy systems having regard to the need to reduce reliance on fossil fuels and reduce carbon emissions.
- c. Foster an innovative approach to design that acknowledges the diversity of suitable design solutions in most cases, safeguards the potential for exceptional innovative design in appropriate locations and promotes the added economic, amenity and environmental value of good design.
- d. Require the appropriate landscaping and screen planting of proposed developments by retention of existing on-site trees hedgerows, *historic boundaries*, and natural features using predominantly indigenous/local trees and plant species and groupings.

PROPOSED AMENDMENT NO. 1.5.5

INCLUDES REFERENCE TO OTHER SUITABLE HISTORIC BUILDINGS IN OBJECTIVE RP 5-31

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the County Archaeologist.

PROPOSED AMENDMENT

It is proposed to amend the draft plan, to insert additional text to Objective RP 5-31, as follows:

Encourage the sensitive refurbishment and conversion of suitable disused or derelict traditional farm buildings, built using traditional methods and materials, *and other suitable historic buildings such as mills and churches*, for residential purposes, community, or commercial uses (including social enterprise) where appropriate, subject to normal planning considerations, while ensuring that the re-use is compatible with environmental and heritage protection.

PROPOSED AMENDMENT NO. 1.5.6

DELETES THE WORD STRICTLY IN OBJECTIVE RP 5-30

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions.

PROPOSED AMENDMENT

It is proposed to delete the word 'strictly' from Objective RP 5-30 as follows:

Encourage proposals for the sensitive renovation, redevelopment, or replacement of existing uninhabitable or ruinous dwellings subject to normal proper planning and sustainable development considerations as well as the requirements of other objectives in this Plan and provided that it satisfies the following criteria:

- The original walls of the dwelling structure must be substantially intact.
- The structure must have previously been in use as a dwelling.
- The development is of an appropriate scale and design (including materials used), relative to the structure being replaced and the location and character of the site.
- Existing mature landscape features are retained and enhanced, as appropriate.
- No damage shall be caused to sites used by ~~strictly~~ protected wildlife.
- Proposals must be acceptable in terms of public health and traffic safety.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.5.7

INCLUDES SECTION ON OUR RURAL FUTURE PUBLICATION IN SECTION 5.2 NATIONAL AND REGIONAL POLICY

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions.

PROPOSED AMENDMENT

It is proposed to make a change to the Draft Plan to insert an additional paragraph in Section 5.2 National and Regional Policy as follows:

Our Rural Future

Our Rural Future provides a policy framework for the development of rural Ireland over the next five years, to achieve the vision of transforming the quality of life and opportunity for people living in rural areas. The policy framework is developed in recognition of the diversity of rural areas, the interdependence of urban and rural areas, the centrality of people and communities, the importance of vibrant and lived-in rural places, and the potential to create quality jobs and shared environment. The ambitious framework seeks to deliver outcomes through a series of policy measures, requiring a co-ordinated, multi-sectoral approach to rural development as follows:

- *Optimising Digital Connectivity*
- *Supporting Employment and Careers in Rural Areas*
- *Revitalising Rural Towns and Villages*
- *Enhancing Participation, Leadership and Resilience in Rural Communities*
- *Enhancing Public services in Rural Areas.*
- *Transitioning to a Climate Neutral Society*
- *Supporting the Sustainability of Agriculture, the Marine and Forestry*
- *Supporting the Sustainability of our Islands and Coastal Communities*
- *Nurturing Culture and Heritage.*

This vision is integral to the policies in this chapter for rural Cork and to the overall Plan. The need to promote a strong network of towns and villages which supports access to and delivery of local services, to maximise the opportunities through digital connectivity, to promote employment opportunities, to sustain rural populations enabling people to live in their rural areas and to assist people in the creation of resilient rural communities.

Our Rural Future complements other Government policies such as Project Ireland 2040, the National Economic Recovery Plan, the Climate Action Plan and National Broadband Plan. Furthermore, the policy framework recognises the need to update the Rural Housing Guidelines for planning authorities to address rural housing in a broader rural development and settlement context.

Our Rural Future highlights the 2016 Census trend towards a rural population that has a slower growth rate and higher age profile than the national average. It also highlights the geographical variation in this population change, with rural population growth increasing close to towns and cities, while those more distant and remote rural locations are experiencing population decline. A number of conclusions from the CSO Urban and Rural Life in Ireland 2019 report, highlights the challenges facing highly rural/remote areas in terms of falling populations and access to services. Of note in terms of employment, is that one in four farmers in rural areas had an income stream from another industry sector. The impact of COVID-19 on rural areas is also highlighted, including the potential vulnerability of rural economies to economic downturns and disruption.

There are also societal impacts associated with dispersed settlement patterns and the need for robust community structures to support vulnerable people.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.5.8

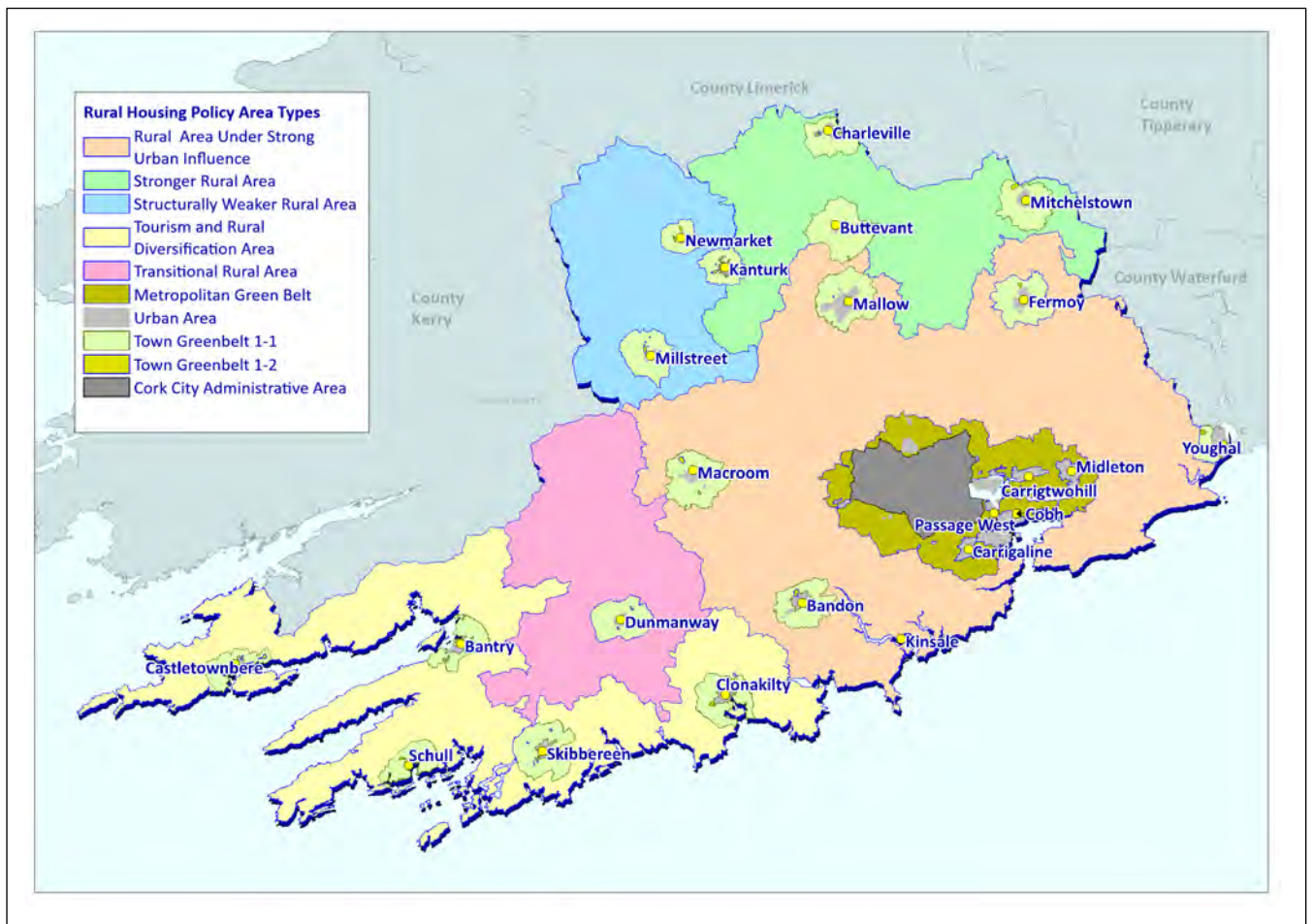
REPLACES AND UPDATES FIGURE 5.1 RURAL HOUSING POLICY AREA TYPES

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Planning Department.

PROPOSED AMENDMENT

Replace Figure 5.1 with updated Figure 5.1 (to update the Legend) as follows.



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 1.5.9

INCLUDES REFERENCE TO BIODIVERSITY AND ECOSYSTEMS SERVICES IN PARAGRAPH 5.1.3

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the submissions.

PROPOSED AMENDMENT

Amend the first bullet point after paragraph 5.1.3 as follows:

5.1.3 This Chapter is based on the following important principles:

- The natural environment plays a key role in mitigating the effects of climate change. Careful management of the countryside / rural areas is required in order to adapt to these challenges ~~by preventing unnecessary biodiversity and ecosystem loss of~~ **and to ensure the protection and enhancement of biodiversity and ecosystem services**, protecting natural flood plain and flood storage areas, and by enhancing green infrastructure networks and linkages to support resilience in natural habitats and their species

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.5.10

AMENDS OBJECTIVE RP 5-16 LONG ESTABLISHED USES

ORIGIN OF AMENDMENT

This amendment is required following discussion at the Special Development Committee meeting on the 3rd of December 2021.

PROPOSED AMENDMENT

Amend objective RP 5-16 by as follows:

County Development Plan Objective RP 5-16: Long Established Uses

Recognise the requirements of long established commercial or institutional uses located entirely within the Greenbelt which may make proposals for expansion / intensification of existing uses. Such expansion proposals of an appropriate scale *will be considered on their merits* ~~would only be considered in special circumstances,~~ having regard to the overall function and open character of the Greenbelt and where development would be in accordance with normal proper planning and sustainable development considerations.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.5.11

AMENDS OBJECTIVE RP 5-29: REPLACEMENT RURAL DWELLINGS

ORIGIN OF AMENDMENT

This amendment is required following discussion at the Special Development Committee meeting on the 3rd of December 2021.

PROPOSED AMENDMENT

Amend objective RP 5-29 by deleting text as follows:

County Development Plan Objective RP 5-29: Replacement Rural Dwellings

In circumstances involving the replacement of an existing habitable dwelling, the Planning Authority will consider proposals for the replacement or refurbishment of such a house, ~~on a case by case basis~~ having regard to the requirements of other relevant policies and objectives in this plan and subject to normal planning considerations. The definition of what constitutes a house will be as described in planning legislation.

TEXT CHANGE ONLY

7 Chapter 6 Social and Community

PROPOSED AMENDMENT NO. 1.6.1

ADDITIONAL WORDING IN OBJECTIVE SC 6-6 (b)

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions

PROPOSED AMENDMENT

It is proposed to amend wording of Objective SC 6-6 (b);

Recognise that new residential communities can generate demand for additional school places and that it is vital to the process of supporting sustainable communities, that the necessary increased capacity in school facilities, either in the form of new schools, or the expansion of existing schools, is provided, *including adequate provision for special needs education facilities, such as dedicated autism units, special schools, etc., where appropriate.*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.6.2

ADDITIONAL WORDING IN OBJECTIVE SC 6.7

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions

PROPOSED AMENDMENT

It is proposed to amend wording of Objective SC 6-7:

Support the Health Service Executive and other statutory and voluntary agencies and private healthcare providers in the provision of healthcare facilities to all sections of the community, at appropriate locations *within settlement boundaries (subject to exceptions)*, with good public transport links and parking facilities *for both motor vehicles as well as bicycles*.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.6.3

ADDITIONAL WORDING IN OBJECTIVE SC 6-2

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions

PROPOSED AMENDMENT

It is proposed to amend wording of Objective SC 6-2:

Recognise the diversity of needs of all citizens of various life stages, cultural and ethnic minorities, and ensure all have the opportunity to contribute to the development of their communities. *The Planning Authority will continue to actively engage with all citizens in order to encourage involvement in their community so people have a voice in the decisions that affect their quality of life in their county, where appropriate.*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.6.4

INSERT UPDATED DATA FROM THE DEPARTMENT OF EDUCATION IN TABLE 6.1.1

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions

PROPOSED AMENDMENT

It is proposed to amend Table 6.1.1:

Table 6.1: School Requirements in Main Settlements		
Area	Primary	Post Primary
Monard	1x16 classroom	
Midelton	1x24 classroom and 1x16 classroom	1x800 pupils
Carrigtwohill	2x16 classroom	1x600 pupils
Mallow	2x16 classroom	

and replace with a new table as follows

Table 6.1 School Requirement in Main Settlements		
Area	Primary	Post Primary
Carrigaline	2	*
Carrigtwohill	2	1 (in addition to planned delivery of post primary school)
Midleton	2	1
Cobh	1	*
Monard	4	1
Kinsale		1
Bandon		*

Table 6.1 School Requirement in Main Settlements

Area	Primary	Post Primary
Charleville	1	
*School already planned for delivery		

TEXT AND FIGURE CHANGE

PROPOSED AMENDMENT NO. 1.6.5

ADDITIONAL WORDING IN PARAGRAPH 6.4.3

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions

PROPOSED AMENDMENT

Amend wording of paragraph 6.4.3

6.4.3 A high birth rate naturally leads to an increase in the number of school places and in particular the amount of additional classrooms required. ~~In some instances this may require extensions to existing facilities; however, if issues such as site suitability are a factor a new school may be required depending on pupil numbers. This largely applies at post primary level.~~ *Where additional provision is required at primary or post primary level, the delivery of such additional provision is dependent on the particular circumstances and may be provided through either one, or a combination of the following:*

- *Utilising existing unused capacity within a school (or schools)*
- *Extending the capacity of a school (or schools)*
- *Provision of a new school (or schools)*
- *Utilising/re-purposing existing buildings within settlements which meet the requirements for a school (or schools)*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.6.6

AMEND PARAGRAPH 6.4.4

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions

PROPOSED AMENDMENT

It is proposed to amend wording of paragraph 6.4.4.

~~6.4.4 East Cork has been identified as having a school places deficit, particularly post primary school deficit, which has not grown in tandem with the population and housing increases in the area. The East Cork Secondary Schools Crisis Report, has stated that East Cork is an exceptionally fast growing and diverse area with insufficient school places to meet the growing needs and numbers of the area. Increased enrolments have resulted in a greater demand for school places, particularly at postprimary level and that it is expected that there will be a surge in demand for places in post primary schools in the area as the increase in the 0 to 8 year old cohort in the 2016 census exceeded that of national and county levels.~~

and replace with new paragraph as follows

6.4.4 While the East Cork Secondary Schools Crisis Report has identified East Cork as having a school places deficit and as an exceptionally fast growing and diverse area with insufficient school places to meet the growing needs and numbers of the area the Department's most current analysis indicates that above that which is currently being planned and delivered there is no requirement for additional school accommodation provision in the Midleton/Carrigtwohill or Youghal school planning areas. The Department will however, continue to monitor the relevant metrics, including the volume, pace and location of residential development activity and keep school place requirements in the area under review.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.6.7

AMEND PARAGRAPH 6.4.5

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions received from the Department of Education and Special Development Committee Meeting 3rd December 2021

PROPOSED AMENDMENT

It is proposed to amend wording of paragraph 6.4.5

~~Cork County Council will work with the Department of Education and Skills in addressing educational requirements. Table 6.1 below indicates where additional educational facilities will be required to meet future population targets and any further educational facilities required will be identified following further updated requirements from the Department of Education and Skills and will be reflected and included as part of this Plan.~~

And replace with the following:

6.4.5 Cork County Council will work with the Department of Education and Skills in addressing educational requirements. Information received from the Department as shown on Table 6.1 below indicating where additional new educational facilities will be required to meet future population targets which will be reflected and included as part of this Plan. This table is not exhaustive of all proposed future educational requirements in the County. Cork County Council will continue to work with the Department and other stakeholders regarding provision for future school requirements across the whole County throughout the lifetime of the plan.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.6.8

ADDITIONAL WORDING IN OBJECTIVE SC 6-6

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions

PROPOSED AMENDMENT

It is proposed to revise wording of Objective SC 6-6.

- a) *Provide new educational facilities in accordance with the guidance set out in Guidelines on Sustainable Residential Development in Urban Areas.*
- b) *Recognise that new residential communities can generate demand for additional school places and that it is vital to the process of supporting sustainable communities, that the necessary increased capacity in school facilities, either in the form of utilising existing unused capacity within schools, the expansion of existing schools, or new schools, is provided.*
- c) *Work closely with the Department of Education and Skills to identify in the Plan, existing and future educational requirements, identify and reserve suitable sites for educational purposes and acquire, as appropriate and with the approval of the Department of Education and Skills, sites for future school provision in order to ensure that the necessary increased capacity in school provision is provided in a timely manner and as an integral part of the development of an area. Where a previously reserved site for educational purposes is no longer required the site will be capable of coming forward for alternative forms of development subject to the planning process.*
- d) *Facilitate the development of primary, post primary, third level, outreach, research, adult and further educational facilities to meet the needs of the County.*
- e) *Encourage, support and develop opportunities to open up new and existing educational facilities to wider community use, subject to normal proper planning and sustainable development considerations.*
- f) *Require that proposed new large scale residential developments, **within existing residential or new residential areas**, either as part of an individual development or a collective group of developments include an assessment of the demand for school places likely to be generated by the development and proposals to address any identified increase in demand which may arise.*
- g) *Where a designated school site forms part of a wider development it is critical that the granting of permission for that wider development be contingent upon the provision of infrastructure and services to the school site as part of that development and such infrastructure and services must be specified to the standard which is required for any future school provision at that location.*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.6.9

ADDITIONAL WORDING IN SECTION 6.4, PARAGRAPH 6.4.6

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions

PROPOSED AMENDMENT

It is proposed to add additional paragraph wording in Section 6.4.

6.4.6 Reservations will be made for new schools in the Plan in close proximity to existing or planned residential developments and community facilities such as sports facilities, public open space, libraries, etc so that these can be shared between the school and the wider community. *Having access to off-site public amenities and facilities is essential in achieving the delivery of schools in the urban carbon-neutral model promoted by the NPF. The Planning Authority also supports measures to facilitate reduced requirements for on-site parking and set-down areas.*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.6.10

ADDITIONAL WORDING IN OBJECTIVE SC 6.1 (a)

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Draft Development Plan Guidelines

PROPOSED AMENDMENT

It is proposed to add additional wording in Objective 6-1.

a) Support the provision of social and community facilities which meet the current and future needs of the entire population *and which should grow in tandem with development in communities.*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.6.11

AMEND PARAGRAPH 6.6.18

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Planning Policy Unit

PROPOSED AMENDMENT

It is proposed to add additional wording to paragraph 6.6.18.

~~6.6.18 The Council will support the principles as set out in the Age Friendly Principles and Guidelines for the Planning Authority 2021 to ensure that our ageing population has a range of options for living independently and alternatives to long-term residential care to support ageing as mentioned above in Housing Options for Our Ageing Population.~~

and replace with new paragraph as follows

6.6.18 The Council will support the principles as set out in the Age Friendly Principles and Guidelines for the Planning Authority 2021 to ensure that our ageing population has a range of options for living independently and alternatives to long-term residential care to support ageing as mentioned above in Housing Options for Our Ageing Population. The essential message within this guidance is that the Irish local government system is playing a central role in equipping Irish society to fully use the opportunities that come with having an ageing population which is fully engaged and integrated with succeeding generations. Thinking on how to meet the future needs of our communities is an essential feature of the planning process. The simple non-statutory guidance within these guidelines will enable the planning system to acknowledge the role which our older people can play in the future, reinforcing the importance of having an active older community at the heart of the many cities, towns, villages and rural places of a vibrant and sustainable Ireland.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.6.12

INSERT NEW PARAGRAPH

ORIGIN OF AMENDMENT

This amendment is required following discussions at the Special Municipal District Meeting for the Macroom MD on the 22nd of October.

PROPOSED AMENDMENT

It is proposed to include a new paragraph in Chapter 6, Social and Community Facilities as follows:

Graveyards and other Burial Grounds

Most graveyards in County Cork are formally the responsibility of Cork County Council and local interest in the care and maintenance of the graveyards is welcomed and valued by the Council, particularly from community groups. A guide has been prepared by Cork County Council to outline how local groups can participate in the care of their local graveyard through appropriate maintenance and conservation. Cork County Council also recognize that the requirements for new types of burial facilities including Green Burial Facilities/eco-cemeteries and other similar facilities may be required over the coming years and the Planning Authority will support the delivery of such facilities on their merits as and when the need arises subject to normal planning considerations.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.6.13

INCLUDE ADDITIONAL NEW OBJECTIVE

ORIGIN OF AMENDMENT

This amendment is required following discussion at the Special Development Committee Meeting on the 3rd of December.

PROPOSED AMENDMENT

Include the following new objective within the Planning for Ageing section in Chapter 6 Social and Community.

SC 6-12 Age Friendly Policies

To implement Age Friendly policies in the refurbishment/adaptation of existing housing stock, and to consider the needs of the older generation in terms of design and lifelong living.

TEXT CHANGE ONLY

8 Chapter 7 Marine, Coastal and Islands

PROPOSED AMENDMENT NO. 1.7.1

EXPANDING OBJECTIVE MCI 7-7

ORIGIN OF AMENDMENT

This amendment is required to address issues raised in the Environmental Report of the Draft Plan.

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to amend objective MCI 7-7.

Support and protect Designated Bathing Areas as valuable local amenities and as an important tourism and local recreation resource and continue to work with local communities to identify appropriate new Bathing Areas for monitoring. and Encourage the provision of the water services infrastructure required to maintain and improve water quality in these areas having regard to water quality, access, environmental and other sensitivities when identifying / developing new recreational bathing areas.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.7.2

NEW OVERARCHING OBJECTIVE TO SUSTAINABLY MANAGE DEVELOPMENT WITHIN THE COASTAL ZONE

ORIGIN OF AMENDMENT

This amendment is required to address issues raised in Volume 6, Chapter 8 Appropriate Assessment Conclusion of the Draft Plan.

PROPOSED AMENDMENT

It is recommended that a new overarching objective **MCI 7-X** to be included before MCI 7-2 as follows:

Sustainably manage development within the coastal zone taking account of its environmental, ecological, heritage and landscape values.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.7.3

ADDITIONAL TEXT TO OBJECTIVE 7-4 (COASTAL PROTECTION)

ORIGIN OF AMENDMENT

This amendment is required to address issues raised in Volume 6, Chapter 8 Appropriate Assessment Conclusion of the Draft Plan.

PROPOSED AMENDMENT

It is recommended that additional wording be included in objective MCI 7-4 as follows:

- (a) Ensure the County's natural coastal defences, such as beaches, sand dunes, salt marshes and estuary lands, are protected and are not compromised by inappropriate works or development
- (b) **Secure the implementation of a county level strategic approach (subject to SEA and AA) to the deployment of coastal defences.**
- (c) Employ soft engineering techniques as an alternative to hard coastal defence works, wherever possible.
- (d) Identify, prioritise and implement necessary coastal protection works subject to the availability of resources, whilst ensuring a high level of protection for natural habitats and features, and ensure due regard is paid to visual and other environmental considerations in the design of any such coastal protection works.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.7.4

UPDATE TEXT TO OBJECTIVE 7-2 (DEVELOPMENT IN COASTAL AREAS)

ORIGIN OF AMENDMENT

This amendment is required to address issues raised in the submission from the NPWS and submissions from the renewable energy sector.

PROPOSED AMENDMENT

It is recommended that additional wording be included in objective MCI 7-2 as follows:

Reserve sufficient land in the various settlements to accommodate the particular requirements of coastal ports, harbour development, boat storage and other coastal industry, and to improve access to and support the continued development of the ports in County Cork as marine related assets in accordance with ~~the 2013 'National Ports Policy' and RPO 8.23 of the RSES.~~ Also support the provision of infrastructure for the renewable energy sector. The identification of any such lands will need to be subject to environmental, nature conservation and other heritage considerations.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.7.5

ADDITIONAL TEXT TO OBJECTIVE 7-5 (MARINE LEISURE)

ORIGIN OF AMENDMENT

This amendment is required to address issues raised in the submission from the NPWS

PROPOSED AMENDMENT

It is recommended that the wording be amended in objective MCI 7-5 (a) and (b) as follows:

- (a) Support the development of rural Cork's inland and coastal marine leisure facilities, where they are compatible with other objectives and policies in this Plan and any Natura 2000 designations.
- (b) ~~Proposals for development which would be likely to have a significant effect on nature conservation sites and / or habitats or species of high conservation value will only be approved if it can be ascertained, by means of an Appropriate Assessment or other ecological assessment, that the integrity of these sites will not be adversely affected~~

Proposals for development of marine leisure facilities will be subject to ecological impact assessment and, where necessary, Appropriate Assessment, with a view to ensuring the avoidance of negative impacts on designated sites, protected species and on sites or locations of high biodiversity value.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.7.6

ADDITIONAL TEXT TO OBJECTIVE 7-6 (COASTAL AMENITIES)

ORIGIN OF AMENDMENT

This amendment is required to address issues raised in the submission from the NPWS.

PROPOSED AMENDMENT

It is recommended that the wording be amended in objective MCI 7-6 (a) and (b) as follows:

- (a) Maintain and improve County Cork's beaches to a high standard and develop their recreational potential as publicly accessible seaside amenity facilities **where appropriate (including facilities such as toilets and changing areas) , as appropriate to individual site conditions and** in accordance with the principles of proper planning and sustainable development
- ~~(b) Proposals for development which would be likely to have a significant effect on nature conservation sites and / or habitats or species of high conservation value will only be approved if it can be ascertained, by means of an Appropriate Assessment or other ecological assessment, that the integrity of these sites will not be adversely affected~~
 - (b) Proposals for development of marine leisure facilities will be subject to ecological impact assessment and, where necessary, Appropriate Assessment, with a view to ensuring the avoidance of negative impacts on designated sites, protected species and on sites or locations of high biodiversity value.
- (c) Support **the enhancement of existing** Coastal Amenities to include parks and harbours along the coastline, including improved **or if required new access arrangements for the general public for recreational purposes** where safe and possible **to do so and in accordance with MCI 7-6 (b).**

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.7.7

NEW OVERARCHING OBJECTIVE TO DEVELOP A COASTAL EROSION POLICY

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by a number of submissions and was also recommended by the Ecology Office of the Planning Authority.

PROPOSED AMENDMENT

It is recommended that a new overarching objective **MCI 7-X** be included after MCI 7-4 (c) as follows:

To support a Coastal Erosion policy for the County in consultation with all relevant stakeholders.

(Also cross reference to MCI 7-4(a))

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.7.8

UPDATE REGARDING THE PUBLICATION OF THE NATIONAL MARINE PLANNING FRAMEWORK

ORIGIN OF AMENDMENT

This amendment is required following the adoption of the National Marine Planning Framework (NMPF) by the Houses of the Oireachtas in May 2021. It also follows the publication of the Final NMPF and the text of the Maritime Area Planning Bill 2021 on the 1st of July 2021.

PROPOSED AMENDMENT

1. It is recommended that paragraphs 7.3.1 – 7.3.6 be replaced as follows:

National Marine Planning Framework (2021)

On 30 June 2021, the government published the National Marine Planning Framework (the NMPF). It is the first maritime spatial plan for Ireland, prepared in accordance with the EU's Maritime Spatial Planning Directive. The NMPF is the national plan for Ireland's maritime area, and is the equivalent of the National Planning Framework onshore. The NMPF sits at the top of a hierarchy of plans and sectoral policies for the marine area. It comprises a single plan for the entire maritime area, with more detailed regional plans envisaged at a later date. It has been prepared with an ecosystem-based approach and informed by best available knowledge. As part of the preparation of the NMPF, a Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) have been carried out. The NMPF includes a number of "Overarching Marine Planning Policies" (OMPPs), which will apply to all marine activities or development. These OMPPs fall into three categories: Environmental, Economic and Social. Within these categories, the NMPF sets out more detailed policy imperatives including co-existence, biodiversity, coastal and island communities and infrastructure. Additionally, the NMPF sets out activity-specific or "sectoral marine planning policies" (SMPPs), which apply to particular classes of activities. The NMPF arranges these policies into 16 general sectors, including energy, wastewater treatment and disposal, fisheries, ports, and aquaculture and tourism. Cork County Council aims to be a first mover in terms of establishing the fundamental policies and implementing the objectives of the NMPF which will be of greatest benefit for our coastal and island communities. In this regard, Cork County Council is keen to both support the potential of the marine environment by nurturing opportunities for innovation in the Maritime economy but also to support and preserve the environmental and ecological conservation status of our natural marine resource.

2. It is also recommended that objective MCI 7-1 National and Regional Marine Planning Policy be replaced as follows:
 - a) Work with the appointed Implementation Groups for the [National Marine Planning Framework \(NMPF\) 2021](#).
 - (b) Support the potential of the marine environment by nurturing opportunities for innovation in the Maritime economy while ensuring that its ecosystems are managed sustainably.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.7.9

REFERENCE TO THE COMMON FISHERIES POLICY

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Department of Agriculture, Food and the Marine.

PROPOSED AMENDMENT

1. It is recommended that a new bullet point be inserted after paragraph 1.7.3 as follows:
 - Recognise that the Common Fisheries Policy supports sustainable fishing for a long-term stable food supply.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.7.10

UPDATE REGARDING THE PUBLICATION OF THE MARITIME AREA PLANNING BILL 2021

ORIGIN OF AMENDMENT

This amendment is required following the publication of the Maritime Area Planning Bill, 2021 on the 9th of August, 2021.

PROPOSED AMENDMENT

It is recommended that Section 7.4 ‘The Marine Planning and Development Management Bill (Forthcoming) and subsequent paragraphs 7.4.1 – 7.4.8 be replaced as follows:

7.4 Maritime Area Planning Bill, 2021

The Maritime Area Planning Bill (the MAP Bill), which is the new legislative framework for forward planning, development management and enforcement in Ireland’s offshore area was published on the 9th of August, 2021. Once enacted, this legislation intends to put in place a comprehensive and coherent planning system for the entire Maritime Area including:

- A forward planning regime for the maritime area;
- A new streamlined development management system for the maritime area incorporating consenting for the occupation of the maritime area (Maritime Area Consents and licencing) and a new planning consenting regime (to be implemented by coastal local authorities and An Bord Pleanála);
- The establishment of a new agency, the Maritime Area Regulatory Authority (MARA) to manage the occupation of the maritime area and to enforce the provisions of the new regime. It is intended in the Bill that MARA will grant Maritime Area Consents; licence specified maritime usages; ensure compliance and enforcement of MACs, licences and offshore development consents; assume responsibility for the management and enforcement of the existing foreshore portfolio of leases and licences currently administered by the Minister for Housing, Local Government and Heritage; and provide a platform for inter-agency cooperation and collaboration.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.7.11

UPDATE REGARDING PUBLIC BODIES WITH MARINE RESPONSIBILITIES

ORIGIN OF AMENDMENT

This amendment follows a request to provide clarity on which Government departments have marine based responsibilities. However, given the publication of the Maritime Area Planning Bill, on the 9th of August, this information will be superseded, and it is better to remove it from the plan. Once enacted the new legislation will supersede the current regime. The NMPF (Appendix A) outlines all Public Bodies with Marine Responsibilities.

PROPOSED AMENDMENT

It is recommended that the following text from Paragraph 7.6.2 be deleted:

~~The Department of the Environment, Community and Local Government currently have responsibility for a range of foreshore functions, including management and the granting of development consent. The Minister for Agriculture, Food and the Marine has responsibility for consenting to developments relating to aquaculture, sea fishing activities and developments within Fishery Harbour Centres.~~

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.7.12

INCLUDE REFERENCE TO ECOLOGICAL, SOCIAL OR SCENIC IMPACT OF AQUACULTURE DEVELOPMENTS

ORIGIN OF AMENDMENT

This amendment is required following a submission to the draft plan.

PROPOSED AMENDMENT

It is recommended that the following text be added to Paragraph 7.2.6:

Aquaculture developments must take account of the ecological, social and scenic impacts of any such development and these factors will be taken into consideration during the assessment process.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.7.13

OMIT REFERENCE TO THE COREPOINT PROJECT

ORIGIN OF AMENDMENT

This amendment is required following discussions at the Special Development Committee on the 3rd of December 2021.

PROPOSED AMENDMENT

It is recommended that the following Paragraph 7.6.6 be deleted:

~~7.6.6 Under the COREPOINT Project the Cork Harbour Integrated Management Strategy was published in 2008. The implementation of this strategy has been supported through the Cork Harbour Management Focus Group, set up under the Project, which comprises key stakeholders with responsibilities for the day to day management of Cork Harbour. The objectives and actions in that strategy are currently being updated and after public consultation it is intended to publish a revised updated strategy.~~

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.7.14

INCLUDE FURTHER DETAILS ON THE CORK HARBOUR STUDY

ORIGIN OF AMENDMENT

This amendment is required following discussions at the Special Development Committee on the 3rd of December 2021.

PROPOSED AMENDMENT

It is recommended to amend Paragraph 7.6.8 as follows:

The Cork Harbour Study, **prepared by the Planning Authority** reflected the broad aims of the COREPOINT Integrated Management Strategy for Cork Harbour (2008) **and has since provided a sound evidence base informing planning policy formulation for the Harbour Area**. The Study sought to promote a more integrated approach to development of the Harbour, using a coastal zone management (CZM) approach. It examined how various needs and demands for space close to the shoreline interact with each other, and with the inherited physical form of the Harbour. Some recurrent themes common to different parts of the Harbour were evident from surveys:

- (a) Steep linear coastal settlements, e.g. Cobh, Passage West and Crosshaven,
- (b) Major coastal transport corridors running along the (original) Harbour shoreline,
- (c) Port related industrial areas on the seaward side of coastal transport corridors,
- (d) Competition for space and access in narrow level waterfront areas, primarily due to (a) - (c).

TEXT CHANGE ONLY

9 Chapter 8 Economic Development

PROPOSED AMENDMENT NO. 1.8.1

CHAPTER 8 ECONOMIC DEVELOPMENT: UPDATE TO PARAGRAPH 8.8.1

ORIGIN OF AMENDMENT

This amendment is required to address an issue raised by Cllr Alan O’Conor in his submission DCDP346163792.

PROPOSED AMENDMENT

It is proposed to amend Paragraph 8.8.1 as follows;

Cork County Council recognises that the transition to a ~~more~~ circular economy, based on long-life products that can be renewed, reused, repaired, upgraded and refurbished to preserve precious natural resources, protect habitats and reduce pollution, will provide an essential contribution to Cork County developing a sustainable, low carbon and competitive economy.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.2

CHAPTER 8 ECONOMIC DEVELOPMENT: DELETE PART A) OF OBJECTIVE EC-8-12 'AGRICULTURE AND FARM DIVERSIFICATION' AND REPLACE WITH NEW TEXT.

ORIGIN OF AMENDMENT

This amendment is required to address a text error in Objective EC 8-12 a).

PROPOSED AMENDMENT

It is proposed to Delete Part a) of Objective EC 8-12

~~Encouraging the development of sustainable agricultural and infrastructure including farm buildings.~~

and replace with new text as follows;

Encourage the development of sustainable agriculture and related infrastructure including farm buildings.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.3

CHAPTER 8 ECONOMIC DEVELOPMENT: UPDATE TO SECTION 8.7.15

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the IDA Ireland in their submission DCDP346245297 and issues raised in Development Committee Meetings.

PROPOSED AMENDMENT

It is proposed to delete paragraph 8.7.15

~~Ringaskiddy is also long established as a location for industrial / chemical / pharmaceutical/ port related uses, supported by deep water port facilities and ferry services. The IDA has supported the development of many high technology manufacturing plants in the area. Ringaskiddy also includes the villages of Shanbally (2016 population 349) and Ringaskiddy/ Loughbeg (2016 population 580). There are advanced plans to upgrade the N28 serving Ringaskiddy to motorway standard and there are 353ha of land zoned for industrial use. Ringaskiddy is also identified as a location suitable for accommodating uses which need to relocate from the City to facilitate the re-development of the Docklands. This Plan supports the continued role of Ringaskiddy as a Strategic Employment Location.~~

and replace with new text as follows;

Ringaskiddy is long established as a location for industrial, chemical and pharmaceutical employment with many of the world's leading pharmaceutical companies located there. Ringaskiddy is also the location of modern deep water port facilities, ferry services, a naval and marine training institute.

Ringaskiddy also includes the villages of Shanbally (2016 population 349) and Ringaskiddy/Loughbeg (2016 population 580). The Council recognises and supports these vibrant local communities and the future development of the area needs to have regard to these communities and their amenities.

The County Development Plan supports the port of Cork's proposals to expand its facilities in Ringaskiddy so that port centred operations and logistics can become more efficient through the accommodation of larger ships and so that port traffic can directly access the National Road Network without passing through the city centre. Ringaskiddy is also identified as a location suitable for accommodating uses which need to relocate from the City to facilitate the re-development of the Docklands.

Ringaskiddy has successfully attracted major, large scale, high technology manufacturing plants in recent years. The IDA has supported the development of many high technology manufacturing plants in the area and the Planning Authority will continue to support Ringaskiddy as a location of choice for high technology employment.

~~*Ringaskiddy also includes the villages of Shanbally (2016 population 349) and Ringaskiddy/ Loughbeg (2016 population 580). There are advanced plans to upgrade the N28 serving Ringaskiddy to motorway standard. The M28 will offer the scope to modify the exiting N28 to offer dedicated bus and cycle lanes and provide increased footpath provision which in turn will help increase connectivity along the Ringaskiddy, Carrigaline and Passage West/Glenbrook/Monkstown access.*~~

There are 353ha of land zoned for industrial use in Ringaskiddy, see Volume 4 South Cork. Cork County Council will continue to work with all the key stakeholders to ensure that Ringaskiddy maintains its attractiveness as an employment location and also maintains its prominent role as the main FDI location in Ireland. This Plan also supports the continued role of Ringaskiddy as a Strategic Employment Location.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.4

CHAPTER 8 ECONOMIC DEVELOPMENT: INCLUDE ADDITIONAL TEXT AFTER SECTION 8.7.16 IN RELATION TO THE REVIEW OF EMPLOYMENT LANDS.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the IDA Ireland in their submission DCDP346245297 and issues raised by the Planning Policy Unit in Cork County Council.

PROPOSED AMENDMENT

It is proposed to add an additional paragraph after 8.7.16 as follows;

It is the intention that all the employment lands in the County, including the lands in the Strategic Employment locations, will be subject to a review within 2 years of the adoption of the County Development Plan.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.5

CHAPTER 8 ECONOMIC DEVELOPMENT: INCLUDE NEW TEXT TO REFERENCE ICF DOCUMENT 'ESSENTIAL AGGREGATES' AFTER PARAGRAPH 8.16.1

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Roadstone Ltd. In their submission DCDP346036965. See also amendment 1.8.23.

PROPOSED AMENDMENT

It is proposed to add a new paragraph after paragraph 8.16.1 as follows;

In 2020 the ICF published a document 'Essential Aggregates: Providing for Irelands Needs to 2040' which is an industry led call for Government to ensure that Ireland's future supply of aggregates (crushed rock, sand and gravel) is planned, monitored and managed in a sustainable manner, to provide for Ireland's future infrastructure development. The document calls for a National Planning Policy for Aggregates which will underpin local and regional planning policy. The Planning Authority recognises the essential role of Aggregates and the need for the preparation of a County Minerals Strategy which will support a sustainable extractive industry during the lifetime of the County Development Plan.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.6

CHAPTER 8 ECONOMIC DEVELOPMENT: UPDATE TO OBJECTIVE EC-8-4 ECONOMIC RESILIENCE.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Southern Regional Assembly in their submission DCDP346249035 in relation to Strengthening Objectives for Skills, Further Education and Training, Lifelong Learning and a Learning Region.

PROPOSED AMENDMENT

It is proposed to add new text to Objective EC 8-4 Economic Resilience as follows;

a) To develop, deepen and enhance our County's economic *resilience and sustainable growth by supporting economic diversity*, widening our economic sectors, boosting innovation, export diversification, productivity enhancement and access to new markets.

b) *To support the development of workforce skills, further education and training facilities and life-long learning initiatives throughout the County.*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.7

CHAPTER 8 ECONOMIC DEVELOPMENT: INSERT A NEW SECTION AND OBJECTIVE ON TRANSPORT CONNECTIVITY AFTER SECTION 8.9

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Southern Regional Assembly in their submission DCDP346249035 in relation to Connectivity and Interactions between the County's Employment Network and the Region's Economic Drivers.

PROPOSED AMENDMENT

It is proposed to insert a new section and objective after Section 8.9 as follows;

Connectivity

The plan recognises and supports digital and transport connectivity for interaction between the County's Employment Network and the Region's Economic Drivers including Cities and Metropolitan Areas, Economic Corridors and other Key Towns and Networks, especially those with close cross boundary interactions.

Objective EC- 8-4 Connectivity

Prioritise infrastructure delivery across the County to enhance connectivity (multi-modal transport and digital) with the wider southern region as supported in Chapter 12 Transport and Mobility and Chapter 13 Energy and Telecommunications.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.8

CHAPTER 8 ECONOMIC DEVELOPMENT: INSERT NEW TEXT ON PLACEMAKING AFTER PARAGRAPH 8.9.1

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Southern Regional Assembly in their submission DCDP346249035 in relation to Placemaking for Enterprise Development.

PROPOSED AMENDMENT

It is proposed to insert new text after paragraph 8.9.1 as follows;

The Plan supports place-making initiatives including public realm improvements and urban renewal projects throughout the County. As mentioned earlier in this chapter the RSES identifies investment in the creation of 'place' as a key to realising regional potential. The strategy states that placemaking policy is instrumental to ensuring that the region, including Cork, captures sufficient human capital and talent. ~~The County Development Plan supports the concept of place-making and it is discussed further in Chapter 3 'Settlements and Placemaking'.~~

Placemaking also has an important role in the layout and design of Enterprise development across the settlement network of County Cork. Design responses at these locations shall use tools such as Health Place Audits for Placemaking and should refer to Table 3.1 Principles of Placemaking to guide an appropriate response on site, ensuring well-connected, permeable, and legible enterprise zones. The County Development Plan supports the concept of place-making and it is discussed further in Chapter 3 'Settlements and Placemaking'.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.9

CHAPTER 8 ECONOMIC DEVELOPMENT: UPDATE TO PARAGRAPH 8.7.17 ON MARINO POINT

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Cllr Seamus McGrath in his submission DCDP346148635 and to address issues raised by Appropriate Assessment.

See also amendment no 1.8.22

PROPOSED AMENDMENT

Include the following text in paragraph 8.7.17 as follows;

Marino Point is identified as a Specialist Employment Centre. It is well placed to play a key strategic enabler role for the NPF/RSES in providing for the relocation of existing industrial uses from docklands and other strategic urban sites within the Cork Metropolitan Area. This will help to facilitate regeneration and redevelopment of such sites to help deliver compact growth and placemaking. *Development in Marino Point will have regard to the close proximity of the settlement of Passage West as well as any future development potential of the town. The proximity of Marino Point to the Great Island Channel SAC and the Cork Harbour SPA will also need to be considered when planning new development in this zone.*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.10

CHAPTER 8 ECONOMIC DEVELOPMENT: ADDITIONAL TEXT IN PARAGRAPH 8.14.1 ON RENEWABLE ENERGY.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Wind Energy Ireland in their submission DCDP346239112.

PROPOSED AMENDMENT

Include additional text in paragraph 8.14.1 as follows;

It is considered that the rural economy of County Cork includes the towns, villages and open countryside. Within the countryside, employment in agricultural and other resource based activities such as forestry, mineral extraction, aquaculture, tourism, marine activity, recreation, energy, *and renewable energy including wind energy* are particularly important.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.11

CHAPTER 8 ECONOMIC DEVELOPMENT: NEW SECTION 8.19 ON RENEWABLE ENERGY.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised in submissions DCDP346186858 and DCDP346239112.

PROPOSED AMENDMENT

Include a new section on Renewable Energy after Section 8.18 Fishing and Aquaculture as follows;

8.19 Renewable Energy

Renewable energy projects can contribute to the diversification of the rural economy and benefit local communities. The Council will support the provision of appropriate renewable energy proposals in accordance with the provisions of this Plan, and in particular, the Objectives of Chapter 13 Energy and Telecommunications.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.12

CHAPTER 8 ECONOMIC DEVELOPMENT: ADDITIONAL TEXT IN OBJECTIVE EC 8-15 ON FISHING AND AQUACULTURE

Origin of Amendment

This amendment is required to address issues raised by AA

PROPOSED AMENDMENT

Insert additional text in Objective EC 8-15 Fishing and Aquaculture as follows;

a) To support the sustainable development of fishing and aquaculture industries ensuring that new development is compatible with the protection of the environment, nature conservation, heritage landscape and other planning considerations.

b) Support the use of existing port facilities for the catching and processing of fish as an economic activity that contributes to the food industry in the County.

b) Support and protect designated shellfish areas as an important economic and employment sector.

c) Recognise the potential of alternative sites, such as quarries, for aquaculture and commercial fisheries.

d) Strengthen rural economies through innovation and diversification into new sectors and services including in the marine economy.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.13

CHAPTER 8 ECONOMIC DEVELOPMENT: FORESTRY - UPDATE TO TEXT IN SECTION 8.17

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Coillte in their submission DCDP346186858 and issues raised in Development Committee.

PROPOSED AMENDMENT

Include additional text in Section 8.17 Forestry as follows;

The forest sector provides around 12,000 jobs in Ireland today, mostly in rural Ireland. Coillte manages 37,226 hectares of forestry in County Cork much of which is open for amenity use.

It is recognised that Irish forestry plays a critical role in contributing to the reduction of greenhouse gas emissions, enhancing Ireland's energy security and contributing to a post-carbon and climate resilient economy.

Forestry is central for Ireland's transition to a low carbon and sustainable future and can also play an important role in increasing and diversifying farm income. By incorporating forestry into the farming mix, agricultural production can continue alongside timber production while delivering both economic and environmental benefits. This Plan recognises that forestry can offer an alternative enterprise for farmers diversifying from more traditional agriculture and the plan supports the continued sustainable growth of forestry as an economic activity whilst affording maximum protection to the rural environment and landscape. ~~Most of the existing forested land in the County is owned by Coillte.~~

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.14

CHAPTER 8 ECONOMIC DEVELOPMENT: INCLUSION OF NEW TEXT ON FISHERIES AND AQUACULTURE.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by An Taisce in their submission DCDP346253465 and by Ciaran Cronin in his submission DCDP345673353.

PROPOSED AMENDMENT

Include new paragraph after 8.18.2 as follows;

Development in Fisheries and Aquaculture production will need to have regard to ecological and environmental considerations to minimise any detrimental impacts on resources and ecosystems. The Council supports the Marine Strategy Framework Directive (MSFD) European Legislation, which aims to protect the marine environment which requires the application of an ecosystem-based approach to the management of human activities, enabling a sustainable use of marine goods and services.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.15

CHAPTER 8 ECONOMIC DEVELOPMENT: AGRICULTURE AND FARM DIVERSIFICATIONS - INCLUSION OF ADDITIONAL TEXT IN PARAGRAPH 8.15.3.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by An Taisce in their submission DCDP346253465.

PROPOSED AMENDMENT

Include additional text in paragraph 8.15.3 as follows;

A key element of the County's strategy to protect and enhance the County's rural areas is to provide support and encouragement for a dynamic, innovative, and sustainable agriculture and food production sector. One such example of an innovative approach to the agri-food sector is the work of the Bride Farming With Nature Project which promotes a results based payment system for biodiversity/environmental enhancement measures on farms and could see farmers involved with the scheme being paid a premium for (farming with nature) branded produce. [*The EU Commission's Farm to Fork strategy and the EU Biodiversity Strategy for 2030 were released in May 2020 and both strategies include key policy developments for sustainable agriculture.*](#)

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.16

CHAPTER 8 ECONOMIC DEVELOPMENT: INCLUSION OF ADDITIONAL TEXT IN OBJECTIVES EC 8-5, EC 8-8 AND EC 8-10.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Department of Housing, Local Government and Heritage DCDP345634547 and issues raised in Development Committee.

PROPOSED AMENDMENT

Include additional text for Objectives EC 8-5 (b), EC 8-8 (a) and EC 8-10 as follows;

Objective EC 8-5 (b): New designated working hubs/co-working spaces should generally be located within the settlement network, preferably on Town/Village Centre Sites and encourage the *sustainable* reuse of existing vacant buildings within town/village centres for such purposes.

Objective EC 8-8 (a) – To permit new Seveso development only in low risk locations within acceptable distances from vulnerable residential, retail and commercial development, *and areas of substantial public use and of particular natural sensitivity.*

Objective EC 8-10 – Ensure that land use policies take account of the need to maintain appropriate *safety* distances between future major accident hazard establishments (*including modifications of installations, establishments or storage facilities*) and residential areas, areas of substantial public use and of *particular* natural sensitivity or interest.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.17

CHAPTER 8 ECONOMIC DEVELOPMENT: NEW OBJECTIVE ON EMPLOYMENT STRATEGY

ORIGIN OF AMENDMENT

This amendment is required due to issues raised by the Planning Department.

PROPOSED AMENDMENT

Insert new Objective after paragraph 8.7.8. as follows:

Objective EC8-8-16 Employment Strategy

Support economic and employment development in appropriate locations in the Main Towns, and Strategic Employment locations and otherwise in accordance with the Employment Network of the County set out in Table 8.4

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.18

CHAPTER 8 ECONOMIC DEVELOPMENT: NEW OBJECTIVE ON BUSINESS DEVELOPMENT IN RURAL AREAS.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Planning Department.

PROPOSED AMENDMENT

Include New Objective after EC 8-11 Rural Economy as follows;

EC 8-12 – Business Development in Rural Areas

The development of appropriate new businesses in rural areas will normally be encouraged where:

- *The scale and nature of the proposed new business are appropriate to the rural area and are in areas of low environmental sensitivity.*
- *The development will enhance the strength and diversity of the local rural economy.*
- *The proposal will not adversely affect the character, appearance, and biodiversity value of the rural landscape.*
- *The existing or planned local road network and other essential infrastructure can accommodate extra demand generated by the proposal.*
- *The proposal has a mobility plan for employees home to work transportation.*
- *Where possible the proposal involves the re-use of redundant or underused buildings that are of value to the rural scene.*
- *The provision of adequate water services infrastructure; and*
- *Provision of a safe access to the public road network.*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.19

CHAPTER 8 ECONOMIC DEVELOPMENT: ADDITIONAL TEXT IN PARAGRAPHS 8.7.5 AND 8.7.6: SPATIAL STRATEGY FOR ECONOMIC DEVELOPMENT.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by a Notice of Motion and by issues raised by Appropriate Assessment.

PROPOSED AMENDMENT

Include additional text in paragraphs 8.7.5 and 8.7.6 as follows;

Paragraph 8.7.5 page 156 states “It is also important to note that there are some large-scale manufacturing *and business* facilities in the County which because of their scale and other characteristics are located outside the network of settlements. It is the intention of the County Council to promote the sustainable development of these key manufacturing facilities and where appropriate, the County Council will protect them from inappropriate development in nearby locations, where that development could adversely affect the future potential for the sustainable development of the manufacturing facility.

Paragraph 8.7.6 page 156 states “In exceptional cases there will be certain types of employment uses which because of their size, scale and operational requirements will be required to be located outside the existing zoned employment land supply and any such proposals which emerge will be considered on their merits subject *to proper planning and sustainable development. The relocation of these types of employment uses will be considered on a case by case basis.*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.20

CHAPTER 8 ECONOMIC DEVELOPMENT: INCLUSION OF NEW POLICY DOCUMENT IN SECTION 8.3

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Fáilte Ireland DCDP345345348

PROPOSED AMENDMENT

Include the policy document *'People, Place and Policy – Growing Tourism to 2025'* in the list of documents in section 8.3 Policy Context.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.21

CHAPTER 8 ECONOMIC DEVELOPMENT: INSERT NEW SECTION ON FILM PRODUCTION.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Cork County Council Arts, Culture and Language SPC Submission

PROPOSED AMENDMENT

Insert new section before Section 8.19 as follows:

Film Production

Ireland has a growing film making industry but the lack of any accessible studio and post-production facility is hindering the development of the Cork region as a location for incoming and indigenous film production. Cork has a wide range of film locations including rural countryside, coastal settings, distinctive rural town settings etc. The Planning Authority will support the establishment of appropriately located facilities in this regard.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.22

CHAPTER 8 ECONOMIC DEVELOPMENT: INSERT NEW TEXT IN TABLE 8.4 IN RELATION TO MARINO POINT.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Appropriate Assessment.

See also amendment 1.8.9.

PROPOSED AMENDMENT

Insert new text in Table 8.4 in relation to Marino Point as follows;

Marino Point is well placed to play a key strategic enabler role for the NPF/RSES in providing for the relocation of existing industrial uses from docklands and other strategic urban sites within the Cork Metropolitan Area in order to facilitate regeneration and redevelopment of such sites to help deliver compact growth and placemaking *subject to the provisions of the Habitats and Birds Directive and to the Seveso III Directive.*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.23

CHAPTER 8 ECONOMIC DEVELOPMENT: INSERT ADDITIONAL TEXT IN OBJECTIVE EC 8-13 IN RELATION TO THE PREPARATION OF A MINERALS STRATEGY.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Appropriate Assessment.

See also amendment 1.8.5.

PROPOSED AMENDMENT

Insert additional text in Objective EC 8-13 Safeguarding Mineral Reserves as follows;

- b) Prepare a Minerals Strategy Plan to support a sustainable extractive industry during the lifetime of the plan.
This strategy will be prepared taking account of environmental, nature, conservation, heritage, landscape, and other planning considerations.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.24

CHAPTER 8 ECONOMIC DEVELOPMENT: UPDATE TO THE GROWTH IN JOBS FIGURES IN TABLE 8.3

ORIGIN OF AMENDMENT

This amendment is required to update Table 8.3 'Current (2016) and Indicative Jobs Growth Targets by SPA to 2028' on page 156 of the Draft Plan

PROPOSED AMENDMENT

Insert New Table with Revised Growth in Jobs figures as follows;

Strategic Planning Area	No of jobs 2016*	Growth in Jobs within the whole SPA (ratio of people to jobs = 1:0.6)
County Metro Cork	33,674	18,772 16,509
Greater Cork Ring	29,162	9,968 10,732
North Cork	14,105	4,279 4,046
West Cork	16,510	3,529 4,216
Total County	93,415	36,548 35,502

** Jobs are based on a count, from 2016 Census POWSCAR, of Place of Work points within the 2017 LAP settlement development boundaries and it excludes people working from home. 2016 numbers refer to new administrative area.*

TEXT CHANGE ONLY

AMENDMENT NO. 1.8.25

CHAPTER 8 ECONOMIC DEVELOPMENT: UPDATE EMPLOYMENT LAND SUPPLY FIGURES IN TABLE 8.5

ORIGIN OF AMENDMENT

This consequential amendment is required to update Table 8.5 on page 158 of the Draft Plan

PROPOSED AMENDMENT

Insert New Table with Revised Employment Land Supply Figures once the plan is adopted and land supply is finalised.

TEXT CHANGE ONLY

AMENDMENT NO. 1.8.26

CHAPTER 8 ECONOMIC DEVELOPMENT: UPDATE EMPLOYMENT LAND SUPPLY FIGURES IN TABLE 8.6

ORIGIN OF AMENDMENT

This consequential amendment is required to update Table 8.6 on page 159 of the Draft Plan

PROPOSED AMENDMENT

Insert New Table with Revised Employment Land Supply Figures by SPA figures once the plan is adopted and land supply is finalised.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.27

CHAPTER 8 ECONOMIC DEVELOPMENT: UPDATE TO PARAGRAPH 8.10.1.

ORIGIN OF AMENDMENT

This amendment is required following discussion at Development Committee on the 3rd of December 2021.

PROPOSED AMENDMENT

Include the word indigenous in paragraph 8.10.1 as follows;

Economic resilience is the capacity of an economy to resist a particular shock and to recover rapidly to the previous level of growth or better. Building a competitive, *indigenous* and resilient economy through the provision of infrastructure, the development of workforce skills and talent, putting in place business supports for entrepreneurship, the growth of international trade and enterprise development, increased innovation and diversity in business, and transitioning towards a zero carbon economy, will ensure that Cork County achieves greater economic resilience and job creation into the future.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.8.28

CHAPTER 8 ECONOMIC DEVELOPMENT: CORRECTON TO TABLE 8.5.

ORIGIN OF AMENDMENT

This amendment is required following discussion at Development Committee on the 3rd of December 2021.

PROPOSED AMENDMENT

It is proposed to make a change to the Draft Plan to correct an error in Table 8.5 – ‘Cork County Employment Hierarchy and Land Supply’.

Replace ‘Cork Ring Network’ in Column One, Row One with ‘County Metropolitan and Cork Harbour Network’ and replace ‘County Metropolitan and Cork Harbour Network’ in Column One, Row Two with ‘Cork Ring Network’.

TEXT CHANGE ONLY

10Chapter 9 Town Centres and Retail

PROPOSED AMENDMENT NO. 1.9.1

TOWN CENTRES AND RETAIL: UPDATE TO CHAPTER AIM RE. TOWN CENTRE FIRST APPROACH

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

Include the following additional text in aim of chapter as follows;

To sustain and improve the retail profile and competitiveness of County Cork primarily through strengthening and reinventing the role of town centres and other retail locations and by improving the quality of the environment and choice of retail developments on offer. *To nurture our towns as people centred and liveable places through a Town Centre First approach.*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.9.2

TOWN CENTRES AND RETAIL: DELETE OBSOLETE TEXT

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by PPU.

PROPOSED AMENDMENT

Delete paragraph 9.1.1 as follows;

~~Note: Although this chapter has been drafted it is anticipated that the outcomes of the retail study expected to be concluded shortly will further inform the approach in relation to both town centres and retail.~~

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.9.3

TOWN CENTRES AND RETAIL: PARAGRAPH REFERENCING DESTINATION TOWNS INITIATIVE

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

Include new paragraph 9.2.6 in reference to Destination Towns initiative, as follows;

In 2019 Fáilte Ireland launched a 'Destination Towns' initiative. This scheme provides funding to Councils to enhance public spaces such as squares, streetscapes and markets in a way that will engage tourists and enhance their experience in key towns. Bantry was the first town in Cork to benefit from funding through this scheme. It is hoped that more towns in Cork will be able to benefit from such funding into the future.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.9.4

TOWN CENTRES AND RETAIL: ADDITIONAL TEXT RE. NIGHT TIME ECONOMY

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by a submission.

PROPOSED AMENDMENT

It is proposed to include additional text in Section 9.4 people Centred and Liveable Town Centres in relation to the night time economy, as follows;

The 2021 report of the Night-Time Economy Taskforce presented to the Department of Tourism, Culture, Arts and Gaeltacht, Sport and Media outlines a vision and a series of recommendations to be considered in relation to the enhancement of the Night Time Economy sector. Further consideration will be given to the recommendations in this report over the lifetime of the plan.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.9.5

TOWN CENTRES AND RETAIL: ADDITIONAL TEXT RE. AFTER HOURS ECONOMY AND TOWN CENTRE HEALTH CHECK COLLABORATIVE APPROACH

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

Include new text in paragraph 9.4.15 referencing the evening/leisure economy in towns as follows;

In order to maintain the attractive characteristics of our town centres applications for new development/changes of use within the town centre will need to ensure proposals will not detract from the amenity, vitality and character of the area. *Town centres increasingly need to focus on being desirable places to live which includes the consideration of a vibrant after hours economy (particularly in larger settlements or those with a tourism function) including 24 hours access to appropriate facilities. The Town Centre Health Check collaborative approach may identify a need in some towns to prepare specific leisure strategies including place-specific strategy for certain uses (e.g. pubs/bars/restaurants, and various entertainment venues) and the council will support such initiatives where appropriate. In the meantime,* where the evening economy is promoted it should avoid being detrimental to the amenity of residents. Safeguards regarding the hours of operation, control of litter and odour may be imposed as conditions to development. In cases where there is a proliferation of uses which threaten the vibrancy and mixed use character of the town centre they will be discouraged.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.9.6

TOWN CENTRES AND RETAIL: OBJECTIVE TEXT RE ROLE OF TOWN CENTRES AS CULTURAL AND CREATIVE ENVIRONMENTS

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

Include new text in objective TCR 9-1: Town Centres (a) to include additional reference to culture and creativity as follows;

- a) Maintain, strengthen and reinvent the role of town centres as dynamic, attractive, resilient, ~~and~~ inclusive, *cultural and creative* environments and enhance their mixed-use character by encouraging the retention and development of general office, retail, housing, office-based industry, community, civic and entertainment uses.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.9.7

TOWN CENTRES AND RETAIL: ADDITIONAL TEXT RE. IMPORTANT ROLE OF INDEPENDENT RETAILERS

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

Include addition to objective TCR 9-1: Town Centres (b) to include reference to importance of independents as follows;

b) To recognise and support the important role that independent retailers play in contributing to diverse and vibrant centres in County Cork.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.9.8

TOWN CENTRES AND RETAIL: TEXT ENCOURAGING PUBLIC ART IN TOWN CENTRES

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

Include additional text in objective TCR 9-1: Town Centres (c) to reference public art, as follows;

c) Encourage and promote innovation and creativity within town centres in relation to the use of streets, public spaces, vacant buildings and derelict sites for different public activities, **public art** and events. The provision of external seating and tables shall be encouraged where it can be accommodated satisfactorily.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.9.9

TOWN CENTRES AND RETAIL: ADDITIONAL OBJECTIVE TEXT RE. NIGHT TIME ECONOMY

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

Revise and include new text in objective TCR 9-1: Town Centres (f) as follows;

f) Support proposals for development involving evening and late night **time** commercial, retail, **cultural, food and beverage** or entertainment uses within, or immediately adjacent to, the defined town centres or local service centre, where it can be demonstrated that the development will enhance the character and function of the area; **this may include extended opening hours, proposals for outdoor dining and event space as well as proposals for greater utilization of existing heritage assets.**

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.9.10

RETAIL: AMEND TEXT IN PARAGRAPH 9.5.5 TO ALIGN WITH GUIDELINES

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

Amend wording in paragraph 9.5.5 as follows:

In 2012 the Minister for the Environment, Community and Local Government introduced the new Retail Planning Guidelines. These Guidelines have been taken into account in the preparation of the Plan and have five key policy objectives:

- Ensuring that retail development is plan-led;
- Promoting *Promote town centre vitality through* a sequential approach to development;
- Securing competitiveness in the retail sector by actively enabling good quality development proposals in suitable locations;
- Facilitating a shift towards increased access to retailing by public transport, cycling and walking in accordance with Smarter Travel; and
- Delivering quality urban design outcomes.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.9.11

RETAIL: UPDATE TEXT RE. NATIONAL TRANSPORT POLICY

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

Revise and include new text in paragraphs 9.12.1 and 9.12.2 as follows:

A key policy objective of the Retail Planning Guidelines is to secure a general shift towards sustainable travel modes through careful location and design of new retail development. This is in line with ~~the Government's Smarter Travel Strategy.~~ *National sustainable transport policy.*

The Council will where possible seek strong alignment with public transport and retail. By encouraging appropriate retail development in locations with good public transport facilities such as centres of cities and larger towns, increased usage of public transport can be encouraged in addition to where it can be readily connected by footpaths and cycle facilities to surrounding areas. The town centre therefore represents the preferred location for retail development. *See also Volume 1 Chapter 12 Transport and Mobility.*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.9.12

RETAIL: UPDATE OBJECTIVE TEXT RE. NATIONAL TRANSPORT POLICY

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

Revise and include new text in objective TCR 9-17: Aligning Retail Development and Transport as follows:

- a) Promote and support retail (and town centre development) which is in line with *national transport policy on sustainable transport* ~~Smarter Travel~~ and seeks to make town centres/retail locations as attractive and accessible as possible by public transport, cycling and walking in particular.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.9.13

RETAIL: DELETE DUPLICATE TEXT ON TRANSPORT POLICY

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

Delete duplicate text on transport policy in objective TCR 9-17: Aligning Retail Development and Transport as follows:

- ~~b) For significant developments and/or proposals in more outlying areas the council may request specific Smarter Travel Plans which adequately establish the connectivity of the proposal to adjoining large population and town centres.~~

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.9.14

RETAIL: ADDITIONAL TEXT RE. SIGNAGE IN SECTION 9.14 SHOPFRONTS

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Environmental Assessment.

PROPOSED AMENDMENT

Include text in section 9.14 Shopfronts to include policy on signage, as follows:

Shopfronts *and Signage*

The front of a shop, which includes any signage, is the public face of that premises. Poor quality shopfronts can seriously erode the character of a streetscape can be visually intrusive. The Plan proposes a series of measures in order to encourage appropriate shopfront design and more active/attractive frontages. Shopfronts of County Cork – A Design Guide for the Historic Setting prepared by the Heritage Unit in the Planning Department is a useful design guide which should be considered when development or alterations involving shopfronts are being proposed. (See also Chapter 16 Built and Cultural Heritage)

County Development Plan Objective

TCR 9-19: Shopfronts *and Signage*

- a) Ensure new shopfront (*and signage*) design respects and enhances the character and architectural heritage of the existing streetscape. Encourage, where appropriate, the use of contemporary shop front design.
- b) Prevent the use of film or screening that obscures the glazed area of a shopfront window where it negatively impacts upon the streetscape.
- c) Ensure that corporate logos, lighting, designs and colours are not used at the expense of the streetscape.
- d) Require that security shutters on new shopfronts are placed behind the window glazing and are transparent and encourage the use of transparent security shutters on all existing shopfronts.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.9.15

RETAIL: UPDATE TO PARAGRAPHS 9.5.1 TO 9.4.4 SECTION 9.5

ORIGIN OF AMENDMENT

Planning Policy Unit

PROPOSED AMENDMENT

Update section 9.5 Retail paragraphs 9.5.1 to 9.5.4 as follows:

~~All the following sections will need to be further updated once the Joint Retail Study due for completion in Q1 of 2021 is available.~~

The last number of years has seen some significant changes in the retailing environment in Ireland. Developments in online retailing and other new and evolving retail forms continue to change the retail landscape into the future. Size requirements for physical stores have changed, particularly for international retailers who often seek larger sized units the requirements of which can be challenging to provide for in historic town centres.

The last decade has led to a very significant slowdown in the physical development of the retail sector. However, sectors such as convenience remain notably strong. The convenience sector by its nature will continue to attract a demand in line with population increase albeit at a slower rate. Some comparison retailers also continue to expand and invest in Ireland but in general the comparison sector has suffered a decline, as has the demand for retail warehousing.

Retailing is an important activity of town centres and contributes to much of their vitality. Securing the continued vitality of town centres is a key aim of this Plan and will be advanced by policies which generally favour retailing in town centres. The county hosts a considerable retail profile, which is primarily located within the metropolitan area and main towns.

In a market disrupted by continued changes in consumer behaviour, investing in the consumer experience is anticipated to be the key to success in securing resiliency in retail into the future. In-store experiences have the potential to be complemented by parallel investment in our town centres including public realm with the overall ambition to make our towns more liveable and attractive places.

This plan has been prepared at a time where much uncertainty exists in relation to the future of the retail environment. The pandemic has brought unprecedented uncertainty, complexity and change to the industry whilst the full economic impacts of Brexit are also yet to be observed.

The pandemic led to a surge in demand for online shopping over a matter of just a few months and post pandemic it is unclear what the long term impact will be on our shopping patterns. All of these factors as well as others make it particularly challenging to make predictions for the long-term effects. New and emerging forms of retailing and the fallout from prevailing economic circumstances will determine floorspace requirements into the future.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.9.16

RETAIL: NEW PARAGRAPH 9.5.7 JOINT RETAIL STUDY FOR METROPOLITAN CORK

ORIGIN OF AMENDMENT

Planning Policy Unit

PROPOSED AMENDMENT

Replace paragraph 9.5.7 Joint Retail Study for Metropolitan Cork

~~As is required by the Retail Planning Guidelines, a Draft Joint Retail Strategy and Study for the Metropolitan Area is in the process of being prepared. However, it was not completed in time to be included in the Draft Plan. Therefore, once it is finalised it will inform the Draft Plan at the Amendment Stage. The approach to the non-metropolitan part of County Cork requires the setting out of more general retail development objectives but which need to be aligned with those in the Metropolitan Area.~~

with revised paragraph as follows:

As is required by the Retail Planning Guidelines, a Draft Joint Retail Strategy and Study is in the process of being prepared, however, it was not completed in time to be included in this Plan. It is expected that this study will be concluded within 12 months of the adoption of both City and County Development Plans and once finalised will inform a variation to the Cork County Development Plan.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.9.17

RETAIL: UPDATE PARAGRAPH 9.6.2 IN SECTION 9.6 RETAIL HIERARCHY

ORIGIN OF AMENDMENT

Planning Policy Unit

PROPOSED AMENDMENT

Update paragraph 9.6.2 in Section 9.6 Retail Hierarchy for the County as follows:

The retail hierarchy for the county has in part been informed by the **2013** Joint Retail Strategy for the Metropolitan Area. The full hierarchy for the County, general retail function and individual objectives for each level is set out in Table 9-1. Outside the Metropolitan Area the Main Towns of the County are generally grouped according to the size of their town and catchment population. ~~The status of Mallow and Clonakilty have been enhanced in order to reflect their importance as regional retail centres within the North and West Cork Strategic Planning Areas.~~ ***Mallow and Clonakilty are identified as Key Towns in the RSES and on this basis have an enhanced role within the overall retail hierarchy.***

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.9.18

RETAIL: UPDATE TO TABLE 9-1 RETAIL NETWORK/HIERARCHY

ORIGIN OF AMENDMENT

Planning Policy Unit

PROPOSED AMENDMENT

Update first row of Table 9-1 page 180 of the Draft Plan as follows:

Table 9-1			
Retail Network/Hierarchy and Objectives (set within County and Metropolitan Context)			
Type	Locations	General Retail Function and Policy	Objective
Metropolitan	Cork City Centre	Principal urban centre in the county and region. Centre for high order comparison shopping and functions of a specialist nature.	TCR 9-4: Recognise Cork City Centre as the primary retail centre, particularly for higher order comparison goods, and to promote and enhance Cork City Centre in order to sustain its competitiveness in line with its designation as a 'Gateway' City.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.9.19

RETAIL: ADDITIONAL TEXT IN SECTION 9.9 REQUIREMENT FOR FUTURE RETAIL – METROPOLITAN AREA

ORIGIN OF AMENDMENT

Planning Policy Unit

PROPOSED AMENDMENT

Include additional text in section 9.9 *Requirement for Future Retail – Metropolitan Area* paragraph 9.9.1 as follows:

The requirement for additional floorspace is predicated on a number of factors including population growth, economic buoyancy and rising consumer demand. The Plan recognises and reflects prevailing circumstances underpinning floorspace projections and shall adopt a pragmatic approach where it is evident that changes have occurred. In relation to Convenience floorspace within the Metropolitan Area, the distribution will be in accordance with planned population growth. *In relation to floorspace projections, Cork County Council will continue to take into account the floorspace potential figures agreed in the 2013 Joint Retail Strategy and included within the 2014 Cork County Development Plan until such time as a new Joint Retail Strategy is finalised.*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.9.20

RETAIL: UPDATE TO PARAGRAPHS 9.11.9 TO 9.11.13 ON RETAIL OUTLET CENTRES

ORIGIN OF AMENDMENT

This amendment is proposed in order to reflect the decision by judicial order to quash the Section 31 Direction of Variation No. 2 of the Cork County Development Plan 2014 and provide for its inclusion in the Plan.

PROPOSED AMENDMENT

It is proposed to amend and update section on *Outlet Centres* paragraphs 9.11.9 to 9.11.13 incorporating new map and objective as follows:

In relation to Retail Outlet Centres the Councils vision is to;

“Facilitate an innovative competitive comparison retail outlet centre serving a regional catchment that is sustainably located, which provides synergies with tourism attractions and existing urban areas, avails of existing and planned public transport, does not give rise to traffic congestion, and does not have any adverse effects upon the vitality and viability of existing retailing centres.”

Section 4.11.4 of the Retail Planning Guidelines for Planning Authorities (2012) describes outlet centres as ‘groups of stores retailing end-of-season or discontinued items at discounted prices and are typically located in out-of-centre locations.’ Furthermore, the Retail Planning Guidelines highlight the following characteristics of outlet centres:

‘The success of these outlet centres depends on attracting customers from a wide catchment area, and from the tourism sector. When they are located out-of-town on greenfield sites, they can divert a significant amount of expenditure on comparison shopping goods away from established city/town centres and tourist centres even some distance away. Nonetheless, outlet centres within or immediately adjacent to a city or town centre can generate commercial synergies with the established retail outlets, thereby raising the profile of the centre and enhancing aggregate turnover on retail goods and leisure activities.’

‘It should be recognised, however, that outlet centres are unlikely to succeed commercially in close proximity to the main urban centres in Ireland because retailers do not normally choose to trade at a large discount in direct competition with their high street outlets. However, experience shows that this constraint is unlikely to arise with smaller or secondary town centres, especially those in areas which attract large numbers of tourists.’

Retail Planning Guidelines for Planning Authorities (2012)

Hence, having regard to the specific niche market that outlet centres operate within, applicants need to demonstrate that the products sold will not be in competition with those currently on sale in typical city/town centre locations. In addition, applicants can benefit from proposing a location that attracts large numbers of tourists.

Furthermore, potential locations of outlet centres should be such that they complement existing retail offerings / established tourist areas, and having regard to the foregoing, locations within Metropolitan Cork emerge as the most appropriate location to create those economic synergies.

Any proposal for an outlet centre must demonstrate that the proposal meets the following criteria:

- will accommodate predominantly the retailing of end-of-season or discontinued items;
- demonstrate that the products sold will not be in competition with those currently on sale in typical city/town centre locations;

- demonstrate ability to reinforce existing tourism sector;
- the provisions of the Cork County Development Plan and Metropolitan Cork Joint Retail Strategy;
- the sequential test set out in chapter 4 of the Retail Planning Guidelines for Planning Authorities;
- is in accordance with the Planning Guidelines on Spatial Planning and National Roads in that the proposal can demonstrate that the development will not adversely affect the efficiency of the national road network and key junctions and interchanges and that it can be demonstrated that traffic volumes can be accommodated within the design assumptions for such roads, taking account of the opportunities for encouraging a modal shift towards more sustainable travel modes;
- will be served by existing or planned public transport services;
- will make adequate provision for private car use;
- will be accompanied by a traffic impact assessment, demonstrating compliance with the above criteria; and,
- will take account of the vitality/viability criteria in respect of city/town centres set out in the Retail Planning Guidelines for Planning Authorities (2012) and avoid the incorporation of uses and activities, as part of the development, which are more appropriate to city and town centre location.

~~Cork County Council will undertake a detailed evidence based assessment to confirm the need for such developments and which will identify potential suitable locations.~~

In 2019 Cork County Council appointed consultants to carry out a Study on the Requirement for a Retail Outlet Centre in the Cork Metropolitan Area. On the basis of the study's findings Cork County Council is satisfied that there is scope and retail potential capacity to accommodate a quantum of additional comparison retail floor space within the Cork Metropolitan Area and region up to 2023 of between 90,000 and 100,000 sq.m. of net retail comparison floor area. Therefore there is capacity to accommodate a Retail Outlet Centre in the Cork Metropolitan Area.

There are a variety of different Retail Outlet Centre formats and the success, and indeed impact of a Retail Outlet Centre is dependent upon the precise format chosen or proposed. The Council are satisfied such a proposal should not have an adverse impact upon the vitality and viability of other retail centres in Metropolitan Cork or the existing retail network/hierarchy as set out in Table 9.1. The Study indicates that the cumulative retail impact of a retail outlet centre on Cork City Centre, the District Centres and the Metropolitan Towns would be 1% or less.

Metropolitan towns in particular generally offer middle order comparison retailing which is generally not in direct competition with the type of goods on offer in the typical Retail Outlet Centre format which seeks to attract customers from a wide catchment area and from the tourism sector. Furthermore there is a requirement on applicants to demonstrate that products sold will not be in competition with those currently on sale in typical city/town centre locations.

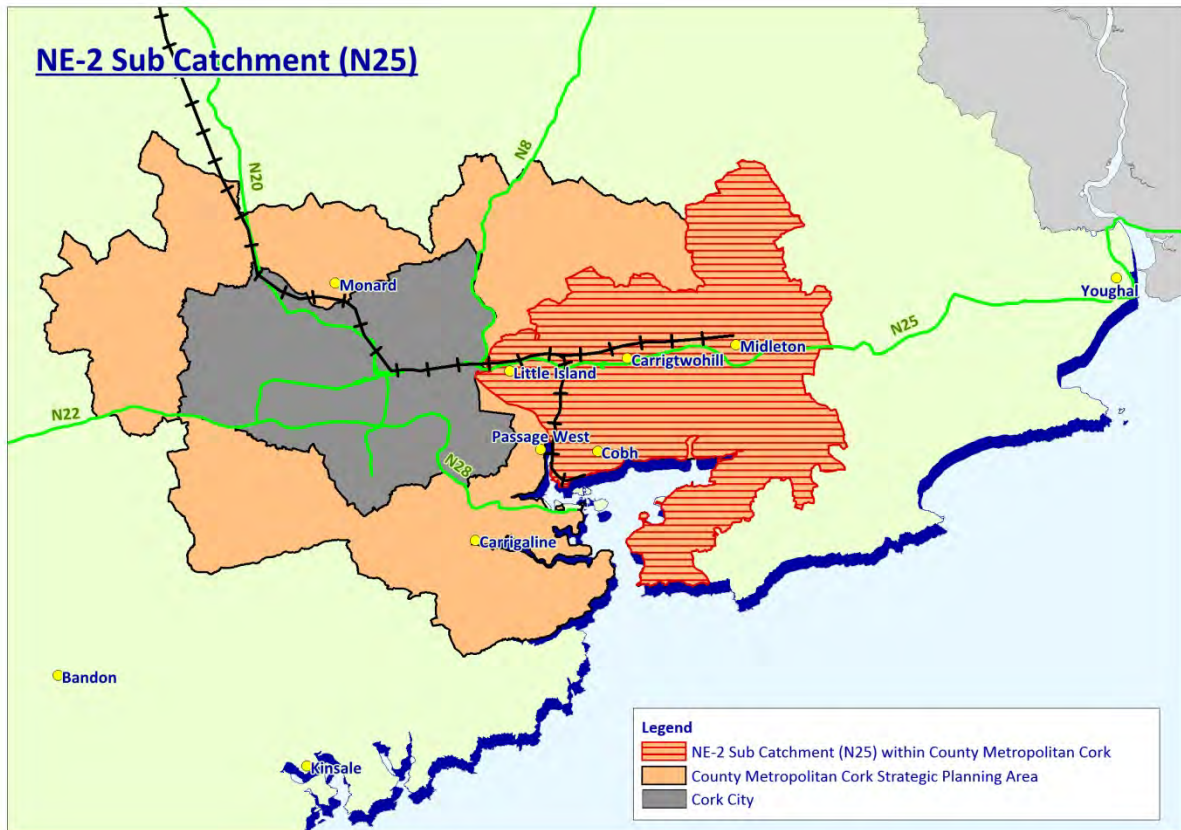
The provision of such a Retail Outlet Centre can be a significant benefit to the metropolitan economy and an important contributor to the life, vitality and attractiveness of Metropolitan Cork as well as an important asset to the wider southern region.

Having assessed a number of potential locations within a number of sub catchments against a range of considerations including retail impact, tourism synergy, traffic, access and public transport it was concluded that the most appropriate location for a Retail Outlet Centre in Metropolitan Cork is the NE-2 sub catchment (N25).

County Development Plan Objective

TCR 10-2: Retail Outlet Centre

Support the provision of a Retail Outlet Centre in the NE-2 sub catchment (N25) of the County Metropolitan Strategic Planning Area



Other Categories of Retail Development

Guidance in relation to other specific categories of retail development e.g. factory shops, retailing in small towns, rural areas and motor fuel stations where not specifically dealt with in this Plan shall be as outlined in the Retail Planning Guidelines

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 1.9.21

RETAIL: ADDITIONAL PARAGRAPH ON DESIGN AND INNOVATION

ORIGIN OF AMENDMENT

This amendment is proposed in order to reflect the decision by judicial order to quash the Section 31 Direction of Variation No. 2 of the Cork County Development Plan 2014 and provide for its inclusion in the Plan.

PROPOSED AMENDMENT

It is proposed to include an additional paragraph at the start of Section 9.13 Design and Innovation as follows:

To ensure that the county sustains and enhances its attraction and competitiveness as a retail destination, it must be proactive and responsive in respect of innovation in retailing and new retail market trends.

Retailing is a key part of Cork County's tourism offer and, as such, is important to the county's economy as a whole. Encouraging and facilitating innovation, be that in trading format, location or product, will assist the county to build on the success that has been established to date and, consequently its retail profile and attraction.

TEXT CHANGE ONLY

11Chapter 10 Tourism

PROPOSED AMENDMENT NO. 1.10.1

INSERT NEW PARAGRAPH HIGHLIGHTING THE SYNERGY BETWEEN THE NEEDS OF THE LOCAL AND THE TOURIST.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions/ Elected Members.

PROPOSED AMENDMENT

It is proposed to insert a new paragraph after Paragraph 10.1.1, as follows;

In many areas, there is a natural synergy between the needs of the local community, and the needs of tourists, and improving the local natural and built environment for the local community in the first instance, will also help attract tourists.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.10.2

AMEND OBJECTIVE TO 10-01 TO INCLUDE THE WORD SUSTAINABLE

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Ecology Section.

PROPOSED AMENDMENT

It is proposed to insert a new word in objective TO 10-1: Promotion of Sustainable Tourism in County Cork as follows;

e) Assist community groups to access funding for appropriate, *sustainable* and beneficial tourism developments.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.10.3

AMEND PARAGRAPH 10.5.1 TO EXPAND ON FOOD TOURISM

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions and Strategic Environmental Assessment.

PROPOSED AMENDMENT

It is proposed to amend paragraph 10.5.1 as follows;

Cork's location in the South West Region means that it is a direct beneficiary of being a part of a popular tourist region. The County has a rich scenic beauty and cultural heritage and is known for its strong maritime, sporting, and traditional music and language traditions. Cork is also well known for being the Food Capital of Ireland, with the many food festivals, markets, trails and restaurants around the county. *Nationally, food and beverage consumption accounts for 35% of all International Tourism Revenue and the food and beverage sectors has a significant role to play in growing tourism in Cork and in the sectors recovery from Covid 19. Initiatives such as Taste Cork and West Cork Artisan Food help differentiate Cork from other locations in Ireland. The Planning Authority supports the sustainable development of the food tourism sector.*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.10.4

DELETE REFERENCE TO LONGER TERM PROJECT AND INCLUDE ADDITIONAL TEXT TO TAKE ACCOUNT OF ENVIRONMENTAL AND ECOLOGICAL SENSITIVITIES AT DEVELOPMENT STAGES OF THIS ROUTE.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

It is proposed to amend paragraph 10.12.9 by deleting a sentence as follows:

10.12.9 There have also been discussions about the development of 'Lee to Sea' Greenway from Inniscarra, through the city to Blackrock, which could then link in with the other greenways to Passage West and onwards around the harbour as discussed above. ~~This would be a longer term project.~~ See also Chapter 12 Transport and Mobility. *Environmental, ecological and heritage sensitivities will need to be taken into account at design and development stages for this route.*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.10.5

DELETE PARAGRAPH 10.14.8 REFERRING TO ECO TOURISM

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions.

PROPOSED AMENDMENT

It is proposed to delete paragraph 10.14.8 as follows;

~~Eco-tourism involves responsible travel to natural areas that conserves the environment and improves the well-being of local people. County Cork is well positioned to provide a high-quality product such as Glengarriff Nature Reserve and whale/seal watching initiatives which will contribute to the growth in tourism figures and the wider economic development of the County.~~

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.10.6

UPDATE OBJECTIVE TO 10-10 TOURISM FACILITIES TO INCLUDE THE WORD SUSTAINABLE AND REMOVE REFERENCE TO ECO TOURISM

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions.

PROPOSED AMENDMENT

Amend wording in Objective TO 10-10 Tourism Facilities as follows;

Support *sustainable* environmentally sensitive small-scale tourism enterprises including Agri-tourism enterprises and ~~eco-tourism~~ *other* initiatives that are developed in conjunction with established rural activities such as, fishing, walking, cycling, mountain biking, surfing, equestrian sports and other activities where these are compatible with environmental legislation. A limited amount of tourist accommodation could be included in association with such enterprises subject generally to the renovation of existing structures redundant agricultural farm buildings as well as limited new buildings on an appropriate scale (new structures will have regard to the policies of Chapter 5 Rural).

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.10.7

UPDATE PARAGRAPH 10.14.2 TO REFERENCE THE NEED FOR IMPROVED ACCESS FOR ALL AGE AND ABILITIES

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions.

PROPOSED AMENDMENT

It is proposed to add an additional sentence to paragraph 10.14.2 as follows;

The Council will seek to promote the development of tourism in a manner that is compatible with the conservation and enhancement of the environment. *The Planning Authority will support improved access to visitor attractions where feasible for all ages and abilities.* Examples include visitor attractions/centres; educational tourism facilities; wellness and self-development amenities and facilities; equestrian facilities; facilities for outdoor adventure activities and pursuits; facilities for boat hire in coastal areas and river trips.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.10.8

UPDATE FAILTE IRELAND REGIONAL BRANDS SECTION FOLLOWING SUBMISSION FROM FÁILTE IRELAND

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions.

PROPOSED AMENDMENT

It is proposed to amend section 10.4 Fáilte Ireland Regional Brands, as follows;

In recent years, Fáilte Ireland has developed ~~three~~ **four** regional brands to promote and further develop the Tourism sector around the Country. Two of these Brands, The Wild Atlantic Way and Irelands Ancient East are evident in Cork County and are making a significant impact to our tourism industry. The Council intends to continue to support the growth of these regional brands.

The development of the 'Wild Atlantic Way' along the west coast from Donegal to West Cork has been a major contribution to the tourism industry. There are 188 Discovery Points along the route with 27 of these in County Cork alone. They are offering the best views of the Irish Landscape. The Wild Atlantic Way is a driving route which provides links between key destinations and attractions along the west coast, displaying scenery and unique culture, providing easy access to walking, and cycling routes with the southern starting point beginning in Kinsale. *It is a long-term goal to develop the Wild Atlantic Way Coastal Path from Malin Head to Kinsale to facilitate visitors for walking and cycling of the Wild Atlantic Way.*

~~The Draft Three Heads Visitor Experience Development Plan 2019 aims to promote the most south-westerly coastline of the Wild Atlantic Way which include the following three Peninsulas Mizen Head, Sheep's Head and the Beara Peninsula. It aims to target the Culturally Curious, Great Escapers and the Social Energisers with a vision to extend the tourism season, increase overnight visitation and expenditure without compromising the true beauty and environment of the region. There are a number of different projects and plans to achieve these goals in years to come.~~

Fáilte Ireland are preparing Destination and Experience Development Plans for the West Cork Coast (Kinsale to Ballydehob), the West Corks Three Peninsulas and Kenmare (Ballydehob to Kenmare) and the Ancient East area of Cork City and East Cork. They will be commencing a similar plan for North Cork.

Ireland's Ancient East, Ireland's newest destination brand **was** launched in 2016, by Fáilte Ireland. It covers the South and East of the midlands and includes **parts of** Cork. The brand has a strong focus on the cultural and heritage attractions in the region and there is an extensive range of attractions within **the** County Cork. ~~The brand targets the interest of the 'Culturally Curious' and the 'Great Escapers', offering 5000 years of rich European History. County Cork has a significant cultural heritage and attractions which keeps Cork a key part of Irelands Ancient East strategy.~~

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.10.9

UPDATE WORDING IN OBJECTIVE TO 10-2 WILD ATLANTIC WAY AND IRELAND'S ANCIENT EAST

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions.

PROPOSED AMENDMENT

It is proposed to insert new text in objective TO 10-2 Wild Atlantic Way and Ireland's Ancient East, as follows:

Continue to *actively engage, invest*, encourage and promote the development of the Wild Atlantic Way and Irelands Ancient East regional brands through sustainable tourism, which will enable visitors to have enjoyable experiences while having regard for the cultural, *built and natural* heritage, and environmental impacts, including the protection of Natura 2000 sites.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.10.10

INCLUDE SEVEN HEADS WALKS IN PARAGRAPH 10.11.3

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions.

PROPOSED AMENDMENT

It is proposed to insert a new text to paragraph 10.11.3, as follows:

While there are some examples of successful walking trails in Cork, there is a need to identify more dedicated cycle and walking routes across the county. Cork County Council currently supports several significant walkways, such as The Blackwater Way, Ballyhoura Way, The Beara Way, *Seven Heads Walks* and Sheep's Head. Cork is also promoting the Munster Vales to the north of the county. The Council is actively exploring new routes around the county to provide for walking and cycling. The development of cycle and walking tourism presents a particular opportunity to bring the economic benefits of tourism to the rural areas of Ireland. Cyclists and walkers enjoy the outdoor rural environment; they stay longer in an area and benefit local accommodation providers. See also Chapter 12 Transport and Mobility.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.10.11

EXPAND OBJECTIVE TO 10-7 A) LONG DISTANCE WALKS

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Appropriate Assessment and Submissions.

PROPOSED AMENDMENT

It is proposed to insert a new text to Objective TO10-7(a) Long Distance Walks, as follows:

- a) Support and promote the development of long-distance walkways at appropriate locations around the County, while having consideration for any environmental, social, and economic impacts.
Proposals for development of long-distance walks will be subject to ecological impact assessment and, where necessary Appropriate Assessment, with a view to ensuring the avoidance of negative impacts on designated sites, protected species and on sites or locations of high biodiversity value.
- b) Promote cross boundary linkages and walkways to develop a network of wider routes and long walkways beyond the county boundary.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.10.12

EXPAND PARAGRAPH 10.6.3 TO HIGHLIGHT THE IMPORTANCE OF THE NIGHT SKY AS A TOURISM ASSET

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions.

PROPOSED AMENDMENT

It is proposed to insert a new text in paragraph 10.6.3, as follows:

Many areas that are important to the tourist industry of County Cork owe their attraction to the exceptional quality of the landscape or particular features of the built environment. It is important to recognise the valuable role of natural assets such as lakes, rivers and forests as economic resources for tourism, particularly in rural areas, and to protect and enhance the qualities of such areas so that they can continue to contribute to the growth in tourism visitors into the County as a whole. *It is also important to recognise the night sky as a tourism asset for the county and it should be protected from light pollution in sensitive areas. See Chapter 15 Biodiversity for more details.* Figure 10.1 “Key Tourism Assets” shows the diversity and spread of existing tourism assets throughout the County and the range of activities and infrastructure.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.10.13

UPDATE WORDING IN OBJECTIVE TO 10-9 GREENWAYS

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Appropriate Assessment and Submissions.

PROPOSED AMENDMENT

It is proposed to amend text in objective TO-10-9 Greenways, as follows:

~~Consider~~ **Support** the development of a county-wide greenway strategy in Cork, building on the feasibility studies that have already been carried out to date and having regard to the changing national and regional policy context. The strategy would ~~be~~ identify and prioritise suitable greenway routes to be progressed through the relevant environmental ~~assessment~~ **and ecological impact assessment** / design / consent processes and to support the funding and delivery of such projects.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.10.14

UPDATE AND INSERT ADDITIONAL WORDING IN PARAGRAPH 10.6.1

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Archaeology Department.

PROPOSED AMENDMENT

It is proposed to insert a amend section 10.6.1, by inserting additional text as follows:

County Cork has a wide range of nationally significant tourism assets namely (See Figure 10.1 Key Tourism Assets);

- The Blackwater Valley - a walking, cycling, fishing destination and other outdoor activities with scope for a Blueway along the route in the future;
- The Bandon and Lee River Valley- important recreational amenity, *heritage* and fisheries areas;
- Mountain ranges including: the Slieve Miskish and Caha Mountains, the Galtee Mountains, the Shehy Mountains, and the Ballyhoura Area –important centres for walking, cycling, and adventure related activities;
- The Coastline, over 1100kms of scenic coastline and peninsulas. Marine related activities including some fine blue flag beaches, *Whale Watching, exploring shipwrecks*, Kayaking, and surfing facilities with scope to facilitate blue way initiatives along the coast,
- The Gaeltacht areas which are of significant cultural heritage value and frequently visited by tourists.
- The West Cork Peninsulas (Beara, Mizen, Sheep’s Head) – with their unique visual amenity and landscape character offer potential for walking and cycling and other outdoor activities.
- West Cork Islands and all the other uninhabited islands along the County’s coast;
- Cork has rich fertile agricultural land and many bogs and peatlands with a higher than national average land mass of forest and woodland area;
- *A wide range of archaeological monuments that occur across the County as shown on the Heritage Units maps of Archaeological Sites of West, East, North Cork.*
- *Opportunities to observe wildlife particularly in terms of bird and marine life.*
- Cork City and Harbour, Spike Island and Fort Camden are internationally recognised tourist attractions;
- The Towns and Villages of County Cork where there is significant potential for heritage led tourism.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.10.15

INSERT ADDITIONAL WORDING IN OBJECTIVE 10-5: PROTECTION OF NATURAL, BUILT AND CULTURAL

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Archaeology Department.

PROPOSED AMENDMENT

It is proposed to insert new text to Objective TO 10-5: Protection of Natural, Built and Cultural as follows:

Objective TO 10-5: Protection of Natural, Built and Cultural *Features*

Protect and conserve those natural, built, and cultural heritage features that form the resources on which the County's tourist industry is based. These features will include areas of important landscape, coastal scenery, areas of important wildlife interest, historic buildings and structures including archaeological sites, cultural sites including battlefields, the Gaeltacht areas, arts and cultural sites, ~~and~~ the traditional form and appearance of many built up areas *and promote access and interpretation of archaeological sites in State and Local Authority ownership.*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.10.16

INSERT A PART B) TO OBJECTIVE TO 10-6 CULTURAL TOURISM REFERRING TO CULTURAL TRAILS

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Archaeology Department.

PROPOSED AMENDMENT

It is proposed to insert new text to Objective TO 10-6: Cultural Tourism as follows:

b) Encourage the development of Cultural trails around the county while having regard for the cultural built heritage and environmental impacts, including the protection of sites designated or proposed to be designated for nature conservation including NHAs and pNHAs and other areas of high biodiversity value.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.10.17

INSERT A PART F) TO OBJECTIVE TO 10-10 TOURISM FACILITIES REFERRING TO SMALL AGRI-TOURISM ACCOMMODATION

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Archaeology Department.

PROPOSED AMENDMENT

It is proposed to amend Objective TO 10-10 Tourism Facilities to include a new point (f) as follows:

Encourage the provision of small scale agri tourism accommodation and the reuse of disused/derelict farm buildings, in line with the provisions of objectives RP 5-28 Small Scale Agri Tourism Accommodation and RP5-31 New uses for disused or derelict farm buildings.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.10.18

INSERT NEW SECTION FOR BLUEWAY'S AND BRIDLEWAYS

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

It is proposed to insert new section before Rural Tourism, as follows:

10.13 Blueway's and Bridleways

Blueway's as identified and supported in the Regional Spatial & Economic Strategy, are a network of multi-activity trails, based on or alongside lakes, canals and rivers. They can offer another form of recreational activity for communities, and support activity tourism. Bridleways, also known as an equestrian trail, are routes used for horse riding trails and have been expanded to be used by hikers and cyclists. Irelands first trail was the Beara Bridle Way, situated in West Cork allowing visitors to take in the landscape of the Beara Peninsula on horseback. It straddles the borders of both Cork and Kerry; the main trail overlooks 17 kilometres of rugged mountainous scenery and seascapes with views of the West Cork Islands.

Locations for proposed new Blueway's and Bridleways would need to be carefully selected and designed to be sensitively integrated into the receiving environment. Such developments would be likely to be subject to ecological impact assessment and, where necessary Appropriate Assessment, with a view to ensuring the avoidance of negative impacts on designated sites, protected species and on sites or locations of high biodiversity value.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.10.19

INSERT ADDITIONAL TEXT IN PARAGRAPH 10.3.7 TO INCLUDE WORDING REFERRING TO DIGITAL TECHNOLOGY NEEDED TO INCREASE AWARENESS OF TOURISM PRODUCTS

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

It is proposed to insert new text at the end of paragraph 10.3.7 as follows:

In the future it will be important to concentrate on innovative tourism products that maximise the potential of the County's natural amenities and marketing to secure the full contribution of tourism to economic growth.

Further investment is also needed, for both attractions and activity providers, in digital technology to increase awareness of their services and provide online booking facilities etc.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.10.20

EXPAND TEXT IN OBJECTIVE TO 10-1 PART D)

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

It is proposed to amend Objective TO - 10-1: Promotion of Sustainable Tourism in County, as follows:

Promote a sustainable approach to the development of the tourism sector within Cork County while;

- a) Ensuring the protection of the natural, built and cultural heritage assets of the county, including Natura sites, which are in themselves part of what attracts visitors to the county;
- b) Having regard to cumulative impacts increased visitor numbers and visitor facilities can have on local infrastructure, sensitive areas and sites, water quality, biodiversity, soils, ecosystems, habitats and species, climate change etc.
- c) Supporting investment in placemaking and the regeneration of towns and villages in recognition of the role 'People and Place' make in attracting visitors to Ireland; encouraging the development of tourism and other facilities within settlements to support such regeneration and compact growth.
- d) Work in partnership with public and private sector agencies to implement the key tourism objectives in this Plan, *while first ensuring early consultation with landowners around any new proposed routes and facilities.*
- e) Assist community groups to access funding for appropriate and beneficial tourism developments.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 1.10.21

EXPAND TEXT IN PARAGRAPH 10.6.2

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions and Ecology section.

PROPOSED AMENDMENT

It is proposed to insert new text in paragraph 10.6.2 as follows:

Some of these areas may have the potential for future tourism growth based on a supply of resources and features around which the tourism product can be built. It is important to ensure that other development generally and tourism development in these areas does not have a negative impact on the overall character of such areas *and do not cause harm to the environment, designated sites or protected species*. Development of 'heritage' related tourism activity should be directed only to areas that have been identified to have capacity to absorb increased visitor activity, without causing damage or deterioration to the heritage features of the site or area, or to the surrounding landscape. See also Chapter 5 Rural, Chapter 14 Green Infrastructure and Landscape and Chapter 16 Built and Cultural Heritage. *Development or expansion of sustainable tourism projects (e.g. wildlife tours, marine mammal watching and bird watching) should be only be supported where they have been shown to be compatible with TO 10-1 (a) and objectives BE 15-1 and 15-2.*

TEXT CHANGE ONLY



Comhairle Contae Chorcaí
Cork County Council