



Cork County Development
Plan Review

Section 12(4)
Chief Executive's Report

Volume One Part Two (d):
*Chief Executive's Response and
Recommendations*
Volume Five West Cork



Comhairle Contae Chorcaí
Cork County Council

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Volume Five -West Cork – Bandon Kinsale Municipal District

Interested Party	Adrian McEntee & Olga Murphy
DCDP346299391	DCDP346299391
Submission Summary	The submission addresses inaccuracies in the draft plan relating to Innishannon. It asks Cork County Council to make stated policy objectives to address traffic safety issues, promote walking and cycling in new developments and to the school, protect stone walls which are part of the villages character and allow a maximum of 20 units/ha in new residential schemes. The development boundary should remain unchanged.
Principle Issues Raised	Updated text to reflect recent developments in the village.
Chief Executive's Response	The Plan will be updated to reflect the changes highlighted. Issues pertaining to density and overall scale of development are outlined in Chapter 4 of the Plan. The number of outstanding planning permissions is linked to an agreed timeframe to reflect the Plan period.
Chief Executive's Recommendation	See Amendment No. 5.1.9.4
Interested Party	Alan Quirke
DCDP346291124	DCDP346291124
Submission Summary	<p>Submission believes that development of the Innishannon area during the past number of decades has for the most part been in line with the strategic aims of the Council for “Key Villages”. The majority of housing developments have facilitated a scale of growth, layout and design that reflect the character and sense of community of our village.</p> <p>A new sewage treatment facility is due to be completed shortly. It is hoped that planners and county councillors alike would not see the completion of this facility as a trigger for increased scales and density of housing developments in the short to medium term. There have been a number of recent planning applications in Skenanish (21/5081) and the Bothar Na Sop area which are designed to higher density templates and are clearly not in line with the General Policy Objective GO-01(b) of the Local Area Plan 2017 nor Table 4.1 of the Local Area Plan clearly states that the scale of development of individual schemes within the Key Village of Innishannon should not exceed 25 units per scheme.</p> <p>Innishannon has significant traffic issues. It is one of busiest villages not only in Cork but country wide. The N71 is the main artery from Cork City to West Cork and at peak traffic times suffers congestion and tailbacks of traffic. The traffic situation in the vicinity of Scoil Eoin is a real concern also and would benefit from traffic calming measures. Similar interventions could be employed at the junction of the N71 and L-6069. Currently there are no footpaths along the L-6069 which is a route used by hundreds of kids every day on the way to the GAA grounds. This needs to be addressed.</p> <p>Rising population locally and school goers is placing increasing demands on</p>

the school complex resulting in decreasing room for outdoor play area. This problem became an even more critical issue during the pandemic as social distancing made these space restrictions unsafe as well as unsuitable.

The refurbishment of the old Woodview Bar building on main street is an example of how good planning and responsible building can create good housing options for families and single people alike while also remaining in keeping with the character and heritage of the village area. There is further potential for development on Main Street across the road from the Woodview Bar in the Evolution Building and the disused pink Georgian house (The old Reardon Household). If these buildings are developed in a similar fashion to the Woodview building it will have a hugely positive impact on the village. These developments are an example where high-density homes are being built in an appropriate location on Main Street of the village, where residents can walk to all local amenities and bring much needed custom to local businesses. Similar restoration of the old buildings to the east of the village (the old Art Gallery across from the Garda Station) for residential homes would be another welcome addition to the Village. The use of the Old Rohus tractor and boatyard shed as a café and market has added great energy and life to this part of the village.

Preservation of Historic Buildings - Another example of an Historic Building is the ruins of the old Innishannon House (Frewen House) in Laherfinneen. This ruin is of significant historical importance to the area. It is one of the oldest houses in the area and was burnt down during the War of Independence. Currently the ruin is part of a piece of land for sale along with 5 serviced sites in the Rosewood Manor estate. This ruin should not at any stage be allowed to be demolished for alternative development and should be included as a protected building as part of the new County Development Plan.

It is considered that the general “health” of GAA clubs is a good indicator of how a village, town or community is doing in terms of integration, vibrancy and community spirit. For example, over the last 30 years as our village and community has developed, we have seen a steady increase in the numbers of boys, girls and adults playing Camogie, Football, Hurling and Ladies Football with Valley Rovers. As a result, we have had to improve our playing facilities to match this increase in numbers which is a huge success.

Many people now have the ability to work remotely (in particular since the COVID 19 pandemic) which provides an opportunities for low to medium density developments (with no more than 25 houses) in areas like Kilbriittain, Barryroe etc would breathe new life into these communities including their local businesses, GAA clubs, schools etc. There are dozens of rural towns and villages in the county that would really benefit from additional families settling in suitable housing developments in these areas without the continuance of “once off housing” which is not sustainable long term from an environmental perspective.

A balance needs to be struck between building homes for people (all people) to live in, with doing so in a sustainable manner which aligns with the

	particular area that developments are happening. Building private, social and affordable homes in the same developments does make sense.
Principle Issues Raised	Amenities and Infrastructure in Innishannon.
Chief Executive's Response	Chapter 6, Section 6.6 deals with Planning for Aging across the county. Issues pertaining to the protection of heritage buildings are contained in Chapter 16. Updated text will be included in relation to traffic calming in the village.
Chief Executive's Recommendation	Proposed Amendments 5.1.9.4 and 5.1.9.7.
Interested Party	Alan Tennyson
DCDP339905364	DCDP339905364
Submission Summary	<p>The submission questions how the proposed Northern Relief Road will ease congestion in Bandon, when HGVs will continue to access Kilbrogan Hill. Serious concerns are raised about creating another relief road in Bandon on the north side of the town, rather than a bypass. The proposed route, as per Bandon TPREP plans would see all HGV through traffic routed past several schools and sports clubs which will have serious health and safety implications for school going children. Clarification on the route design, delivery, how public engagement will be facilitated and assurance that it will not come past St. Brogans onto Kilbrogan Hill is requested. Ongoing amenity impacts are an issue for residents, school children and visitors in North Main Street, the Bridge and Kilbrogan Hill from HGV movements.</p> <p>The completion of the southern relief road into a bypass would be very welcome. The majority of HGV traffic in Bandon is through traffic (as identified by the Bandon TPREP investigations) and therefore should be on the N71, a national route. The timeline around completion of the Southern Relief is queried.</p>
Principle Issues Raised	Traffic and Transport Issues in Bandon.
Chief Executive's Response	<p>The route of any proposed Northern relief road will be established in accordance with the requirements to provide a “North Bandon Connectivity and Access Corridor” which will explore and examine the issues and propose various alternative options. The objective is to provide a strategic transport link to the north of Bandon. This will facilitate the development of residential sites while also minimising traffic delays/congestion within the town and allow the movement of goods and services around the town.</p> <p>Public consultation and engagement will commence upon determinisation of the issues and available options.</p> <p>It is acknowledged that an extension of the N71 southern by-Pass is required to facilitate through traffic.</p> <p>Updated text will be included referencing the North Bandon Connectivity and Access Corridor.</p>
Chief Executive's Recommendation	See Amendments 5.1.4.10, 5.1.4.11, 5.1.4.12 5.1.4.13, 5.1.4.14.

Interested Party	Alan Tennyson
DCDP345916526	DCDP345916526
Submission Summary	<ul style="list-style-type: none"> • Submission welcomes the completion of the southern relief road into a bypass. The majority of HGV traffic in Bandon is through traffic and therefore should be on the N71, a national route. Submission questions when the Southern Relief Road/bypass will be completed. • Submission expresses serious concerns about creating another relief road in Bandon on the north side of the town, rather than a bypass. The proposed route would see all HGV through traffic routed past several schools and sports clubs which will have serious health and safety implications for school going children. • Submission seeks clarification on the route of the road as well as assurances that it will not come past St Brogans onto Kilbrogan Hill. • Submission states that there is a contradiction between the route proposed on the Map on Pg. 29 and the ambiguous description as per 1.4.57 in Volume 5 and that clarification is required. • Submission raises concerns in relation to high traffic volumes and in particular HGV traffic through the area and seeks clarity and public engagement on the matter. It raises questions in relation to the potential loss of parking, possible reduction in footpath widths and questions where HGV traffic will be routed noting in particular that there are many community facilities in the locality where children may be walking and cycling. • Submission states that a new bypass on the northside of Bandon should have a much wider arc and support the relief of Innishannon as well as Bandon and asks if the council would consider such a route.
Principle Issues Raised	Traffic and Transport Issues in Bandon.
Chief Executive's Response	<p>The route of any proposed Northern relief road will be established in accordance with the requirements to provide a “North Bandon Connectivity and Access Corridor” which will explore and examine the issues and propose various alternative options. The objective is to provide a strategic transport link to the north of Bandon. This will facilitate the development of residential sites while also minimising traffic delays/congestion within the town and allow the movement of goods and services around the town.</p> <p>Public consultation and engagement will commence upon determination of the issues and available options.</p> <p>It is acknowledged that an extension of the N71 southern By-Pass is required to facilitate through traffic.</p> <p>Updated text will be included referencing the North Bandon Connectivity and Access Corridor.</p>
Chief Executive's Recommendation	See Amendments 5.1.4.10, 5.1.4.11, 5.1.4.12 5.1.4.13, 5.1.4.14.
Interested Party	Amy mccarthy
DCDP344928773	DCDP344928773

Submission Summary	Objection made to the proposed relief road on the north side of Bandon. The north side of Bandon is already congested with traffic. The proposed route would mean traffic will pass by several schools and amenities. The roads are extremely dangerous when walking to school and training.
Principle Issues Raised	Traffic and Transport Issues.
Chief Executive's Response	<p>The objective is to provide a strategic transport link to the north of Bandon. This will facilitate the development of residential sites while also minimising traffic delays/congestion within the town and allow the movement of goods and services around the town more safely.</p> <p>The proposal will reduce congestion in Bandon town centre by removing traffic from the town and enhance the attractiveness of the town centre. Phase 1 of Bandon Tprep Implementation project addresses public realm and infrastructure deficits in the town centre including enhanced safety.</p> <p>Updated text will be included referencing the North Bandon Connectivity and Access Corridor.</p>
Chief Executive's Recommendation	See Amendments 5.1.4.10, 5.1.4.11, 5.1.4.12 5.1.4.13, 5.1.4.14.
Interested Party	Andrew Ashford & Marian O'Leary
DCDP346122603	DCDP346122603
Submission Summary	<p>Request for lands to be zoned for use in the promotion of Recreational Ecotourism through the development of a Bord Failte Approved Glamping (glamorous camping) 'Glamp Site' with associated 'Themed Gardens' in Kilcawha, Kinsale on the Wild Atlantic Way. The submission outlines how the proposal is consistent with policy objectives in the Tourism Chapter of the Plan. In particular reference is made to Kinsale, p149 of the Pre-Draft Chief Executives Report whereby the Chief Executive acknowledged that given the strong tourism element of the town, the matter of more land to be considered for outdoor recreation, leisure and camping/glamping pursuits in the town, particularly within Kinsale environs had been raised and highlighted during the review process.</p> <p>The development proposed under this submission will ensure best practices in environmental sustainability and eco-tourism as well as showcasing biodiversity through indigenous plants and wildlife. If it is however deemed inappropriate to zone individual lands for such use it requests that reference be made in the Development Plan for the promotion of similar outdoor recreation, leisure and camping/glamping facilities where planning consideration is encouraged on a discretionary case by case basis.</p>
Principle Issues Raised	Provision of Tourist Accommodation in Kinsale.
Chief Executive's Response	It is considered that text and policy objectives in the Plan are sufficient to address this land use on its merits. Chapter 10, paragraph 10.15.3 deals with Camping and Glamping Accommodation and further objectives are contained

	under Chapter 5 Rural relating to small scale Agri-tourism accommodation- (RP-5-28).
Chief Executive's Recommendation	No Amendment Required.
Interested Party	andrew dillon
DCDP346281291	DCDP346281291
Submission Summary	Errors highlighted in the text description of Innishannon. E.G there are 2 pubs, and no car retail place. Requests that concepts for a greenway and Blueway be considered allowing development of services for the river Bandon. A request to develop a walkway down by the river from Coolmoreen to Shippool Castle and beyond should also be considered with stopping places for canoeists and picnickers in the woodland which I own. Traffic calming measures on the R605 to stop speeding would be welcomed. Redirect heavy vehicles from this section to Dunderrow by another route as is done just beyond Dunderrow when the R605 turns to the left. Erect speed cameras to enforce new speed limits.
Principle Issues Raised	Amenities in Innishannon and need to update services information.
Chief Executive's Response	Updated text will be included supporting the provision of additional amenities and reflecting updated service provision within the village.
Chief Executive's Recommendation	Proposed Amendments 5.1.9.4 and 5.1.9.6.
Interested Party	Anja-Carina Schröder-Voß and Kai Sternenberg
DCDP346046882	DCDP346046882
Submission Summary	Requests the designation of Castlepark, Kinsale as an "Other Location" within the Plan. The submission includes a proposed zoning approach to facilitate improved multi-use water sports facilities, enhanced amenities, a temporary cafe and low-density housing within the areas having regard to its sensitive ecology and High Value Landscape designations.
Principle Issues Raised	Designation of Castlepark as "Other Location" within Settlement hierarchy.
Chief Executive's Response	This is a sensitive coastal node in the periphery of Kinsale and close to a number of designated sites. It is not considered appropriate to designate the area as an "Other Location", however, additional text will be included recognising its current tourism and amenity role.
Chief Executive's Recommendation	See Amendment 5.1.5.13.
Interested Party	Anthony
DCDP334549273	DCDP334549273
Submission Summary	The submission raises the issue of parking in Garrettstown and suggests that a new public parking facility near the beach is required to reduce the roadside abandonment of cars during peak times. This would also help reduce traffic congestion and would thereby improve the overall experience for beach goers and those living in the vicinity.
Principle Issues Raised	Provision of additional parking facilities.

Chief Executive's Response	Garretstown/ Garrylucas is located in a sensitive coastal environment close to a number of designated sites. Parking areas are already provided. Additional provision will need to be considered in the context of its sensitive coastal location and would be subject to Appropriate Assessment. This is a matter for the Municipal District Office.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Ashbourne Holdings Limited
DCDP346233180	DCDP346233180
Submission Summary	<p>Requests that the draft Development Plan designates the Council infill lands on Pier Road/ Main Street for regeneration. This will enable an overall integrated masterplan approach to be provided for the Council's lands and adjacent lands.</p> <p>States it is imperative that the forthcoming development plan proactively supports compact growth by balancing the regeneration of infill and brownfield sites with performance led design criteria to ensure the viability of development.</p>
Principle Issues Raised	Designation of site as Regeneration Area.
Chief Executive's Response	The Planning Authority supports the designation of this high-profile site and protected structure as a Regeneration Area within the Plan.
Chief Executive's Recommendation	See Amendment 5.1.5.14
Interested Party	Bandon Business Association
DCDP345786486	DCDP345786486
Submission Summary	<p>A key objective of this group is improving the business climate in Bandon, the success of which is critical to the overall attractiveness and vitality of the settlement. The BBA greatly supports the CDP and believes it represents a significant roadmap for the town, and an opportunity to further develop the community, place and economic development in Bandon.</p> <p>It is vital that the final CDP reflects the views and experiences of the traders and service providers to ensure the CDP delivers on the primary objectives of making Bandon a better place to live, visit and do business.</p> <p>Observations:</p> <p>Need to complete Northern Relief Road – Increased population expansion to the North Side will increase pressure on these already congested areas. If not completed new residents to the north will be marginalized.</p> <p>Southern Relief Road - essential project that needs completion however concern that the investment is far below that warranted to compete the project and seek clarification on this.</p> <p>Identity – support the focus on heritage in the plan and the development of a tourism economy based on its history and walled town status.</p> <p>Town Centre Regeneration – Advocate for sympathetic regeneration. Certain properties and shop fronts are not in keeping with the regeneration vision for Bandon and a more cohesive and supervised approach to this is</p>

needed.

Objectives from Bandon 2025:

- That Bandon river be zoned for future use in a sporting and recreational manner while balancing impact on natural habitat.
- That the old wooden bridge that used to span the River would be reinstated to link North and South
- Identity - Bandon must establish and develop a more detailed heritage identity to attract people to our town.
- Greenway - Support extensive walkways and greenways developed throughout Bandon making it a destination to visit and showing off the natural existing resources.
- Blueway – Support use of the Bandon River for sporting, recreation and business.
- Rejuvenation - As part of rejuvenation plan would like to see existing areas repurposed, an example of this is the Town Hall project, which has already started.
- Amenities - Need for an amenities centre as a community focal point.

Aging demographic:

- Given the ageing population it is surprising that there are relatively few mentions of the aged community within the plan.
- Existing and proposed age friendly infrastructure appears to be located to the north of the town and this should be reviewed given the more favourable topography on the south side as well as access to services and shopping.
- No provision for an elderly day-care or geriatric support and activity centre within the plan.
- Propose that the Old Millbrook Hospital be repurposed for a retirement/assisted living facility

Zoning of the North Side and rezoning (removal) of the South Side - Request a more balanced approach to residential zoning to balance the burden of commuters in the town particularly the approach to the north side. The plan already recognises that Kilbrogan hill and North Main street suffer from over congestion.

Zoning above Lidl on the floodplain and Bogs - Include caveat that no further development above Lidl be allowed given the potential for flood risk and history of the town in this regard.

Economy & Employment notations from the CDP - More residential units primarily on the North Side of the town will exacerbate traffic problems in this area. The most feasible resolution being to have the Northern Relief Route in place before the expanding population moves into homes.

TPREP – This is welcomed but the BBA reiterate their request for the provision of off-street parking to counteract the loss of street parking as per TPREP submission (document attached to submission).

Water provision for expanding population - Concern that there is no reference to improve the water supply to the North Side of the town given that it has been highlighted as an issue and the area has been zoned for a considerable increase in residential development.

Principle Issues Raised	Transport and Mobility, Regeneration, Aging Demographics, more balanced zoning approach requested.
Chief Executive's Response	<p>Updated text is included relating to the North Bandon Connectivity and Access Corridor.</p> <p>The town centre is subject to a number of Architectural Conservation Area designations and so shopfronts should be designed to respect the heritage of the commercial core. This is a matter for Development Management/ Enforcement.</p> <p>The Plan acknowledges and supports the green and blue infrastructure of the town under paragraphs 1.4.20-1.4.24 (Green Infrastructure) and 1.4.31 (Tourist/ Visitor Facilities).</p> <p>Chapter 6, Section 6.6 deals with Planning for Aging across the county.</p> <p>Updated flood maps have been included and the national policy approach is to avoid development in the floodplain of rivers.</p>
Chief Executive's Recommendation	See Amendment 5.1.4.8, 5.1.4.10, 5.1.4.11, 5.1.4.12 5.1.4.13, 5.1.4.14
Interested Party	Bandon Connect
DCDP346957151	DCDP346957151
Submission Summary	<p>Bandon Connect is a cross-sectoral, multidisciplinary voluntary collaboration of Bandon residents, business-people, citizen interest groups and educators. Their aim is to work together, to create a social, cultural and environmental infrastructure and unique, vibrant, progressive community. They have prepared a detailed submission under a series of key themes which includes a number of recommendations. The following are outlined as some of the key points in the submission:</p> <ol style="list-style-type: none"> 1. Integrated Design - Has the Plan been designed with the 10 minute town concept in mind? 2. Infrastructure led - Northern Relief Road is a key piece of infrastructure for the development of the town and the plan should be infrastructure led rather than follow development 3. Amenities and social infrastructure - If the population is to grow does the town have sufficient amenities to allow this growth across all ages and facets of society? Bandon playground area can be the launchpad for other amenities and should be strategically considered as part of a wider green infrastructure, biodiversity & landscape strategy for the area. 4. Market town - business based. Opportunity to prepare for the town's future working needs such as remote workplaces and to encourage hubs and equally developed North & South of the town. 5. Heritage focus - The town has a rich heritage and measures are outlined which could help Bandon be a proper market town with a vibrant interpretation of its rich heritage.

6. Focus on High Quality Finishing - The vision for the town is welcomed and the undertaking of a ten-minute town assessment is encouraged on the existing urban fabric and the high quality (including greening & landscaping) completion of projects already underway (to service the current population including the TPREP, Southern relief road, footpaths and water management for existing houses, etc.

The submission goes into detail and raises many other important points which are both Bandon specific and more general for the Draft Plan including:

Transport/Roads infrastructure

- Need to provide footpaths from both existing and new residential areas to the town centre in order to support ten minute town concept.
- Is it feasible to develop the residential areas in the northwest portion of the town if the Northern Relief Road cannot be delivered in its entirety?
- The diversion of HGVs away from the town centre is absolutely vital.
- Completion of the Southern relief road is critical to Bandon and West Cork's future and should be a priority for the entire County
- Need to strengthen Northern Relief road objective in order to better align with RPO 125 - Green Infrastructure Corridors. Landscaping of new roads is an opportunity to create new habitat and wildlife corridors.
- Ask that clarification on the route of the Northern Relief Road be provided including commitment that this should not travel through ACA. This would be contrary to placemaking.
- Need to outline biodiversity enhancement opportunities referred to in objective BD-G0-03
- Praise the TPREP and its proposal to promote shared spaces. Submission includes a number of suggestions associated with TPREP based around active travel and a town centre first approach.
- Need to identify location of EV charging infrastructure in Bandon.
- No mention of additional public transport to serve and connect the north side of the town of Bandon
- Consider the need for further air quality monitoring infrastructure

Biodiversity

- What measures can be taken to reduce the use of chemicals in public spaces? Can the council work with environmental groups to create pollinator plans?
- Consider objectives promoting nature-based solutions in line with RPO 218 of the RSES.
- Propose that SUDs is incorporated into all future developments
- Complete a biological survey along the river
- Approach to biodiversity management and the potential to carry out studies on biodiversity.

	<ul style="list-style-type: none"> • Objective BE15-6 – how does council intend to ensure there will be no net biodiversity loss and how will this be measured? Will compensation be required? Consider monetary valuations for habitat loss. • Could projects such as the Bridge Project (Farming with Nature) be replicated in the Bandon/West Cork area? • Biodiversity crisis is not mentioned in the plan. • Vague language around commitments to biodiversity emphasise that this is being pushed down the priority list. • Will specific measurable targets for biodiversity be developed in the plan. • Light pollution is a major contribution to the loss of biodiversity. Lighting proposals for walkways near woodland/rivers should be designed to minimise light spillage. <p>Town Centre/Ten Minute town</p> <ul style="list-style-type: none"> • A range of suggestions to improve ease of movement in Bandon through the proposed 10 minute town concept. • Support for town centre first policy including some suggestions for the town centre • Fully support the objective to provide a historic town wall trail • Create a brand identity for the town to celebrate the character, future potential and interpret history of the town. Signage directing visitors to retail, heritage sites, green/blue facilities would support movement around the town. • Need to provide more assisted living accommodation in urban areas to counteract isolation. <p>Amenity/Recreation</p> <ul style="list-style-type: none"> • Need for additional community amenities to support an expanding population • Encourage the inclusion of an objective which explicitly states the intention to develop a green infrastructure, biodiversity and landscape strategy for the Bandon/Kinsale municipal district. • Support the development of an integrated Blue and Greenway strategy following the Bandon river from Kinsale to Bandon. Refers to Bandon River Valley Strategy. • Submission identifies potential for ‘Rothar Roads’ making use of minor roads for safe cycling routes to connect destinations in the area and maps these. Need to develop a network of such cycle routes. • Council should explore the opportunity to create a green corridor linkage through the town centre. • The provision of a safe access to the river could greatly promote the outdoor recreational needs of the community particularly as there is no provision for a swimming pool. The bogs area could also be promoted for swimming. • Potential to expand on waterways and focus on inviting participation in building up of water sports activity centred on the river.
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	<ul style="list-style-type: none"> • When the playground and playpark are completed need to identify an area beyond this for development with potential to create a walkway to Innishannon and beyond. <p>Business and general employment</p> <ul style="list-style-type: none"> • Engage with landowners in realising the potential on disused sites as well as use of the vacant site levy. • There is a shortage of commercial unit space in the town • Large units for business to grow in excess of 1500sqft would be welcome • Former industrial sites should not be zoned for residential use as can be used for incubation units which has been successful for enterprise historically in the town • Need for a co-working facility in the town to be identified. Permanent TSB building could be suitable as a working hub or youth centre. • Need to support SMEs through various initiatives and programmes • Need to engage with IDA/enterprise Ireland • Roll out of broadband across the town is vital. • Note: A list of suggestions/comments on each of the objectives in the draft plan relating to Bandon are also set out in the submission.
Principle Issues Raised	Traffic and Transport, Amenities and social infrastructure, heritage, biodiversity and business uses in Bandon.
Chief Executive's Response	<p><u>Transport:</u></p> <p>In terms of Traffic and Transport the TPREP contains proposals for strategic pieces of infrastructure and local interventions to promote enhanced movement and safety within the town. This includes an objective to provide a strategic transport link to the north of Bandon. This will facilitate the development of residential sites while also minimising traffic delays/congestion within the town and allow the movement of goods and services around the town more safely. The proposal will reduce congestion in Bandon town centre by removing traffic from the town and enhance the attractiveness of the town centre.</p> <p>Phase 1 of Bandon TPREP Implementation project addresses public realm and infrastructure deficits in the town centre including enhanced safety. Updated text will be included referencing the North Bandon Connectivity and Access Corridor.</p> <p><u>Biodiversity:</u></p> <p>In terms of biodiversity, the planning authority and its ecology division will continue to work with planning, engineering, environment and climate staff and the public to support the implementation of the Plan and deliver council policies and commitments relating to the protection of biodiversity. The ecologists and other staff will be responsible for developing and implementing the new County Biodiversity Action Plan.</p>

With regards “unavoidable impacts without a net loss”, the Plan includes a comprehensive suite of policies committing the Planning Authority to the protection of biodiversity. In addition, these will be further strengthened with recommendations to revise the language in Objectives BE 15-5 and 15-6 to clearly set out the ambitious policy of achieving a net gain and an enhancement of biodiversity across the County. See Biodiversity key issue in Volume 1 of this report.

The training of maintenance staff is an operational matter and does not lie within the regulatory framework of the Development Plan. Preparation of a new Biodiversity Action Plan is considered to be the appropriate forum to discuss and adopt changes to the Council’s ‘ways of doing’ in terms of on-the-ground maintenance works.

Cork County Council committed to support the All-Ireland Pollinator Plan in July 2021. Reference to biodiversity crisis is addressed in Biodiversity key issue in Volume 1. Opportunities for biodiversity improvement will be identified when assessing individual planning applications and when preparing Council plans or projects as per Objectives BE 15-5 and BE 15-6 of the Plan. In addition, the Council is committed to supporting communities in implementing the Biodiversity Action Plan, All-Ireland Pollinator Plan and community led initiatives.

As per Objective BE 15-12, air emissions associated with any new development has to be in line with Environmental Quality Standards as set out in the Air Quality Standards Regulations 2011, or any updated/superseding documents.

The Environmental Protection Agency is the competent body for coordinating ambient air quality assessment in Ireland. Whilst Local Authorities are not currently responsible for general ambient air quality monitoring, Cork County Council have, in recent years, supported the EPA in the expansion of their National Air Quality Network in Cork County and will continue to do.

10 Minute Town:

Policy support and zoning designations at a settlement level have been informed by the 10-minute town concept. See Chapter 12 Transport Demand Management: Liveable Towns. Policy related to specialised housing is supported in Chapters 4 and Chapter 6 which includes a Section on Ageing in Place. Issues relating to brand development for the town are outside the scope of the Plan.

Amenity:

The Plan includes extensive supports and protection measures for the green infrastructure assets of the town (BD-GO-07), including support for additional riverside links to Castlebernard Estate. Further proposals within

	<p>the Municipal District would need to be addressed via the Municipal District Office.</p> <p><u>Economy:</u> Policy supports for business, SMEs and co-working are contained in Chapter 8 Economic Development. The Plan contains a number of new zoning plots for mixed-use/ employment use close to the town centre (BD-X-02 and BD-X-04). The Active Land Management team compile and manage the vacant site register within the County.</p>
Chief Executive's Recommendation	See Amendment 5.1.4.8, 5.1.4.10, 5.1.4.11, 5.1.4.12 5.1.4.13, 5.1.4.14 and 5.1.4.17.
Interested Party	Barry Coleman
DCDP346087065	DCDP346087065
Submission Summary	Submission pertains to lands zoned X-02 in Garrettstown/ Garrylucas. Request made that reference to "the eastern end of the site" be removed from the objective and text similar to X-01 be facilitated.
Principle Issues Raised	Text change in Objective X-02.
Chief Executive's Response	This text is included to protect the sensitive, open, coastal scenic landscape and guide a limited amount of development to the appropriate site parameters.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Barry Lehane
DCDP345944707	DCDP345944707
Submission Summary	Acknowledges that a Bypass is needed for Bandon, however, the focus should be in addressing the completion of the Southern Relief Road, improvements to the Bandon/ Dunmanway Road between Convent Hill and Coolfadda, alleviation of traffic away from the junction at the bottom of Convent Hill and reconsider proposals for a wider route arc which can also address congestion in Innishannon.
Principle Issues Raised	Traffic and Transport Issues.
Chief Executive's Response	<p>The objective is to provide a strategic transport link to the north of Bandon. This will facilitate the development of residential sites while also minimising traffic delays/congestion within the town and allow the movement of goods and services around the town more safely.</p> <p>The proposal will reduce congestion in Bandon town centre by removing traffic from the town and enhance the attractiveness of the town centre. Phase 1 of Bandon Tprep Implementation project addresses public realm and infrastructure deficits in the town centre included enhanced safety. Updated text will be included referencing the North Bandon Connectivity and Access Corridor.</p>

Chief Executive's Recommendation	See Amendments 5.1.4.10, 5.1.4.11, 5.1.4.12 5.1.4.13, 5.1.4.14.
Interested Party	Belgooly residents association network
DCDP346444041	DCDP346444041
Submission Summary	<p>The submission includes a detailed walkability audit of Belgooly. This highlights the deficit in pathway infrastructure within the village and safety issues between key activity nodes: the national school, the GAA grounds and the various estates. Key examples include the lack of a pathway on the 300m stretch of road from the GAA pitch and Riverbank estate and the main crossroads within the village. There is also no pathway provided on the church side of the village from the Colemans Bar junction to the pedestrian crossing (250m North of junction).</p> <p>The group has highlighted many near misses between pedestrians, buggies and moving traffic and have lobbied and part funded speed activated warning signs which have helped, however, more needs to be done to make the village safe.</p> <p>The submission seeks improved pedestrian access be provided between key arteries of the village along with suitable traffic calming solutions on the R600 through Belgooly. This would include a general improvement in the quality of the footpaths in the centre of the village.</p>
Principle Issues Raised	Need to improve green modes in the village.
Chief Executive's Response	Paragraph 1.7.12 highlights plans to improve connectivity and safety at Aghfauntaun Bridge. Additional text will be included in Objective U-01 to support additional improved connectivity between residential areas, the school and local services.
Chief Executive's Recommendation	See Amendment No. 5.1.7.5
Interested Party	Belgooly Tidy Villages Association – Bandon Kinsale MD
DCDP345795723	DCDP345795723
Submission Summary	<p>The submission notes some text updates to reflect the recent level of local services in Belgooly. It welcomes the inclusion of a playground but notes this has not been earmarked on the zoning map.</p> <p>The submission supports the provision of additional houses over the Plan period for local occupation. The bus service has increased, however, bus stop infrastructure could be improved by the addition of sheltered stops and additional stops within the village.</p> <p>The ongoing disposal of untreated sewage to the River is a major issue that needs to be resolved.</p>
Principle Issues Raised	Highlights sewage disposal as an issue.
Chief Executive's Response	Sewage issues are highlighted in paragraph 1.7.18. See also Wastewater Infrastructure under Key Issues, Volume 1 of the CE Report in relation to wastewater provision in the lower order settlements.

Chief Executive's Recommendation	See Amendment No. 5.1.7.5
Interested Party	Belgooly School Parents' Association
DCDP343809257	DCDP343809257
Submission Summary	Belgooly School Parents' Association supported the completion of a walkability study as part of the school's work for a Green School travel flag. A number of issues have been highlighted which are aligned with policy objectives in the County Development Plan including the need to encourage active travel with traffic calming and road safety improvements. Local measures should include developing a pedestrian bridge beside Aghafantaun Bridge to provide safer routes to school; providing additional road safety measures (including school zone infrastructure) at the school entrance, providing connectivity with Riverstick and local nodes; unblocking barriers to direct pedestrian/ cycle movement; and completing a review of speed limits in the vicinity of the school.
Principle Issues Raised	Need to improve green modes in the village.
Chief Executive's Response	Paragraph 1.7.12 highlights plans to improve connectivity and safety at Aghfauntaun Bridge. Additional text will be included in Objective U-01 to support additional improved connectivity between residential areas, the school and local services.
Chief Executive's Recommendation	See Amendment No. 5.1.7.5
Interested Party	Brian O'Regan
DCDP335620656	DCDP335620656
Submission Summary	This submission relates to a request to keep the existing zoning of site at Ardbrack Kinsale.
Principle Issues Raised	Revert par of zoned lands KS-GC-13 to Existing Residential/ Mixed Residential and Other Uses.
Chief Executive's Response	This submission relates to a site within KS-GC-13 which is identified as a local biodiversity area, known locally as Scilly Woodland.
Chief Executive's Recommendation	No Amendment recommended.
Interested Party	Brian O'Regan
DCDP335621763	DCDP335621763
Submission Summary	This submission proposes the site be zoned to accommodate the redevelopment of the waterfront carpark in Kinsale to accommodate a 2-storey landmark building. The submission includes details of the landmark building to include a total of 9 retail units in the ground floor and the upper floor is identified as a multi-functional space to include a possible restaurant/ viewing area/ maritime museum. The submission includes drawings which indicate that the proposal would require an area of land reclamation to facilitate the building, civic open space area at the waterfront and relief road.
Principle Issues Raised	Provision of a Mixed-Use landmark building within the Waterfront carpark.

Chief Executive's Response	The site is currently zoned Town Centre which is capable of accommodating mixed use proposals in principle. The design and layout of the proposal would need to be considered as part of a formal planning application.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Brian O'Regan
DCDP346047970	DCDP346047970
Submission Summary	The submission relates to a request to provide a Parklet in Kinsale Co. Cork. A cover letter includes a reference to lands in Dunderrow which relate to another submission DCDP335617917.
Principle Issues Raised	Provision of a sheltered parklet to facilitate outdoor recreation/ dining.
Chief Executive's Response	This type of use is compatible with Town Centre Zoning.
Chief Executive's Recommendation	No Amendment required.
Interested Party	Brian O'Regan
DCDP346050946	DCDP346050946
Submission Summary	Requests that consideration be made for a parklet in Kinsale
Principle Issues Raised	Provision of a sheltered parklet to facilitate outdoor recreation/ dining.
Chief Executive's Response	This type of use is compatible with Town Centre Zoning.
Chief Executive's Recommendation	No Amendment required.
Interested Party	Castle Rock Homes Limited
DCDP346162007	DCDP346162007
Submission Summary	Requests an amendment to the boundaries of BD-X-03a and BD-X-03b to reflect land ownership and secure the viability of proposed development within their ownership.
Principle Issues Raised	Amendment to zoning extents to reflect landownership.
Chief Executive's Response	This is considered acceptable.
Chief Executive's Recommendation	See Amendment No. 5.1.4.15
Interested Party	Centmont Ltd
DCDP345900145	DCDP345900145
Submission Summary	It is requested that Cork County Council include an objective that provides for appropriate pedestrian infrastructure along the L3207 to connect potential development lands on the eastern side of the village to the village centre. It outlines that due to the existing restricted width of this roadway, the provision of a footpath here will either require localised traffic management

	<p>measures to be installed or localised acquisition of some front boundaries of residential properties. These matters are beyond the control of any individual developer.</p> <p>It outlines that to facilitate the orderly development of the village in line with its growth target of 150 No. new dwellings that the following Specific Development Objective be included: “Provide new pedestrian footpath along the L3207 either through road widening works or by way of the introduction of traffic calming measures. The purpose of this footpath is to support development within the settlement boundary on the eastern side of the town.”</p> <p>The provision of such a Specific Development Objective will allow the Planning Authority to take a proactive role in facilitating development to achieve its CDP targets. It can be supported in turn by future developers through payment of financial contributions.</p>
Principle Issues Raised	Accessibility to development land within the village.
Chief Executive's Response	The Plan supports improved connectivity and accessibility for green modes within the village. Additional text and objective to be included.
Chief Executive's Recommendation	See Amendment No. 5.1.10.3
Interested Party	Charmaine and Shane McGowan
DCDP345986809	DCDP345986809
Submission Summary	<p>The reference to improving footpaths and pedestrian connectivity in Belgooly is welcomed. The installation and upgrade of footpaths, traffic calming measures and safe pedestrian crossings are critical to ensure safe passage for all residents, especially children and their ability to walk to school safely. Placemaking needs to focus on the provision of street furniture and lighting to make the village a people-centred location rather than as a thoroughfare for traffic travelling to Cork and Kinsale.</p> <p>The submission outlines the rich local heritage and connectivity with Riverstick, the estuary walkway and onwards to Kinsale. This could be improved upon for pedestrians and cyclists.</p> <p>The plan makes reference to a community centre but the community centre owned by the church is closed for the past number of years as it is not fit for purpose.</p> <p>There needs to be more amenities for the community and this is an absolute requirement prior to the development of any additional housing. Cork County Council needs to ensure that an appropriate wastewater treatment plant is in place before any large-scale housing development occurs.</p>
Principle Issues Raised	Need for enhanced pedestrian connectivity, update text regarding level of services, improved local amenities needed and issues with wastewater treatment plant highlighted.

Chief Executive's Response	<p>Paragraph 1.7.12 highlights planned safety and connectivity improvements in the village via Aghfauntaun Bridge. Additional text will be included in Objective U-01 to support additional improved connectivity between residential areas, the school and local services.</p> <p>Sewage issues are highlighted in paragraph 1.7.18. See also Wastewater Infrastructure under Key Issues, Volume 1 of the CE Report in relation to wastewater provision in the lower order settlements.</p> <p>The Plan acknowledges the green infrastructure assets of the village under DB-02 and DB-04.</p> <p>Additional text is included supporting the provision of a new community centre.</p>
Chief Executive's Recommendation	See Amendment No. 5.1.7.5 and 5.1.7.6.
Interested Party	christopher o'sullivan
DCDP346241388	DCDP346241388
Submission Summary	<p>The draft plan removes many of the villages, village nuclei and other locations that were included within the 2014 plan. The removal of Fivemilebridge, Ballyheada, Ahiohill, Crossmahon, Gaggan, Nohoval, Ballyfeard, Dunderrow, Gogganshill, Robert's Cove, Tracton, Barrells Cross, Jagoe's Mill, Kilmacsimon Quay, Killeady, Kilcolman and Sandy Cove as villages or village nuclei should be reviewed. The national planning framework states that “the target is for at least 40% of all new housing to be delivered within the existing built up areas of cities, towns and villages” and the plan approach contradicts this.</p> <p>Many of these villages were former hubs of activity but have declined in recent decades because of a displacement of the rural population to urban areas, however, there is a huge opportunity for this decline in the population of rural Ireland to be reversed, given new opportunities arising from the COVID-19 Pandemic.</p> <p>In many instances, there has been no development in these villages because of a lack of investment in services and infrastructure such as public lighting and waste water treatment. If these villages and village nuclei are not included in the 2022 – 2028 County Development Plan, then the prospect of these locations ever being considered for waste water treatment plants or public lightings, footpaths, etc. remains very unlikely. The removal of these locations is a very negative step that will have a serious impact on settlement in West Cork and I would urge the reinstatement of the location, as outlined above</p>
Principle Issues Raised	Core Strategy and removal of lower order settlements.
Chief Executive's Response	A review of the settlement network across the County was carried out as part of the preparation of the Draft CDP. This review was based on services provision, size of settlement and potential to deliver housing over the next

	<p>Plan period to 2028 led to the recommendation for the removal of the development boundary of most village nuclei, other locations and some smaller villages. Any future housing proposals in these settlements will be assessed on the basis of the rural housing policy applicable in the area. Full detail of the network review is set out in Background Document No. 4 Settlements and Placemaking available at https://www.corkcoco.ie/sites/default/files/2020-03/background-document-no-4-settlements-and-placemaking.pdf</p> <p>See also Wastewater Infrastructure under Key Issues, Volume 1 of the CE Report in relation to wastewater provision in the lower order settlements.</p>
Chief Executive's Recommendation	No Amendment Required.
Interested Party	christopher o'sullivan
DCDP346251385	DCDP346251385
Submission Summary	<p>Outlines there has been far too much de-zoning of residential land in the draft plan. According to the National Planning Framework “the target is for at least 40% of all new housing to be delivered within the existing built up areas of cities, towns and villages”. The de-zoning of residential land flies in the face of this objective. There is a need to acknowledge there is a huge shortage of housing in Ireland and indeed in County Cork. It is estimated that up to 40,000 houses per year is needed to satisfy housing demand in Ireland. The wholesale de-zoning of lands within the main settlements may seriously impede this objective. Review of the de-zoning decisions on some of the land in the Bandon/Kinsale MD that was formally zoned residential is needed.</p>
Principle Issues Raised	Core Strategy and dezoning of land/ removal of lower order settlements in Bandon Kinsale MD.
Chief Executive's Response	<p>A review of the settlement network across the County was carried out as part of the preparation of the Draft CDP. This review was based on services provision, size of settlement and potential to deliver housing over the next Plan period to 2028 led to the recommendation for the removal of the development boundary of most village nuclei, other locations and some smaller villages. Any future housing proposals in these settlements will be assessed on the basis of the rural housing policy applicable in the area. Full detail of the network review is set out in Background Document No. 4 Settlements and Placemaking available at https://www.corkcoco.ie/sites/default/files/2020-03/background-document-no-4-settlements-and-placemaking.pdf</p> <p>Housing targets have been further downgraded due to recommendations from the OPR. See Vol. 1 Main Issues.</p>
Chief Executive's Recommendation	No Amendment Required.

Interested Party	christopher o'sullivan
DCDP346247634	DCDP346247634
Submission Summary	Acknowledges the overall plan has big aspirations on biodiversity and the protection of eco systems, but states there is very little specific measures within the plan to encourage more green spaces within our towns. Encouraging a more tree canopy cover, wildlife corridors and habitats within our town environs would be welcome. Support made for any submissions that seeks to promote, enhance and protect biodiversity and nature within areas of the Bandon/ Kinsale MD. An example of such a submission which would be the joint submission of the Clonakilty Tree Planting Group, Clonakilty Tidy Towns and Clonakilty Chamber of Commerce.
Principle Issues Raised	Biodiversity and the protection of eco-systems.
Chief Executive's Response	The Plan includes new overarching text on biodiversity in Chapter 15 Biodiversity and The Environment and includes new Green Infrastructure zoning objectives at a settlement level to protect green infrastructure assets.
Chief Executive's Recommendation	No Amendment Required.
Interested Party	Ciaran and Bernadette Walsh
DCDP344953862	DCDP344953862
Submission Summary	The submission outlines a series of urgent Key Objectives for Belgooly not listed in the plan. 1. Provision of new Waste Water Treatment Plant as the current one is not fit for purpose and is causing serious distress with constant malodour and serious environmental/health implications to nearby residents (especially Riverbank Estate) due to raw sewage entering the estuary and as stated in section 1.7.18 "a new WWTP is required to accommodate further growth" - No future developments should take place until this is resolved. 2. Footpaths and lighting to connect residential areas (i.e. Riverbank Estate) to the village and school in the interests of safety.
Principle Issues Raised	Waste disposal issues and pedestrian connectivity.
Chief Executive's Response	Sewage issues are highlighted in paragraph 1.7.18. See also Wastewater Infrastructure under Key Issues, Volume 1 of the CE Report in relation to wastewater provision in the lower order settlements. Paragraph 1.7.12 highlights plans to improve connectivity and safety at Aghfauntaun Bridge. Additional text will be included in Objective U-01 to support additional improved connectivity between residential areas, the school and local services.
Chief Executive's Recommendation	See Amendment No. 5.1.7.5
Interested Party	Cirona Limited
DCDP345962643	DCDP345962643
Submission Summary	The submission welcomes the zoning of lands KS-T-02 in Kinsale.

Principle Issues Raised	Highlights satisfaction with new zoning KS-T-02 in Kinsale.
Chief Executive's Response	Noted.
Chief Executive's Recommendation	No Amendment required.
Interested Party	Cllr. Kevin Murphy
DCDP346123886	DCDP346123886
Submission Summary	<p>The Draft Plan does not represent the Members views. Major dezoning of land in the towns and villages forced by State Bodies new approach to planning delivery is not acceptable. In Kinsale lands have been dezoned at Glasheen, Parc Laurence and Abbeylands and are now in the greenbelt. These need to be rezoned for Residential purposes as per 2017 Plan. Sites currently zoned GC-09 (Friary Lands) and GC-10 (on Inishannon Rd) are also suitable for residential use. The loss of zoned land will impact on housing affordability.</p> <p>Concern also raised with recent building design styles using overhangs and extensive glazing in the heritage town of Kinsale.</p> <p>There has also been extensive reduction in housing targets within the village network of the Municipal District. A review of these numbers needs urgent attention.</p> <p>There is a need to include an objective in Garrettstown/ Garrylucas to secure a new Sewage Treatment Plant for the area to help secure its Blue Flag status.</p> <p>In Bandon it is considered that that the cost of building a New Northern Relief Road for the town will be extremely expensive. Requests that an investigation into including Innishannon in this relief road taking this road much further North than currently planned and exiting further West on the Dunmanway Road. This road would link into the proposed road at APB towards N 71 (Billy Cahalane).</p>
Principle Issues Raised	Dezoning of lands across the Municipal District, building design in Kinsale, seeks to include text in Garrettstown/ Garrylucas regarding the need to secure a new Sewage Treatment Plant, the design of Bandon Northern Relief Road.
Chief Executive's Response	A review of the settlement network across the County was carried out as part of the preparation of the Draft CDP. This review was based on services provision, size of settlement and potential to deliver housing over the next Plan period to 2028 and led to the recommendation for the removal of the development boundary of most village nuclei, other locations and some smaller villages. Any future housing proposals in these settlements will be assessed on the basis of the rural housing policy applicable in the area. Full detail of the network review is set out in Background Document No. 4 Settlements and Placemaking available at

	<p>https://www.corkcoco.ie/sites/default/files/2020-03/background-document-no-4-settlements-and-placemaking.pdf</p> <p>Housing targets have been further downgraded due to recommendations from the OPR. See Vol. 1 Main Issues. No Amendment Required</p> <p>Paragraph 1.5.13 – 1.5.17 and Table 5.1.9 “Placemaking and Urban Design Guidance” addresses issues pertaining to building design within sensitive areas of Kinsale and Table 3.1, Chapter 3 Settlements and Placemaking relates to Principles of Placemaking.</p> <p>Garrettstown/ Garrylucas is an “Other Location” in the settlement hierarchy due to its significance as a tourism destination. The area is located in an area of sensitive ecological assets. The provision of wastewater facilities at this location is a matter for Irish Water’s programme. See also Wastewater Infrastructure under Key Issues, Volume 1 of the CE Report in relation to wastewater provision in the lower order settlements.</p> <p>The TII planned upgrades to the N71 does not include any plans to bypass Innishannon. In relation to Bandon, it is an objective to provide a strategic transport link to the north of Bandon. This will facilitate the development of residential sites while also minimising traffic delays/congestion within the town and allow the movement of goods and services around the town more safely.</p> <p>The proposal will reduce congestion in Bandon town centre by removing traffic from the town and enhance the attractiveness of the town centre. Phase 1 of Bandon TPREP Implementation project addresses public realm and infrastructure deficits in the town centre included enhanced safety. Updated text will be included referencing the North Bandon Connectivity and Access Corridor.</p>
Chief Executive's Recommendation	See Amendments 5.1.4.10, 5.1.4.11, 5.1.4.12 5.1.4.13, 5.1.4.14.
Interested Party	Con and Ann Ring
DCDP346028701	DCDP346028701
Submission Summary	<p>The submission notes that upgrades to the waste infrastructure is a vital project that must be addressed to enhance the local environment and provide a platform for social and economic development of Crossbarry for the future. The village has a good range of community facilities including a convenience store, service station, soccer pitch, local commercial businesses, a school and a creche. The village is also services by a public bus service to Cork City (Bus No. 239)</p> <p>Requests that a greater scale of development be allocated to Crossbarry to optimise key infrastructure investments. Lands subject to the submission are retained within the development boundary and are deemed suitable to provide residential development serving as an alternative to one off housing within the unserved rural hinterland.</p>

Principle Issues Raised	Greater scale of development should be allocated to Crossbarry.
Chief Executive's Response	Housing targets have been further downgraded due to recommendations from the OPR. See Vol. 1 Main Issues.
Chief Executive's Recommendation	No Amendment Required.
Interested Party	Con Nyhan
DCDP345776159	DCDP345776159
Submission Summary	<p>Requests the inclusion of additional lands within the settlement boundary at Bandon to provide for new tourism and recreational uses by introducing a new X-05 zoning objective. Suggested text is included as follows:</p> <p>Castlebernard Estate is a strategically located historic estate, consisting of a country house and Tower House. The site has significant potential as an opportunity site to support the development of tourism and recreational uses, including a riverside amenity walk and with potential for a hotel, short-term/residential accommodation, nursing home/retirement village adjoining the built-up area of the town which would make a positive contribution to the visual amenities of the town. Pedestrian and cycle connections will be incorporated linking the site to adjoining development and the town centre. Development at this site would be subject to a detailed masterplan to be agreed between the landowner and the planning authority.</p> <p>The proposed approach is designed to support the protection and reuse of the historic Castlebernard Country House Estate and Tower House, both of which are protected structures, as a tourist and amenity destination with links to Bandon Town Centre. It also outlines the following:</p> <ul style="list-style-type: none"> • Will facilitate suitable green infrastructure linkages to make best use of the scenic setting of Castlebernard Country House Estate as an important tourist and amenity site within the Bandon area and West Cork region, (similar to that applied at Bantry House); • Can accommodate a quantum of sensitively designed residential development within the area of the subject site closest to the existing built-up area of Bandon; • The inclusion of additional lands within the settlement boundary at Castlebernard to provide for new tourism and recreational uses by introducing a new X-05 Objective to facilitate these uses; and • Extend the BD-U-04 objective to the south to further contribute to the walkway proposed for Bandon.
Principle Issues Raised	Extension to development boundary, Bandon.
Chief Executive's Response	See Vol. 1, Main Issues, Bandon.
Chief Executive's Recommendation	See Amendment 5.1.4.19.
Interested Party	Copper Grove
DCDP345866238	DCDP345866238

Submission Summary	<ul style="list-style-type: none"> • Submission expresses concerns that the feasibility study on the route for the northern relief road has not been completed to inform the publication of the draft plan. Submission claims that it is clear that a number of policy decisions have been taken in the draft on the presumption that this road will go ahead. • It considers that there is a clear bias towards its delivery while the feasibility study has not yet been completed or published. If it is not yet known if the road is feasible and what the best route is, how can policy decisions be taken on the development strategy for the town? • The submission claims that specific details in relation to tiering of zonings as required in the NPF have not been provided at draft plan stage and on this basis it is unclear how lands can be assigned a Tier 2 rating without specific details of the Northern Relief Road project. For this road to be included in the draft plan, it would need to be supported by evidence that it is deliverable within the life of the plan. • As a business at Kilbrogan Hill which contributes to the town the submitter is concerned that a part completed north relief road has impacts for their business and they support a full completion of the relief road. • Submission suggests the completion of the southern relief road has to be given priority and would alleviate a lot of the congestion currently in town. Their preference is for a fully completed bypass and they have serious concerns around building a "relief road" on the northside. • The submission contends that the proposed route on north side has serious health and safety issues for the community as well as a potential detrimental impact on commercial business. In particular, the submission refers to the impact of HGV's and significant volumes of traffic, potential loss of parking to residents and commercial business. • Submission also refers to a prior submission made to the 2016 TPREP which questioned how customers would park, how deliveries would be made to their business, etc which has had no response or meeting to further review. • Submitter remains fully committed to the continued development of Bandon town and welcome continued investment but would welcome involvement in the process and are asking for the right to continue to trade successfully as a business.
Principle Issues Raised	Traffic and Transport Issues.
Chief Executive's Response	<p>The objective is to provide a strategic transport link to the north of Bandon. This will facilitate the development of residential sites while also minimising traffic delays/congestion within the town and allow the movement of goods and services around the town more safely.</p> <p>The proposal will reduce congestion in Bandon town centre by removing traffic from the town and enhance the attractiveness of the town centre. Phase 1 of Bandon TPREP Implementation project addresses public realm and infrastructure deficits in the town centre included enhanced safety. Updated text will be included referencing the North Bandon Connectivity and Access Corridor.</p>

	Paragraph 1.4.56 outlines the plans approach to supporting the Completion of the Southern Relief Road and current status of the project.
Chief Executive's Recommendation	See Amendments 5.1.4.10, 5.1.4.11, 5.1.4.12 5.1.4.13, 5.1.4.14.
Interested Party	Cork Co-Operative Marts
DCDP346066828	DCDP346066828
Submission Summary	<p>Cork Co-operative Marts have a currently active planning application for the proposed development of 45 no. units at Distillery Road, Bandon.</p> <p>The site is zoned for Business Development in the current plan and having examined the zoning designations contained in the draft Cork County Development Plan Cork Co-operative Marts is supportive of the rezoning as being within the 'Existing Residential/Mixed Residential/Other Uses' designation along with much of the built-up area in the town. This is considered to be far more reflective of the lands and CCM support Cork County Councils designation of the site in this regard.</p>
Principle Issues Raised	Supports the redesignation of lands at Distillery Rd.
Chief Executive's Response	Noted.
Chief Executive's Recommendation	No Amendment required.
Interested Party	Cotter Estates
DCDP345648590	DCDP345648590
Submission Summary	<p>This submission relates to a site at New Road, Kinsale. It is requested that the overall site is zoned for Town Centre/ Neighbourhood Centre development.</p> <p>It outlines the extension of the town centre zoning at this location will facilitate more compact and consolidated development close to the core of the town centre consistent with national and regional planning policies and guidance and will reinforce the towns compact form. The zoning as proposed, due to its narrow extent in places, could potentially constrain the development of this site.</p> <p>The site area designated as open space/ passive open space will not contribute to the fulfilment of objective KS-GC-08 of the Draft Cork County Development Plan which seeks to recognise the importance of this linear green feature to the setting of the town.</p>
Principle Issues Raised	Extension of town centre zoning Kinsale.
Chief Executive's Response	The Planning Authority is satisfied the zoning extension will not compromise the remaining open space objective.
Chief Executive's Recommendation	See Amendment 5.1.5.13.
Interested Party	Crossbarry Community Action Group
DCDP346245049	DCDP346245049

Submission Summary	<p>A series of issues are raised for consideration including:</p> <p>GA-01 is not available as an amenity area.</p> <p>GA-02 is currently in scrub. Plans to purchase it by CCC and develop it have not materialised and it is requested that this be addressed again.</p> <p>U-01 is part of private owned property is unavailable to the public.</p> <p>Previously developed estates have not provided amenity areas and the village is lacking functional open space. The zonings are not accurate.</p> <p>Concerns raised regarding high traffic volumes and lack of pedestrian facilities in the village. Children travelling to school have to traverse the bridge twice a day with no dedicated pedestrian facilities and endangering their safety. A series of options to address the matter are outlined in the document.</p> <p>Furthermore, residents strongly object to additional traffic being diverted to the R586 via the Bandon Northern Relief Road.</p> <p>The issue of lack of wastewater facilities is also raised.</p>
Principle Issues Raised	Zoning classifications of Open Space, traffic issues and wastewater issues.
Chief Executive's Response	<p>Lands zoned Open Space are designed to protect areas of existing/ future open space provision. It is noted that plans haven't materialised to date to purchase and develop some of these lands for open space use.</p> <p>It is intended to review amenity walkways over the Plan period.</p> <p>Funding was made available under the RW 10 of 2020 to progress with the implementation of active travel measures in and around Crossbarry Bridge. The preliminary design option report for the active travel measures around the structure has recently been completed and is under review by Cork County Council. Once a preferred option has been identified, taking into account economic, safety, buildability, environmental and heritage aspects, Cork County Council will seek further funding for the proposed works. Updated text referencing these works to be included.</p> <p>See Wastewater Infrastructure under Key Issues, Volume 1 of the CE Report in relation to wastewater provision in the lower order settlements.</p>
Chief Executive's Recommendation	See Amendment No. 5.1.15.3
Interested Party	Daragh & Rachel Keating
DCDP344373549	DCDP344373549
Submission Summary	Requests traffic calming measures including lower Speed Limits through Summercove from 50 to 30 kph and provision of rumble strips in two locations (at Scilly Walk entrance & at The Terrace, Summercove). Address

	local eyesores such as replacing the Irish Water Pumping Control Box with a proper building, bury the telecom & power cables, repair Scilly walk seating area and the sea wall at Bulman car park. Request made to carry out audit of views so these can be protected. Provide additional bins to avoid littering.
Principle Issues Raised	Traffic, amenities and views.
Chief Executive's Response	Issues pertaining to local traffic calming measures, litter and local amenity issues are a matter for the Municipal District Office. Summercove is designated an area of High Value Landscape in the County Development and contains a Scenic route (Road between Kinsale and Clonleigh via Summercove) where views are protected.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	David and Claire Lehane
DCDP346232820	DCDP346232820
Submission Summary	Request that the route of the proposed Northern Relief Road be modified to retain the integrity of the landholding of the interested party. Acknowledges that a Bypass is needed for Bandon, however, the focus should be in addressing the completion of the Southern Relief Road, improvements to the Bandon/ Dunmanway Road between Convent Hill and Coolfadda, alleviation of traffic away from the junction at the bottom of Convent Hill and reconsider proposals for a wider route arc which can also address congestion in Inishannon.
Principle Issues Raised	Traffic and Transport Issues.
Chief Executive's Response	The objective is to provide a strategic transport link to the north of Bandon. This will facilitate the development of residential sites while also minimising traffic delays/congestion within the town and allow the movement of goods and services around the town more safely. The proposal will reduce congestion in Bandon town centre by removing traffic from the town and enhance the attractiveness of the town centre. Phase 1 of Bandon Tprep Implementation project addresses public realm and infrastructure deficits in the town centre included enhanced safety. Updated text will be included referencing the North Bandon Connectivity and Access Corridor.
Chief Executive's Recommendation	See Amendments 5.1.4.10, 5.1.4.11, 5.1.4.12 5.1.4.13, 5.1.4.14.
Interested Party	Declan Lehane
DCDP345989338	DCDP345989338
Submission Summary	Acknowledges that a Bypass is needed for Bandon, however, the focus should be in addressing the completion of the Southern Relief Road, improvements to the Bandon/ Dunmanway Road between Convent Hill and Coolfadda, alleviation of traffic away from the junction at the bottom of Convent Hill and reconsider proposals for a wider route arc which can also address congestion in Innishannon.

Principle Issues Raised	Traffic and Transport Issues.
Chief Executive's Response	<p>The objective is to provide a strategic transport link to the north of Bandon. This will facilitate the development of residential sites while also minimising traffic delays/congestion within the town and allow the movement of goods and services around the town more safely.</p> <p>The proposal will reduce congestion in Bandon town centre by removing traffic from the town and enhance the attractiveness of the town centre. Phase 1 of Bandon Tprep Implementation project addresses public realm and infrastructure deficits in the town centre included enhanced safety.</p> <p>Updated text will be included referencing the North Bandon Connectivity and Access Corridor.</p>
Chief Executive's Recommendation	See Amendments 5.1.4.10, 5.1.4.11, 5.1.4.12 5.1.4.13, 5.1.4.14.
Interested Party	Deirbhile and Denis Dennehy
DCDP346079459	DCDP346079459
Submission Summary	Submission outlines the Waste treatment plant in Belgooly has already reached full capacity. The issue has not been resolved. Footpaths are urgently needed outside the Riverbank Estate to the village for safety of children. The Community Centre needs to be urgently upgraded and facilities for children and teens need to be developed.
Principle Issues Raised	Wastewater issues and need to improve green modes in the village. New community centre required.
Chief Executive's Response	<p>Sewage issues are highlighted in paragraph 1.7.18. See also Wastewater Infrastructure under Key Issues, Volume 1 of the CE Report.</p> <p>Paragraph 1.7.12 highlights plans to improve connectivity and safety at Aghfauntaun Bridge. Additional text will be included in Objective U-01 to support additional improved connectivity between residential areas, the school and local services.</p> <p>Additional text will be included identifying the need for a community centre to serve the population.</p>
Chief Executive's Recommendation	See Amendment No. 5.1.7.5 and 5.1.76.
Interested Party	Denis Cahalane, Kathleen Cahalane, Mark & Patricia Gannon
DCDP346445683	DCDP346445683
Submission Summary	Proposed extension to the development boundary of Courtmacsherry and request to zone the lands as a special policy area to facilitate a hotel and tourism complex.
Principle Issues Raised	Extension to development boundary to facilitate hotel, holiday lets and ancillary infrastructure.
Chief Executive's Response	Chapter 10 Tourism includes a number of policies under Section 10.13 – 10-5 which addresses tourist accommodation, including those in a rural context.

	Additional text will be included acknowledging the potential of Woodpoint House to facilitate further tourism accommodation in a scale appropriate to its setting and supporting upgrades to the existing property.
Chief Executive's Recommendation	See Amendment 5.1.8.5
Interested Party	Dennis Calnan
DCDP344707432	DCDP344707432
Submission Summary	Request made to extend the development boundary of Garrettstown/Garrylucas which would be compatible with the established character of the area, the existing and permitted land uses on site and the council's strategic objectives for the settlement.
Principle Issues Raised	Boundary extension.
Chief Executive's Response	Garrettstown/ Garrylucas is located in a sensitive coastal environment and is designated as an "Other Location" due to its function as a blue flag beach. The intensification of uses at this location are not deemed appropriate.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Dennis Calnan
DCDP345219384	DCDP345219384
Submission Summary	Extension to the development boundary southwards to facilitate supporting marine-related facilities such as tea rooms, picnic areas, toilets or changing facilities.
Principle Issues Raised	Boundary extension.
Chief Executive's Response	Garrettstown/ Garrylucas is located in a sensitive environment and is designated as an "Other Location" due to its function as a blue flag beach. The intensification of uses at this location are not deemed appropriate.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Desmond McCarthy
DCDP346171125	DCDP346171125
Submission Summary	Request to reinstate c. 5 acres of land at Glasheen, Kinsale which was previously zoned for residential development in the 2017 Local Area Plan.
Principle Issues Raised	Boundary Extension request to facilitate residential development.
Chief Executive's Response	There is sufficient land zoned in the town to meet the target growth. These lands are currently surplus to requirement. See Volume 1, Key Issues, Core Strategy.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Donal Walsh
DCDP346039890	DCDP346039890

Submission Summary	Application for Ahiohill (Aghyohill) to continue to be a settlement in the county development plan and extension to the development boundary sought.
Principle Issues Raised	Reintroduction of Aghyohil to settlement hierarchy of Municipal District.
Chief Executive's Response	A review of the settlement network across the County was carried out as part of the preparation of the Draft CDP. This review was based on services provision, size of settlement and potential to deliver housing over the next Plan period to 2028 and led to the recommendation for the removal of the development boundary of most village nuclei, other locations and some smaller villages. Any future housing proposals in these settlements will be assessed on the basis of the rural housing policy applicable in the area. Full detail of the network review is set out in Background Document No. 4 Settlements and Placemaking available at https://www.corkcoco.ie/sites/default/files/2020-03/background-document-no-4-settlements-and-placemaking.pdf
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Donnacha Lehane
DCDP345674377	DCDP345674377
Submission Summary	<ul style="list-style-type: none"> • This submissions welcomes the proposed bypass for Bandon to the north but do not think the current route is the best option. • It states that the priority should be to finish the southern relief route and obtain value for the money already invested. There should be no need for 2 bypass/relief roads. • A relief road/link road should be constructed between Convent Hill/Coolfadda and Dunmanway Road as there is an ever-increasing demand being put on the junction of Convent Hill and Kilbrogan Hill • The traffic situation on Convent Hill is unsustainable, there should be a plan put in place to alleviate traffic from new housing estates and local schools away from one junction at the end of Convent Hill where 2 lanes of traffic cannot freely pass. A simple and effective plan would be to bring an alternative access road up from Dunmanway Road. The bypass road shown in the Development Plan will not provide direct access to the schools and is a faraway idea that will result in an untenable situation on Convent Hill for many years to come. <p>Regarding a Northern Bypass of Bandon, strong consideration should be given to use and upgrade of existing infrastructure for a wider arc to bypass both Innishannon and Bandon at the same time. This may be a longer-term plan and measures should be put in place in the short term to alleviate the main local traffic problems at the Convent Hill/Kilbrogan Hill junction.</p>
Principle Issues Raised	Traffic and Transport Issues.
Chief Executive's Response	The objective is to provide a strategic transport link to the north of Bandon. This will facilitate the development of residential sites while also minimising

	<p>traffic delays/congestion within the town and allow the movement of goods and services around the town more safely.</p> <p>The proposal will reduce congestion in Bandon town centre by removing traffic from the town and enhance the attractiveness of the town centre. Phase 1 of Bandon Tprep Implementation project addresses public realm and infrastructure deficits in the town centre included enhanced safety.</p> <p>Updated text will be included referencing the North Bandon Connectivity and Access Corridor.</p> <p>The TII plan upgrades to the N71 which does not include a Bypass for Innishannon.</p>
Chief Executive's Recommendation	See Amendments 5.1.4.10, 5.1.4.11, 5.1.4.12 5.1.4.13, 5.1.4.14.
Interested Party	Edward O'Driscoll
DCDP343992844	DCDP343992844
Submission Summary	Request made that part of site zoned BD- GA- 02 owned by the interested party not be zoned green infrastructure given its location outside the flood plain, suitability for split-level housing and proximity to amenities and the town centre.
Principle Issues Raised	Omission of lands in BD-GA-02 to facilitate housing.
Chief Executive's Response	This is an elevated and steeply sloping backland site which forms part of a larger area of green infrastructure north of the River Bandon. The omission of these lands for housing is considered inappropriate.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Elsbeth Fitzgibbon
DCDP330775366	DCDP330775366
Submission Summary	Concerns raised about the route of the Road BD-U-02 "Provision of Northern Relief Road" where it cuts through 3 properties in the Kilbrogan area.
Principle Issues Raised	The route of the proposed Northern relief road and its impacts on existing properties.
Chief Executive's Response	BD-U-02 is an indicative route. The route of any proposed Northern relief road will be established in accordance with the requirements to provide a "North Bandon Connectivity and Access Corridor" which will explore and examine the issues and propose various alternative options. This will be subject to public consultation and engagement with the local community. New text will be included referencing the new route label.
Chief Executive's Recommendation	See Amendments 5.1.4.10, 5.1.4.11, 5.1.4.12 5.1.4.13, 5.1.4.14.
Interested Party	Eugene O'Hea
DCDP346095331	DCDP346095331

Submission Summary	The submission requests the Planning Authority review the de-zoning of lands BD-R-01 and its current zoning as AG-01 in Bandon. The site is serviceable and capable of housing delivery in the short-term under Tier 1 criteria, unlike other zoned land parcels in the town. The lands would contribute to the sequential development of the town.
Principle Issues Raised	Revert residential zoning to lands BD-R-01 as per 2017 Local Area Plan.
Chief Executive's Response	Housing targets have been further downgraded due to recommendations from the OPR. See Vol. 1 Main Issues. These lands are surplus to requirement.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Gaelscoil Chionn tSáile
DCDP345262280	DCDP345262280
Submission Summary	Request made to amend the zoning boundary to include extended site area in the Department of Education and Skills ownership for Gaelscoil Chionn tSáile. Policies to improve safe access to the school is also requested.
Principle Issues Raised	Extension to community zoning.
Chief Executive's Response	This is deemed acceptable to meet the growing educational needs and reflect the ownership of lands.
Chief Executive's Recommendation	See Amendment 5.1.5.9
Interested Party	Garrettstown House Estate
DCDP346087026	DCDP346087026
Submission Summary	<p>Requests that a tourist project associated with Garrettstown House Tourism Estate together with its planned development area would be included as a specific development objective area in the Garrettstown / Garrylucas plan.</p> <p>The proposal links Ballinspittle village through Collite walks to their site and in turn can link with Garrettstown beach. Further walks/cycle routes are planned in the development together with its development as a destination site with visitor attractions.</p> <p>The zoning proposal will facilitate the implementation of the Government's rural economic development policy including the promotion of sustainable and green tourism in the following manner;</p> <ul style="list-style-type: none"> • It will facilitate the extension of the tourist season and will increase the tourism proposition to include eco tourism, cycling, walking trails, garden trails etc. • It will facilitate direct access to the Wild Atlantic Way route as defined by Failte Ireland, • It will facilitate access to and the promotion of other tourism offerings in the area such as swimming, surfing, kayaking etc which are located at Garrettstown Beach. - Is in line with 10.11.1 Walking /Cycling of the Draft County Development plan and - 10.11.13“The Council is actively exploring new routes around the county for walking and cycling. - The development of cycle and walking tourism presents an opportunity to

	expand the tourism offering in the area. - It will demonstrate Cork County Councils commitment to promoting Government policy in sustaining long term domestic tourism through the development of "green tourism".
Principle Issues Raised	Include objective relating to Garrettstown House Tourism Estate together with its planned development area.
Chief Executive's Response	Chapter 10, Sections 10.13 (Rural Tourism), 10.14 (Tourism Developments and Facilities) and 10.15 (Managing the Provision of Tourism Accommodation) provide policy support for the proposal and therefore needs to be considered on its merits via a planning application.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Gerard Mehigan
DCDP345947106	DCDP345947106
Submission Summary	Request made to revert a medium density residential development zoning to lands at Cloghmaccsimon, Bandon. The site was previously zoned BD-R-15 in the current Bandon Kinsale Local Area Plan.
Principle Issues Raised	Reintroduce zoned lands BD-R-15, Bandon.
Chief Executive's Response	Housing targets have been further downgraded due to recommendations from the OPR. See Vol. 1 Main Issues. The proposed site is surplus to requirements.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Gerard Seaman
DCDP345489376	DCDP345489376
Submission Summary	<p>Welcomes the plan for a Northern relief road however would have grave concerns about it in its current proposed format. Recommends that a better solution can be found other than bringing the new proposed route down the Macroom road and onto Kilbrogan Hill where the road branches off onto Convent Hill into residential and historical parts of our town. It is considered this will exacerbate current traffic issues already prevalent due to the concentration of education facilities.</p> <p>An alternative route off the main road exiting onto the Main Macroom Road at Kilbrogan be reconsidered. At present the residents and business community of Kilbrogan Hill, Convent Hill and Coolfadda are fearing for their homes and livelihoods if the proposed planned route goes ahead. Loss of parking to some elderly residents and person's with specific medical conditions will have a severe impact.</p> <p>It is advocated that proposals to create a new Bypass at Innishannon without crossing the river and taking it up to the Macroom Road, Lovells Hill area on the northern side of Bandon over through the Callatrim and Coolfadda area exiting out on to the R586 would be preferable and would also solve the congestion of traffic in the village of Innishannon.</p> <p>Advocates the resumption of works to complete the Southern Relief road in</p>

	<p>Bandon before any of other works take place.</p> <p>Other issues raised include the need for Business & remote Working facilities in the town, improved drainage and Roads upgrade across the local network, improved footpath connectivity to new residential areas, improved Tourism facilities including zoning lands for a hotel south of the town and provision for outdoor dining by the weir. Requests that provision be made in the Plan for Special Schooling at primary and post primary level.</p> <p>Requests that emphasis can be put in to develop a “Gateway Walkway” Stemming from the current Clare O’Leary walkway crossing over and joining with the Graham Norton Walkway and develop the River walk to include the park on the rivers edge on the Castlebernard Estate and further this onto the Clonakilty road and developing a walkway all the way as far as Gaggin (Clonakilty Junction) through the old railway route.</p>
Principle Issues Raised	Traffic and Transport Issues.
Chief Executive's Response	<p>The objective is to provide a strategic transport link to the north of Bandon. This will facilitate the development of residential sites while also minimising traffic delays/congestion within the town and allow the movement of goods and services around the town more safely.</p> <p>The proposal will reduce congestion in Bandon town centre by removing traffic from the town and enhance the attractiveness of the town centre. Phase 1 of Bandon TPREP Implementation project addresses public realm and infrastructure deficits in the town centre included enhanced safety.</p> <p>Updated text will be included referencing the North Bandon Connectivity and Access Corridor.</p> <p>There are a number of walkways already supported in the Plan, including supports to enhance connectivity to Castlebernard Estate. The provision of additional text is not supported as consideration would need to be taken of nearby ecological designations, including Appropriate Assessment of additional routes.</p> <p>Lands has been designated for additional primary and post primary schools in the town.</p> <p>Text is included in paragraph 1.4.56 supporting the completion of the Southern Relief Road and clarifying its current project status.</p> <p>Chapter 9 Economy and Employment addresses remote working on a county-wide basis. There is support for enhanced tourism accommodation within the town including provision of a new hotel within the text of Bandon (Vol. 5, paragraphs 1.4.32- 1.4.1.4.37).</p>
Chief Executive's Recommendation	See Amendments 5.1.4.10, 5.1.4.11, 5.1.4.12 5.1.4.13, 5.1.4.14.
Interested Party	Green Party Cork South West

DCDP345870960	DCDP345870960
Submission Summary	<p>Recommends an objective which explicitly states the intention to develop a green infrastructure, biodiversity and landscape strategy for the Bandon/Kinsale municipal district be included in the Plan. This should be carried out in collaboration with relevant stakeholders and focus on the planning and delivery of a network of Blue-Green Infrastructure including Greenway and Blueway corridors, parks, natural & biodiverse areas.</p> <p>Advocates the development plan includes an action as a specific objective in the County Development plan 2021 to build a green way /blueway along the river, whilst protecting biodiversity.</p>
Principle Issues Raised	Include Objective for greenway/ blueway along the Bandon River.
Chief Executive's Response	<p>Chapter 14, Section 14.3 provides support and guidance for green infrastructure provision at a settlement level. The green infrastructure assets of Kinsale are mapped and protected by policy objectives KS-GA-01 to KS-GC-13 and these include a number of connected green spaces along the River Bandon. Objective KS-GO-07 supports the enhancement of walking and cycling facilities in the town.</p> <p>It is acknowledged that a feasibility study is currently underway to identify potential greenway/ blueway route options. It is premature to include supportive text until identification of a route is identified and has been subject to ecological assessment.</p>
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Green Party Cork South West
DCDP345881512	DCDP345881512
Submission Summary	Submission seeks the future development and enhancement of biodiversity and bee population by creating a Pesticide Free Kinsale. Recommends a collaborative approach between community groups, farmers, gardeners and Council employees.
Principle Issues Raised	Biodiversity.
Chief Executive's Response	In terms of biodiversity, the planning authority and its ecology division will continue to work with planning, engineering, environment and climate staff and the public to support the implementation of the Plan and deliver council policies and commitments relating to the protection of biodiversity. The ecologists and other staff will be responsible for developing and implementing the new County Biodiversity Action Plan.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Green Party Cork South West
DCDP345882230	DCDP345882230
Submission Summary	Recommends the Plan supports the aims of the All Ireland Pollinators Plan 2021-2025, by ensuring Council lands and transport corridors are identified and funded as a priority for Wildflower planting with a rolling annual target of increasing areas planted within the timeframe of the Development plan.

	<p>The submission calls on the County development plan to identify a number of towns in West Cork as pollinator friendly towns.</p> <p>Kinsale for example has a lot of green infrastructure that could be given over to wildflower planning rather than annual harvesting, spraying and maintenance, such as James Fort, the Environs surrounding Charlesfort (KS-GC-05), Field beside Hospital (KS-GA-0), green area on long quay by Knocknabohilly Woodlands Local Area of Biodiversity (KS-GC-06) and below Worlds End. These are all easy areas for immediate planting.</p> <p>Advocates the County development plan commits to an to end Pesticide spraying as part of its biodiversity commitments.</p> <p>On foot of issues raised, it requests that Municipal Wildflower planting on verges and opportunistic green areas be implemented and an end to pesticide spraying be included as an action and specific development objectives for Kinsale in the County Development Plan.</p>
Principle Issues Raised	Biodiversity.
Chief Executive's Response	<p>Cork County Council committed to support the All-Ireland Pollinator Plan in July 2021 (See Chapter 15). Reference to biodiversity crisis is addressed in Biodiversity key issue in Volume 1. Opportunities for biodiversity improvement will be identified when assessing individual planning applications and when preparing Council plans or projects as per Objectives BE 15-5 and BE 15-6 of the Plan. In addition, the Council is committed to supporting communities in implementing the Biodiversity Action Plan, All-Ireland Pollinator Plan and community led initiatives.</p> <p>The green infrastructure assets are zoned in the Plan and have been informed by an audit of existing biodiversity spaces.</p> <p>Issues relating to wildflower planting and pesticide use are a matter for the Municipal District Office.</p>
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Green Party Cork South West
DCDP344899228	DCDP344899228
Submission Summary	<p>The submission calls for the protection of the old railway line through Abbeylands as a future route for a potential greenway as indicated.</p> <p>This submission also calls for the conversion of the small dog leg road connecting New Road R605 to R607 and bounding the westerly side of zoned KS-R-03 to a cycling priority road (CPR) as there is an alternative road for vehicular traffic.</p> <p>The upgrading of New Road for a greenway entry with dedicated and seperated pedestrian and cycle route into the town is also sought.</p>
Principle Issues Raised	Movement Routes.

Chief Executive's Response	<p>It is acknowledged that a feasibility study is currently underway to identify potential greenway/ blueway route options. It is premature to include supportive text until identification of a route is identified and has been subject to ecological assessment.</p> <p>Local traffic issues are a matter for the Municipal District Office.</p>
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Green Party Cork South West
DCDP344899666	DCDP344899666
Submission Summary	<p>In the context of the future development of greenways to Kinsale supporting KS-GO-07 and the Zoning of KS-I-01 and KS-B-01, this submission calls for the zoning or a future greenway route to connect Kinsale to the Belgooly Walk along R600. This submission has identified an old route visible on the Historic Map 6 inch Colour (1837-1842) across the townland of Waterlands North picking up an old road from Browns Mills with a new route between KS-I-01 and KS-B-01 linking to farm lane and the new road.</p> <p>The submission also calls for the upgrading of farm lane for a greenway entry with dedicated and separated pedestrian and cycle route into the town.</p>
Principle Issues Raised	Greenway Identification.
Chief Executive's Response	<p>It is acknowledged that a feasibility study is currently underway to identify potential greenway/ blueway route options. It is premature to include supportive text until identification of a route is identified and has been subject to ecological assessment.</p> <p>Local traffic issues are a matter for the Municipal District Office.</p>
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Green Party Cork South West
DCDP344900001	DCDP344900001
Submission Summary	<p>In the context of the enhancement of walking and cycling facilities supported by KS-GO-07, this submission specifically calls for a new walk and cycle route between Gaelscoil Cionn t'Saile, Saile, Community Sports centre and Kinsale Community School. A route is identified. This is to promote cycling and walking to school and connection to the sports facilities.</p>
Principle Issues Raised	Green modes.
Chief Executive's Response	<p>Objective KS-GO-07 supports the enhancement of walking and cycling facilities in the town.</p> <p>The Plan has also included a new objective for a secondary school adjoining Gaelscoil Cionn t'Saile (KS-C-05) and this includes a requirement to provide enhanced walking and cycling facilities to adjoining residential areas.</p>
Chief Executive's Recommendation	Amendment 5.1.5.9.

Interested Party	Green Party Cork South West
DCDP344900317	DCDP344900317
Submission Summary	Requests that a new walk and cycle route from Abbey Fort and Kinsale Manor to the GAA Pitch and schools be included in the Plan. Blackhorse field is already identified as Green Infrastructure KS-GC-10 and links along the edges allow for connections to residential and community centre facilities. The provision of short and direct walking and cycling routes would make school cycling and walking very attractive. Dedicated crossing points on the Bandon and Innishannon roads is critical to creating this safe route.
Principle Issues Raised	Green modes and connectivity.
Chief Executive's Response	Objective KS-GO-07 supports the enhancement of walking and cycling facilities in the town. The identification of areas to be upgraded are a matter for the Municipal District Office.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Green Party Cork South West
DCDP344900664	DCDP344900664
Submission Summary	In the context of enhancement of walking and cycling facilities supported by KS-GO-07, this submission specifically calls for a new walk and cycle route from Kinsale Manor Catholic Walk. The new route links the residential and community centres with the town and church with short direct walking and cycling routes. This is to minimise car journeys to the centre of town by promoting direct pedestrian links to existing infrastructure.
Principle Issues Raised	Green modes and connectivity.
Chief Executive's Response	Objective KS-GO-07 supports the enhancement of walking and cycling facilities in the town. The identification of areas to be upgraded are a matter for the Municipal District Office.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Green Party Cork South West
DCDP344900928	DCDP344900928
Submission Summary	<p>With a view to the enhancement of walking and cycling facilities supported by KS-GO-07, this submission specifically calls for a new pedestrian and cycle crossings on Bandon Road to link the residential and community centres with schools along existing walking and cycling routes.</p> <p>As the Bandon road rises sharply from Mandeville Terrace to the GAA pitch, many parents and children walk from existing housing estates in Abbey Fort, Kinsale Manor, Commoge and the town up narrow pavements on one side of the road and adjoining a busy road.</p> <p>The road needs traffic calming from the GAA pitch to Mandeville Terrace. Five crossings points are identified including at Rathbeg, Kinsale College and Abbey Lane. This is to address safety concerns, minimise car journeys to the</p>

	schools by promoting direct and safe pedestrian links to existing infrastructure.
Principle Issues Raised	Green modes and connectivity.
Chief Executive's Response	Objective KS-GO-07 supports the enhancement of walking and cycling facilities in the town. The identification of areas to be upgraded are a matter for the Municipal District Office.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Green Party Cork South West
DCDP344901625	DCDP344901625
Submission Summary	<p>In the context of the future enhancement of walking and cycling facilities supported by KS-GO-07 and traffic calming, this submission specifically calls for one way system to be introduced in the town centre. The one way system will allow for carriageways to be reduced to one lane with extended footpaths to accommodate the pedestrian traffic especially in the Architectural Conservation Area.</p> <p>Vehicular traffic could be directed in general outwards towards the northern relief road with local accessibility for parking facilitated. Church access and egress is protected by keeping Friar street two-way, Catholic Walk and Carmel Avenue two way.</p>
Principle Issues Raised	Green modes and connectivity.
Chief Executive's Response	Objective KS-GO-07 supports the enhancement of walking and cycling facilities in the town. The identification of areas to be upgraded and local traffic management interventions are a matter for the Municipal District Office.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Green Party Cork South West
DCDP344902723	DCDP344902723
Submission Summary	The council needs to adopt a recycle bin policy together with good signage, education, enforcement, and management. The submission calls on County Council to include in the 2022 County Development Plan the provision of public recycle litter bins as a specific development objectives for Kinsale and for all the towns in County Cork from 2022 ensuring the separation and recycling of all waste including composting.
Principle Issues Raised	Waste disposal and recycling.
Chief Executive's Response	Chapter 15, Section 15.12 deals with Waste, including recycling proposals on a county-wide manner. Local issues are addressed by the Municipal District Office.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Green Party Cork South West
DCDP344902966	DCDP344902966

Submission Summary	<p>The submission outlines that the rapid increase in numbers of private vehicles from both tourist numbers and town population, has created transportation related issues like chronic congestion, limited pavement space, collisions, injuries, pollution, noise etc. and these impact on the medieval heritage town of Kinsale.</p> <p>The Georgian core of the town was built on reclaimed land and many buildings are being impacted from subsidence and vibration from heavy traffic. The physical environment, in these areas has degraded leading to a loss of amenity, character and increased vacancy rates. It outlines the only feasible way to upgrade mobility and environment in such special areas is to pedestrianize them.</p> <p>Recommends the Council should make it a specific objective to fully pedestrianize:</p> <ol style="list-style-type: none"> 1. L-32340-0 Short Quay, Kinsale 2. L-9719-0 Market Square (in front of the Market Building), Kinsale <p>And partially pedestrianize 3. L-9720-0 Main Street, Kinsale 4. Market Street, Kinsale Between the hours of 11-4 March-October.</p> <p>Trial pedestrianisation of some of these streets have already occurred during the Covid pandemic.</p>
Principle Issues Raised	<p>Pedestrianisation of streets within the historic core.</p>
Chief Executive's Response	<p>Paragraphs 1.5.18 – 1.5.19 address issues of modal conflicts within the historic core. Chapters 3: Settlements and Placemaking and Chapter 12 Transport and Mobility support the place function of the street and the importance of creating attractive and safe pedestrian environments.</p> <p>The designation of individual streets within the town for pedestrianisation is a matter for the Municipal District Office.</p>
Chief Executive's Recommendation	<p>No Amendment Proposed.</p>
Interested Party	<p>Green Party Cork South West</p>
DCDP344903214	<p>DCDP344903214</p>
Submission Summary	<p>The submission proposes accessible age friendly public realm works to medieval Kinsale. It notes that since the Development plan of 2006 the unique typology and permeability of the medieval centre of the town has been identified. Issues of car speeds and narrow footpaths have also been highlighted.</p> <p>Existing plans public realm work plans to replace the raised plinth in Short (Market) Quay but it still has a raised section and roadway creating an accessibility issue for those in wheelchairs and the risk issue for trips and falls. A reconsideration of the design for Short (Market) Quay within the full pedestrianisation of the quay and the street would be welcomed.</p> <p>Market Square is also currently accessible by cars and could be</p>

	<p>pedestrianised easily without providing a hindrance to vehicular traffic. Both areas would provide flexible public amenities if planned without permanent landscaping elements. It advocates the Council considers including a flexible covering similar to that used in Meeting House Square Dublin.</p> <p>Given the clear economic and societal benefit the submission calls for this action to be made a specific development objectives for Kinsale.</p>
Principle Issues Raised	
Chief Executive's Response	<p>Paragraphs 1.5.18 – 1.5.19 address issues of modal conflicts within the historic core. Chapters 3: Settlements and Placemaking and Chapter 12 Transport and Mobility support the place function of the street and the importance of creating attractive and safe pedestrian environments. Chapter 6, Section 6.6 also addresses Ageing In Place.</p> <p>Public realm interventions on individual streets within the town is a matter for the Municipal District Office.</p>
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Green Party Cork South West
DCDP344903538	DCDP344903538
Submission Summary	<p>Recommends the Plan includes objectives to provide for Warm White Public Lighting retrofit in heritage towns such as Kinsale.</p> <p>Cork County Council's Public Lighting Manual and Product Specification 2018 (2) specifies the use of 4000k colour temperature and the council should amend this for heritage towns to replacement LED lighting Warm White (3000k temperature) with low height installations not exceeding 3m and a colour rendering index (CRI) of 80% or higher.</p> <p>It recommends that daylight sensors need to be adopted and all lanes and roads should have minimum lighting levels of 1 lux at surface for safety and security. All replacement units should include integrated solar PV unless adversely overshadowed.</p>
Principle Issues Raised	Light Emissions.
Chief Executive's Response	<p>Light Emissions are dealt with in Chapter 15, Section 15.11.</p> <p>Some additional text has been included in Chapter 3 Settlements and Placemaking acknowledging light impacts on the built environment.</p>
Chief Executive's Recommendation	See Amendment 1.3.3.
Interested Party	Green Party Cork South West
DCDP344903753	DCDP344903753
Submission Summary	The submission notes the County Development Plan has now zoned an area in Dromderrig for residential, mixed use. This site is very steep and inappropriate for further development and would be more suited to a Green

	<p>Infrastructure zoning.</p> <p>The road around compass hill has very few houses and many people use it for walking, running and sight-seeing with its commanding views. 'Walking the hill' loop has been a daily part of many people of Kinsale for generations. An Bord Pleanala (ABP) refused planning for 19 units on the side of the hill due to its negative impact.</p>
Principle Issues Raised	Consider rezoning land as green infrastructure, Dromderrig.
Chief Executive's Response	The site is with an area zoned Existing Residential/ Mixed Residential and Other Uses. The green infrastructure zoning approach in Kinsale has been informed by an audit of existing biodiversity assets. Any proposals on site will need to be assessed in the context of the proper planning and development specifics of the area.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Green Party Cork South West
DCDP344904146	DCDP344904146
Submission Summary	<p>Submission states pedestrianisation cannot be implemented in Kinsale without an overall Transport and Public Realm Enhancement Plan. Both parking and traffic routing needs to be considered as the former plan is now 12 years out of date.</p> <p>The approved northern and western relief road needs to be complete to divert traffic traversing the middle of the town from Cork routing to southern beaches like the Dock and Garrettstown. Such traffic calming measures along with a park and walk facility on the peripheries, is critical to the longer-term success of pedestrianisation.</p> <p>The issue of parking has been resolved in many heritage towns across the continent by locating high-density parking on the perimeter of the town. It suggests that the Council owned surface carpark located against the cliff face on the New Road R605 (Fig.1) could facilitate such a use. Without impacting on local character. This would also allow for the relocation of car parking from parts of the town to extend footpaths.</p>
Principle Issues Raised	Movement Infrastructure.
Chief Executive's Response	The Plan acknowledges the importance of improved Movement Infrastructure in the town and has included an Objective KS-GO-03 to implement the recommendations of the Kinsale Transportation Study. A further objective is included in the Draft Plan acknowledging the need to undertake an audit of existing parking during the lifetime of the Plan (KS-GO-13).
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Green Party Cork South West
DCDP344904393	DCDP344904393

Submission Summary	Pedestrianisation cannot be implemented in Kinsale without an overall Transport and Public Realm Enhancement Plan. Both parking and traffic routing needs to be considered as the former plan is now 12 years out of date. The approved northern and western relief road needs to be completed as a short-term objective to divert traffic traversing the middle of the town from Cork routing to southern beaches like the Dock and Garretstown. Such measures along with park and walk, where in town parking can be dislocated to the peripheries, is critical to the longer term success of pedestrianisation.
Principle Issues Raised	Movement Infrastructure.
Chief Executive's Response	The Plan acknowledges the importance of improved Movement Infrastructure in the town and has included an Objective KS-GO-03 to implement the recommendations of the Kinsale Transportation Study. A further objective is included in the Draft Plan acknowledging the need to undertake an audit of existing parking during the lifetime of the Plan (KS-GO-13).
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Green Party Cork South West
DCDP346073070	DCDP346073070
Submission Summary	With a view to the protection of the built heritage in the Architectural conservation area of Kinsale and supported by objective KS-GO-05, this submission calls for enforcement orders to be levied against the replacement of heritage sash windows with windows that break the traditional fenestration rhythm and materiality This submission calls the protection of built heritage and enforceable bylaws to stop this loss of built heritage.
Principle Issues Raised	Protection of heritage.
Chief Executive's Response	Kinsale town centre is designated as an Architectural Conservation Area. Issues raised are a matter for the Enforcement Section of Cork County Council.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Green Party Cork South West
DCDP346066008	DCDP346066008
Submission Summary	The submissions requests that a speed limit of 15 kph be employed on Higher O'Connell Street, Kinsale for pedestrian safety in line with objective KS-GO-07 and for this action to be made a specific development objectives for Kinsale.
Principle Issues Raised	Traffic Speeds.
Chief Executive's Response	The identification of areas of dedicated speed limits and local traffic management interventions are a matter for the Municipal District Office.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Green Party Cork South West

DCDP346141459	DCDP346141459
Submission Summary	<p>The submission specifically calls for carriageways in the centre of Kinsale town to be made single lane and footpaths extended, especially in existing one way streets.</p> <p>The design should provide for pedestrian priority and accessible streets with level carriageways and paths along with speed limitations of 15kmh in the following streets:</p> <ul style="list-style-type: none"> • Main Street • Guardwell (from Marios) • Market Street • Market Square <p>It is requested that this action to be made a specific development objectives for Kinsale. Images are included for illustration purposes.</p>
Principle Issues Raised	Traffic Speeds.
Chief Executive's Response	The identification of areas of dedicated speed limits and local traffic management interventions are a matter for the Municipal District Office.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Green Party Cork South West
DCDP346108351	DCDP346108351
Submission Summary	<p>The submission calls for a bylaw to be created banning the use of advertising banners covering windows in the Architectural conservation area of Kinsale. The central axis of the old town at the junction of Market Square, Market Street, and Market Quay has been taken over by window advertising on all of the key corner buildings leading to a loss of character and a loss of visual amenity.</p>
Principle Issues Raised	Protection of heritage.
Chief Executive's Response	Kinsale town centre is designated as an Architectural Conservation Area. Issues raised are a matter for the Enforcement Section of Cork County Council.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Green Party Cork South West
DCDP344901199	DCDP344901199
Submission Summary	The submission calls for Abbey Lane to have bollards installed near the Abbey graveyard gate to stop through traffic and create a pedestrian and cycle propriety route.
Principle Issues Raised	Improved Local Connectivity Measures
Chief Executive's Response	Objective KS-GO-07 supports the enhancement of walking and cycling facilities in the Town. This is a matter for the Municipal District Office.
Chief Executive's Recommendation	No Amendment Recommended.

Interested Party	Harold Kingston
DCDP346448225	DCDP346448225
Submission Summary	Request to extend development boundary in Courtmacsherry to facilitate housing development within the village.
Principle Issues Raised	Extension to development boundary, Courtmacsherry.
Chief Executive's Response	Housing targets have been further downgraded due to recommendations from the OPR. See Vol. 1 Main Issues. There is no requirement to extend the development boundary to meet the target growth allocated.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Hatley Homes Ltd.
DCDP345866458	DCDP345866458
Submission Summary	Submission notes there is an anomaly within the plan which shows a portion of Aster Lawn zoned as 'KS-GC-10 Green Infrastructure'. We request the local authority adjust this zoning so the lands are zoned as 'Residential' in accordance with the constructed houses on site.
Principle Issues Raised	Amend Open Space zoning to reflect permitted residential development extents.
Chief Executive's Response	The green infrastructure zoning has been informed by an audit of existing assets which have been mapped. This area forms part of the audited area. The site has the benefit of a residential permission and will not be affected by the mapping extents of KS-GC-10.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Hearthstone Investments Limited
DCDP346215965	DCDP346215965
Submission Summary	<p>This submission relates to a site at Abbeylands, Kinsale. Request made that Cork County Council include the referenced lands within the Kinsale development boundary and zone them for either Residential or for Existing Residential/ Mixed Residential and Other Uses.</p> <p>It outlines the inclusion of Site 1 would be a partial and logical infilling of the development boundary. This would be in accordance with the Development Plan Guidelines which state that a primary emphasis should be on facilitating infill development opportunities.</p> <p>Site 2 offers an opportunity to cater for the future anticipated growth of the town as it is considered that an insufficient amount of land has been zoned to facilitate residential development and there are significant constraints associated with some sites in the Draft Cork County Development Plan that could constrain and/or delay their development.</p>
Principle Issues Raised	Extension to development boundary, Kinsale.
Chief Executive's Response	Part of Site 1 is identified as Existing Residential/ Mixed Residential and Other Uses. The request to include remaining lands is not deemed

	<p>acceptable given the OPR request to downgrade the core strategy allocation for County Cork. See Vol. 1, Main Issues, Core Strategy.</p> <p>These lands are surplus to requirement.</p>
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Heather O Donovan
DCDP345854350	DCDP345854350
Submission Summary	Request to zone a plot within the development boundary of Kinsale town. Previous ref: PDP223876746. The request is to facilitate the completion of the area and to derail anti-social behavior and dumping.
Principle Issues Raised	Include sites in development boundary.
Chief Executive's Response	<p>These sites are located in an elevated and scenic area overlooking the Bandon Estuary. They are excluded from the development boundary to facilitate local applicants qualify for a dwelling in a sensitive location.</p> <p>Furthermore, the request to include additional residential lands is not deemed acceptable given the OPR's request to downgrade the core strategy allocation for County Cork. See Vol. 1, Main Issues, Core Strategy.</p>
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Holly Cairns TD & Councillor Ross O'Connell
DCDP346295717	DCDP346295717
Submission Summary	<p>The submission states the County Development Plan (CDP) is an opportunity to set out the vision and means by which Cork can realise its potential and lead the way in sustainably, locally-focused, and inclusive development. A consultation process was conducted across the communities of Cork South West to ascertain the priorities of people of all ages to ensure the plan is focused on local-needs and the submission is a synthesis of the main points raised. These follow the themes of:</p> <ul style="list-style-type: none"> Sustainability Inclusive Placemaking Economy Housing Biodiversity The Islands Towns and Villages - including specific issues relating to the network of Settlements within the West Cork Strategic Planning Area.
Principle Issues Raised	A series of cross sectoral issues are raised regarding Climate Action, supporting towns and villages, Inclusive Placemaking, Economy and Housing along with specific observations regarding towns and villages across the West Cork and Bandon Kinsale Municipal Districts.
Chief Executive's Response	<u>Climate Action:</u>

Climate Action has been a key consideration in policy formulation and the zoning approach across the settlement network, most notably in the context of creating a new compact growth focus in the zoning of land, considering flood risk as a fundamental tool in the zoning approach at a settlement level and protecting the green infrastructure assets of our towns. Additional text has been included in Chapter 3 Settlement and Placemaking acknowledging the protection of the environment as a core consideration in future Placemaking.

Towns and Villages:

The issue of vacancy and the need to be proactive in town centres is noted. Additional text is included regarding paragraph 3.5.16 (Opportunity Sites) to strengthen the support for re-use of vacant buildings. It is intended to continue to monitor vacancy and urban indicators within the settlement network as part of the Planning Authority's Active Land management responsibilities.

Inclusive Placemaking:

Chapter 3 Settlements and Placemaking promotes inclusive design and people-centred design responses in terms of building and public realm works. At a project level it is a requirement to create places and buildings to universal design code and which facilitates universal access under the Building Regulations.

Economy:

Chapter 8 Economic Development sets out the strategic policy context for the county's economic future which references the importance of digital connectivity and Section 8.18 deals with Fishing and aquaculture which includes supports for existing port facilities under EC 8-15. The prioritisation of works to piers is outside the scope of the Planning Authority and is the responsibility of the Port Authority. Additional text has been included in Chapter 3 supporting outdoor space.

Housing:

Additional text has been included regarding Housing for All and Specialised Housing Needs. The Rural Housing policy in the Plan is informed by the National Guidelines. Supports are in place in Chapters 3 and 4 relating to re-use of housing in the Council's commitment to compact growth.

	See Volume Five Municipal District Key Issues in Volume 1 and Amendments in Volume 2 relating to amendment arising at a settlement level.
Chief Executive's Recommendation	See Amendments 1.3.4, 1.3.5, 1.3.6, 1.3.10, 1.4.2, 1.4.3
Interested Party	Ian & Norienne Stafford
DCDP345975946	DCDP345975946
Submission Summary	<p>Proposal to construct a relief road/bypass to the North of Bandon town, referred to as BD-U-02 in the map is welcome, however it is considered the current northern route is not the best option.</p> <p>Prioritisation of Southern Relief Road in Bandon is essential given it is part of the N71 infrastructure and is the main route to West Cork; should be a priority to finish this road and obtain value for the money already invested. Therefore there is no need for 2 bypass/relief roads</p> <p>Relief/Link Road should be constructed between Convent Hill/Coolfadda and Dunmanway Road given that 200+ houses recently in new estates; Inis Orga, Inis Alainn, Inis Fail, Cedar View, Cedar Mews, Tannery, Maple Drive, another 200+ at varying stages in the planning process, Schools and Town Park are adjacent to Convent Hill/Kilbrogan Hill junction. A simple and effective plan would be to bring an alternative access road up from Dunmanway Road.</p> <p>Regarding Northern Bypass of Bandon, strong consideration should be given to use and upgrade of existing infrastructure for a wider arc to bypass both Innishannon and Bandon together. This may be a longer-term plan and measures should be put in place in the short term to alleviate the main local traffic problems at the Convent Hill/Kilbrogan Hill junction.</p>
Principle Issues Raised	Traffic and Transport Issues.
Chief Executive's Response	<p>The objective is to provide a strategic transport link to the north of Bandon. This will facilitate the development of residential sites while also minimising traffic delays/congestion within the town and allow the movement of goods and services around the town more safely.</p> <p>The proposal will reduce congestion in Bandon town centre by removing traffic from the town and enhance the attractiveness of the town centre. Phase 1 of Bandon Tprep Implementation project addresses public realm and infrastructure deficits in the town centre included enhanced safety.</p> <p>Updated text will be included referencing the North Bandon Connectivity and Access Corridor.</p> <p>Paragraph 1.4.56 outlines the plans approach to supporting the Completion of the Southern Relief Road and current status of the project.</p>
Chief Executive's Recommendation	See Amendments 5.1.4.10, 5.1.4.11, 5.1.4.12 5.1.4.13, 5.1.4.14.
Interested Party	Irish Province of the Order of Carmelites

DCDP346031787	DCDP346031787
Submission Summary	<p>This submission requests the following in relation the Carmelite lands, Kinsale:</p> <ul style="list-style-type: none"> • Apply the 'Existing Residential/Mixed Residential and Other Uses' zoning objective to the submission lands in order to support residential infill development and consolidate the compact urban area of Kinsale; and • Reduce the extent of land subject to Specific Development Objective KS-GC-09 and revise the wording of this Specific Development Objective from 'Open space. Lands to preserve the setting of the Carmelite Church with option to provide public amenity park on site' to read as follows: Open space. Proposals for residential/mixed residential and other development at this location shall facilitate the provision of a public amenity park to enclose the setting of the Carmelite Church and ensure the appropriate provision of green infrastructure to serve the local population'. <p>It is submitted that the revised application of the 'Existing Residential/Mixed Residential and Other Uses' zoning objective to the submission lands is justified for the efficient use of serviced lands in support of compact urban form given the context of the Carmelite Friary's location with the existing built-up area of Kinsale.</p>
Principle Issues Raised	Rezoning of green infrastructure lands as Existing Residential/ Mixed Residential and Other Uses.
Chief Executive's Response	This is a highly sensitive and elevated site with a narrow access. The proposal is not deemed appropriate.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Isabelle Sutton
DCDP346271756	DCDP346271756
Submission Summary	<p>Requests that the R605 in Innishannon (a designated scenic route) be protected because of its very high nature value and its beauty safeguarded to facilitate safe walking and cycling between the village and Shippool Woods. Requests that objectives relating to "developing amenities" be expanded to include a designated cycle route and pedestrian route to Shippool woods.</p> <p>At present the R605 is dangerous and no one walks or cycles on it. There are currently plans by the Road Design section to remove 100 mature trees in Shippool and straighten the road so as to facilitate huge juggernauts going to Eli Lilly. Questions whether this route can be designated as an amenity route with priority for pedestrians and cyclists. This would cost very little with the application of just speed limits, signage and traffic calming and then village residents could happily walk and cycle with their children and with people with disabilities to this magical woodland. The Plan recognises this area as a Proposed NHA and seeks to protect its biodiversity but there is nothing in the plan to assist people to enjoy in a peaceful and safe way.</p>
Principle Issues Raised	Safety issues for amenity routes.

Chief Executive's Response	This route is outside the development boundary of Innishannon. The issue of local speed limits is a matter for the Municipal District Office.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	JJ Hurley
DCDP344153812	DCDP344153812
Submission Summary	<p>The submission refers to how the Plan acknowledges that several issues in Belgooly need immediate attention and this is welcomed namely traffic-calming, improved pedestrian safety and upgrading of the village's wastewater treatment plant. It states that the proposed growth of an additional 90 housing units needs to be reviewed and that no development should take place until issues such as footpath improvements, lighting, pedestrian safety and a new wastewater treatment plant are addressed.</p> <p>The village has no facilities for children and young adults, except for Belgooly's GAA Pitch and states that the community hall building has been closed for over two years now.</p> <p>The submission proposes that sites currently zoned for housing should be rezoned for recreational use, developing a community garden, playground, and multi-purpose play area for young adults. One potential site currently exists near Belgooly GAA Pitch, in proximity to the Riverbank Estate.</p> <p>The submission refers to how the area is steeped in history, linked to the Battle of Kinsale, Old Distillery, Giant of Kinsale, Bogue brothers, several large historic houses and a wealth of other historical narratives. This historical information could be set in a heritage trail that can link Riverstick, Belgooly and Kinsale in a scenic walk using existing secondary roads and could have a positive economic benefit to the locality.</p>
Principle Issues Raised	Need for enhanced pedestrian connectivity, update text regarding level of services, improved local amenities needed and issues with wastewater treatment plant highlighted.
Chief Executive's Response	<p>The Core strategy target for Belgooly has been downgraded on foot of the OPRs recommendation. See Vol. 1, Main Issues, Core Strategy.</p> <p>Sewage issues are highlighted in paragraph 1.7.18. See also Wastewater Infrastructure under Key Issues, Volume 1 of the CE Report in relation to wastewater provision in the lower order settlements.</p> <p>Paragraph 1.7.12 highlights planned safety and connectivity improvements in the village via Aghfauntaun Bridge. Additional text will be included in Objective U-01 to support additional improved connectivity between residential areas, the school and local services.</p> <p>Sewage issues are highlighted in paragraph 1.7.18. See also Wastewater Infrastructure under Key Issues, Volume 1 of the CE Report in relation to wastewater provision in the lower order settlements.</p>

	<p>Additional text is included supporting the provision of a new community centre.</p> <p>The Plan acknowledges the placemaking value of historic buildings within the village under paragraph 1.7.9.</p> <p>It is acknowledged that a feasibility study is currently underway to identify potential greenway/ blueway route options in the locality. It is premature to include supportive text until identification of a route is identified and has been subject to ecological assessment.</p>
Chief Executive's Recommendation	See Amendment No. 5.1.7.5 and 5.1.7.6.
Interested Party	John & John Michael Foley
DCDP345299928	DCDP345299928
Submission Summary	<p>Increased housing capacity in Timoleague will enhance an already successful, multi-cultural and progressive community</p> <p>Timoleague's current scale of growth allocation should be increased in line with other 'key villages' in the Bandon Kinsale Municipal District as Timoleague has the following capabilities to cater for increased housing settlement:</p> <ol style="list-style-type: none"> 1) The wastewater treatment and sewer plant which is now installed for the Timoleague area 2) Timoleague has a higher resident worker ratio of 1.39 which is among the highest performance levels in Cork County 3) The population's transport modes show that 28% of residents cycle or walk to work and 55% of the work is available within 0-14 minutes travel time for residents 4) The 2016 census confirms that housing in Timoleague is efficiently used. Comparing it to Courtmacsherry, where it can be seen that the vacancy rate of houses is 42% with a large amount of holiday homes. With the above in mind, the Regional Spatial and Economic Strategy and the National Development Plan, the Cork County Development Plan 2022 should make appropriate allowance for increased population and increased housing targets in Timoleague. <p>Letters of support are attached from local employers, the local school and GAA.</p>
Principle Issues Raised	Increased housing target sought for Timoleague.
Chief Executive's Response	The Core strategy target for Timoleague has been downgraded on foot of the OPRs recommendation. See Vol. 1, Main Issues, Core Strategy.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	John McLaughlin, Catherine McLaughlin, Noreen McLaughlin, Maria McLaughlin, Barry McLaughlin, Diana McLaughlin and Clare McLaughlin
DCDP346090967	DCDP346090967

Submission Summary	Requests that lands identified in the submission which are currently zoned BD-X-04 in the Draft Plan be zoned for town centre use to support retail convenience uses. Supporting policy and sequential retail assessment material is included to establish the sites suitability for town centre use.
Principle Issues Raised	Inclusion of retail in BD-X-04 lands.
Chief Executive's Response	This is deemed acceptable as it is adjacent to establish town centre uses and retailing.
Chief Executive's Recommendation	See Amendment 5.1.4.18.
Interested Party	John McLaughlin, Catherine McLaughlin, Noreen McLaughlin, Maria McLaughlin, Barry McLaughlin, Diana McLaughlin and Clare McLaughlin
DCDP346134929	DCDP346134929
Submission Summary	Request to change part of the zoned land parcel BD-GC-07 to Existing Residential/Mixed Residential and Other Uses to facilitate infill development in the curtilage of Eversleigh House, (NIAH Ref: 20844055) The proposal also includes the reinstatement of a river crossing to facilitate access to a new public amenity area, on the site of a previous historic railway bridge and the sensitive restoration of the historic house.
Principle Issues Raised	Reclassification of part of green infrastructure zoning to facilitate infill housing.
Chief Executive's Response	<p>The lands form part of the curtilage of Eversleigh House (NIAH Ref: 20844055), a building of regional importance. The NIAH appraisal states: "Located in landscaped grounds, this handsome house boasts a finely balanced symmetrical façade with a central placed doorcase forming the decorative focus. It has maintained its historic character through the retention of traditional features including numerous sash windows, slate roofs and cast-iron rainwater goods. The fine entrance sweep and diminutive gate lodge add to its setting and context".</p> <p>It is considered the reclassification of this area to facilitate infill housing would changes the historic landscape in the absence of any assessment of the historic landscape itself which may lead to a suboptimal policy change in this instance. The layout of the proposal does not elude to a well thought out sensitive response to a historic demesne. The proposed units adjoining Eversleigh House would be entirely inappropriate in this context. The submission makes no reference to the historic demesne of Eversleigh House.</p>
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	John Sexton and Family
DCDP345989643	DCDP345989643
Submission Summary	This submission requests the rationalisation of the Development Boundary to the village of Courtmacsherry. The lands affected by this change are owned and currently farmed by the submitters and do not intend to develop these areas.

	These changes would regularise the development boundary to the actual context and maintain the integrity of agricultural lands to the south of the realigned boundary position.
Principle Issues Raised	Request to reflect boundary change to acknowledge current boundaries.
Chief Executive's Response	
Chief Executive's Recommendation	See Amendment 5.1.8.6
Interested Party	Josephine Horgan
DCDP345761068	DCDP345761068
Submission Summary	<p>Submission relates to the area zoned KS-GC-13 in the draft County Development Plan 2021. The zoned land has included a private garden which adjoins the woodland area and under the current Bandon- Kinsale Local Area Plan the is zoned "Existing Built-up Area".</p> <p>The submission is in favour of having an objective to support the preservation of the important woodland area which makes a positive contribution to the setting of the town and is of local biodiversity value, the garden has been an established garden for more than 35 years and is part of the overall house and plot. This area should be zoned "existing residential/mixed residential and other uses" similar to the rest of the property.</p>
Principle Issues Raised	Request to omit a portion of lands zoned KS-GC-13.
Chief Executive's Response	The extents of the green infrastructure zoning has been informed by a green infrastructure audit of the town. While it is acknowledged this portion of land is part of a private property, it contributes to the biodiversity function of the wider Scilly Woodland area.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Josephine Horgan
DCDP345766788	DCDP345766788
Submission Summary	<p>The submission refers to an area south of the scenic Scilly Walk that is zoned existing residential/mixed residential and other uses in the draft County Development Plan 2021.</p> <p>It is recommended that this area should be part of the area zoned KS-GC-13 - Open Space. Passive Open Space. This area is dense in trees and forms part of an important woodland area which makes a positive contribution to the setting of the town and is of local biodiversity value. The area zoned KS-GC-13 in the draft plan is mainly consistent with the Ardbrack Tree Preservation Order 1980. The subject site which is within the area of the Ardbrack Tree Preservation Order does not however form part of the zoned area KS-GC-13.</p>
Principle Issues Raised	Request to add a portion of lands to KS-GC-13.
Chief Executive's Response	The extents of the green infrastructure zoning has been informed by a green infrastructure audit of the town and associated mapping which has used a

	consistent approach to habitat identification and classification throughout the county.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Ken Doyle
DCDP346093256	DCDP346093256
Submission Summary	<p>Bandon Connect is a cross-sectoral, multidisciplinary voluntary collaboration of Bandon residents, business people, citizen interest groups and educators. Their aim is to work together, to create a social, cultural and environmental infrastructure and unique, vibrant, progressive community. They have prepared a detailed submission under a series of key themes which includes a number of recommendations. The following are outlined as some of the key points in the submission:</p> <ol style="list-style-type: none"> 1. Integrated Design - Has the Plan been designed with the 10 minute town concept in mind? 2. Infrastructure led - Northern Relief Road is a key piece of infrastructure for the development of the town and the plan should be infrastructure should lead rather than follow development 3. Amenities and social infrastructure - If the population is to grow does the town have sufficient amenities to allow this growth across all ages and facets of society? Bandon playground area can be the launchpad for other amenities and should be strategically considered as part of a wider green infrastructure, biodiversity & landscape strategy for the area. 4. Market town - business based. Opportunity to prepare for the town's future working needs such as remote workplaces and to encourage hubs and equally developed North & South of the town. 5. Heritage focus - The town has a rich heritage and measures are outlined which could help Bandon be a proper market town with a vibrant interpretation of its rich heritage. 6. Focus on High Quality Finishing - The vision for the town is welcomed and the undertaking of a ten-minute town assessment is encouraged on the existing urban fabric and the high quality (including greening & landscaping) completion of projects already underway (to service the current population including the TPREP, Southern relief road, footpaths and water management for existing houses, etc <p>The submission goes into detail and raises many other important points which are both Bandon specific and more general for the Draft Plan including:</p> <p>Transport/Roads infrastructure:</p> <ul style="list-style-type: none"> • Need to provide footpaths from both existing and new residential areas to the town centre in order to support ten minute town concept. • Is it feasible to develop the residential areas in the northwest portion of the town if the Northern Relief Road cannot be delivered in its entirety? • The diversion of HGVs away from the town centre is absolutely vital. • Completion of the Southern relief road is critical to Bandon and West Cork's future and should be a priority for the entire County • Need to strengthen Northern Relief road objective in order to better align with RPO 125 - Green Infrastructure Corridors. Landscaping of new roads is an opportunity to create new habitat and wildlife corridors.

- Ask that clarification on the route of the Northern Relief Road be provided including commitment that this should not travel through ACA. This would be contrary to placemaking.
 - Need to outline biodiversity enhancement opportunities referred to in objective BD-G0-03
 - Praise the TPREP and its proposal to promote shared spaces. Submission includes a number of suggestions associated with TPREP based around active travel and a town centre first approach.
 - Need to identify location of EV charging infrastructure in Bandon.
 - No mention of additional public transport to serve and connect the north side of the town of Bandon
 - Consider the need for further air quality monitoring infrastructure
- Biodiversity:
- What measures can be taken to reduce the use of chemicals in public spaces? Can the council work with environmental groups to create pollinator plans?
 - Consider objectives promoting nature based solutions in line with RPO 218 of the RSES.
 - Propose that SUDs is incorporated into all future developments
 - Complete a biological survey along the river
 - Approach to biodiversity management and the potential to carry out studies on biodiversity.
 - Objective BE15-6 – how does council intend to ensure there will be no net biodiversity loss and how will this be measured? Will compensation be required? Consider monetary valuations for habitat loss.
 - Could projects such as the Bridge Project (Farming with Nature) be replicated in the Bandon/West Cork area?
 - Biodiversity crisis is not mentioned in the plan.
 - Vague language around commitments to biodiversity emphasise that this is being pushed down the priority list.
 - Will specific measurable targets for biodiversity be developed in the plan.
 - Light pollution is a major contribution to the loss of biodiversity. Lighting proposals for walkways near woodland/rivers should be designed to minimise light spillage.
- Town Centre/Ten Minute town:
- A range of suggestions to improve ease of movement in Bandon through the proposed 10 minute town concept.
 - Support for town centre first policy including some suggestions for the town centre
 - Fully support the objective to provide a historic town wall trail
 - Create a brand identity for the town to celebrate the character, future potential and interpret history of the town. Signage directing visitors to retail, heritage sites, green/blue facilities would support movement around the town.
 - Need to provide more assisted living accommodation in urban areas to counteract isolation.
- Amenity/Recreation:
- Need for additional community amenities to support an expanding population
 - Encourage the inclusion of an objective which explicitly states the intention

	<p>to develop a green infrastructure, biodiversity and landscape strategy for the Bandon/Kinsale municipal district.</p> <ul style="list-style-type: none"> • Support the development of an integrated Blue and Greenway strategy following the Bandon river from Kinsale to Bandon. Refers to Bandon River Valley Strategy. • Submission identifies potential for ‘Rothar Roads’ making use of minor roads for safe cycling routes to connect destinations in the area and maps these. Need to develop a network of such cycle routes. • Council should explore the opportunity to create a green corridor linkage through the town centre. • The provision of a safe access to the river could greatly promote the outdoor recreational needs of the community particularly as there is no provision for a swimming pool. The bogs area could also be promoted for swimming. • Potential to expand on waterways and focus on inviting participation in building up of water sports activity centred on the river. • When the playground and playpark are completed need to identify an area beyond this for development with potential to create a walkway to Inishannon and beyond. <p>Business and general employment:</p> <ul style="list-style-type: none"> • Engage with landowners in realising the potential on disused sites as well as use of the vacant site levy. • There is a shortage of commercial unit space in the town • Large units for business to grow in excess of 1500sqft would be welcome • Former industrial sites should not be zoned for residential use as can be used for incubation units which has been successful for enterprise historically in the town • Need for a co-working facility in the town to be identified. Permanent TSB building could be suitable as a working hub or youth centre. • Need to support SMEs through various initiatives and programmes • Need to engage with IDA/enterprise Ireland • Roll out of broadband across the town is vital. <p>Note: A list of suggestions/comments on each of the objectives in the draft plan relating to Bandon are also set out in the submission.</p>
Principle Issues Raised	Traffic and Transport, Amenities and social infrastructure, heritage, biodiversity and business uses in Bandon.
Chief Executive's Response	<p><u>Transport:</u></p> <p>In terms of Traffic and Transport the TPREP contains proposals for strategic pieces of infrastructure and local interventions to promote enhanced movement and safety within the town. This includes an objective to provide a strategic transport link to the north of Bandon. This will facilitate the development of residential sites while also minimising traffic delays/congestion within the town and allow the movement of goods and services around the town more safely. The proposal will reduce congestion in Bandon town centre by removing traffic from the town and enhance the attractiveness of the town centre.</p>

Phase 1 of Bandon TPREP Implementation project addresses public realm and infrastructure deficits in the town centre including enhanced safety. Updated text will be included referencing the North Bandon Connectivity and Access Corridor.

Biodiversity:

In terms of biodiversity, the planning authority and its ecology division will continue to work with planning, engineering, environment and climate staff and the public to support the implementation of the Plan and deliver council policies and commitments relating to the protection of biodiversity. The ecologists and other staff will be responsible for developing and implementing the new County Biodiversity Action Plan.

With regards “unavoidable impacts without a net loss”, the Plan includes a comprehensive suite of policies committing the Planning Authority to the protection of biodiversity. In addition, these will be further strengthened with recommendations to revise the language in Objectives BE 15-5 and 15-6 to clearly set out the ambitious policy of achieving a net gain and an enhancement of biodiversity across the County. See Biodiversity key issue in Volume 1 of this report.

The training of maintenance staff is an operational matter and does not lie within the regulatory framework of the Development Plan. Preparation of a new Biodiversity Action Plan is considered to be the appropriate forum to discuss and adopt changes to the Council’s ‘ways of doing’ in terms of on-the-ground maintenance works.

Cork County Council committed to support the All-Ireland Pollinator Plan in July 2021. Reference to biodiversity crisis is addressed in Biodiversity key issue in Volume 1. Opportunities for biodiversity improvement will be identified when assessing individual planning applications and when preparing Council plans or projects as per Objectives BE 15-5 and BE 15-6 of the Plan. In addition, the Council is committed to supporting communities in implementing the Biodiversity Action Plan, All-Ireland Pollinator Plan and community led initiatives.

As per Objective BE 15-12, air emissions associated with any new development has to be in line with Environmental Quality Standards as set out in the Air Quality Standards Regulations 2011, or any updated/superseding documents.

The Environmental Protection Agency is the competent body for coordinating ambient air quality assessment in Ireland. Whilst Local Authorities are not currently responsible for general ambient air quality monitoring, Cork County Council have, in recent years, supported the EPA in the expansion of their National Air Quality Network in Cork County and will continue to do.

10 Minute Town:

	<p>Policy support and zoning designations at a settlement level have been informed by the 10-minute town concept. See Chapter 12 Transport Demand Management: Liveable Towns. Policy related to specialised housing is supported in Chapters 4 and Chapter 6 which includes a Section on Ageing in Place. Issues relating to brand development for the town are outside the scope of the Plan.</p> <p><u>Amenity:</u> The Plan includes extensive supports and protection measures for the green infrastructure assets of the town (BD-GO-07), including support for additional riverside links to Castlebernard Estate. Further proposals within the Municipal District would need to be addressed via the Municipal District Office.</p> <p><u>Economy:</u> Policy supports for business, SMEs and co-working are contained in Chapter 8 Economic Development. The Plan contains a number of new zoning plots for mixed-use/ employment use close to the town centre (BD-X-02 and BD-X-04). The Active Land Management team compile and manage the vacant site register within the County.</p>
Chief Executive's Recommendation	See Amendment 5.1.4.8, 5.1.4.10, 5.1.4.11, 5.1.4.12 5.1.4.13, 5.1.4.14 and 5.1.4.17.
Interested Party	Kevin O'Leary Group
DCDP346159808	DCDP346159808
Submission Summary	Request to change the zoning objective for a 1.48ha site in single ownership at Irishtown, Bandon, Co. Cork from the proposed BD-X-04 Special Policy Area zoning objective to a ZU 18-10: Existing Mixed/General Business/Industrial Uses zoning objective reflecting its current use.
Principle Issues Raised	Reclassification of zoning to ZU 18-10: Existing Mixed/General Business/Industrial Uses zoning objective reflecting its current use.
Chief Executive's Response	This is deemed acceptable.
Chief Executive's Recommendation	See Amendment 5.1.4.16.
Interested Party	Kilbrittain Community Centre Ltd.
DCDP346491672	DCDP346491672
Submission Summary	Seeks the reinstatement of Community use zoning on lands in Kilbrittain.
Principle Issues Raised	Zoning of land for Community Use.
Chief Executive's Response	These lands were not zoned for Community Use in the 2017 Bandon Kinsale Local Area Plan. A large area of land is already zoned for community use within the development boundary, specifically to accommodate extension to the existing school. Community uses can be provided for on these lands

	within the development boundary, subject to normal planning considerations.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Kinsale History Society
DCDP346177706	DCDP346177706
Submission Summary	The submission seeks the preservation of the Rights of Way in the Kinsale Scilly area, restore objectives to protect views from the public roads obscured by the dense planting of trees, hedging and buildings and refusal of planning permission for out of place, lego style housing.
Principle Issues Raised	Rights of Ways, Protected Views and building design.
Chief Executive's Response	<p>Rights of Way are dealt with in Chapter 14, paragraphs 14.6.7 – 14.6.11 of the Plan.</p> <p>Views are protected along the coastal routes of Kinsale via Scenic Route designations. See map Browser.</p> <p>Chapter 3 Settlements and Placemaking and Table 5.1.9 address urban design guidance and set out principles to achieve high quality design that respond to local context.</p>
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Kinsale chamber of Tourism
DCDP345840750	DCDP345840750
Submission Summary	<p>The Kinsale Chamber of Tourism recently commissioned an urban design briefing document 'Reimagining Kinsale' including constraints, assets, ideas and opportunities - to present the case to Cork County Council, Failte Ireland, the OPW, local groups and stakeholders, for short medium and long term engagement and investment in the town. This document is submitted as part of this submission. The introduction in this document states that it is intended that it will inform and inspire a more detailed study and agreed action plan.</p> <p>The summary provided by the Chamber of Tourism recommends the prioritisation of the following actions within the suggested timeframe:</p> <p>Short Term (12 Months)</p> <ul style="list-style-type: none"> • Identify all sources of funding streams which are necessary to plan, design & implement large scale infrastructure projects. • Update the 2009 Kinsale Transportation plan to ensure it is aligned with current best practise in urbanism, place-making & public realm design. Commence the identification of the complete route for the proposed relief road. • Commission an urban design masterplan study of the town centre by an internationally renowned specialist firm, this study should focus on the potential uses of council owned strategic sites, the improvement of public realm and the reconnection of the Town with the Harbour.

	<ul style="list-style-type: none"> • Reopen the Museum. • Engage with the OPW/FI and agree a deliverable plan for Kinsale’s world class historical Assets. • Kinsale needs a key pathfinder project – Repurpose the Short Quay as the New Town Square. <p>Medium Term (1 to 5 Years)</p> <ul style="list-style-type: none"> • Finalise the design & commence the construction of the relief road starting at Pewter Hole Cross. • Implement the key deliverables as outlined in the revised Transportation plan & the Urban Design Masterplan. • Prioritise the reduction of dereliction by actively engaging with property owners. <p>Long Term (5 Years +)</p> <ul style="list-style-type: none"> • Develop an iconic building on the waterfront that highlights Kinsale’s position as the start point of the WAW & tells the history of Kinsale.
Principle Issues Raised	Tourism brief.
Chief Executive's Response	Reference will be included to ‘Reimagining Kinsale’ in the text.
Chief Executive's Recommendation	See Amendment 5.15.14.
Interested Party	Lane Giles
DCDP346134879	DCDP346134879
Submission Summary	<p>This submission relates to the village of Farnivane, Bandon, Co. Cork and requests the following:</p> <ul style="list-style-type: none"> • Reinstate 2017 MDLAP Development Boundaries and/or provide a stronger intent towards the development within smaller villages; • Increase the growth allocation for smaller villages in the Core Strategy; • Amendment Section 2.16.8 of the Draft CDP to strengthen development and critical infrastructure provision in smaller villages.
Principle Issues Raised	Reintroduction of Farnivane to settlement hierarchy of Municipal District.
Chief Executive's Response	<p>The Planning Authority reviewed the settlement network of the County as part of the review of the plan and it was decided to discontinue some of the smaller settlements across the county. The rationale for this is detailed in Background Document No. 4 Settlements and Placemaking, published as part of the pre-draft stage of the review of the plan. This document is available at this link. https://www.corkcoco.ie/sites/default/files/2020-03/background-document-no-4-settlements-and-placemaking.pdf</p>
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Lislevane Community Association
DCDP343147999	DCDP343147999

Submission Summary	The submission states that Lislevane Village would benefit from additional traffic calming through the village to help reduce speed. Better footpath linkages between Lislevane Village, Barryroe Co-op and Barryroe National School would improve safety and connectivity to local landmarks. The community would welcome a Shared Street approach to the village centre which would help reinforce the core by providing a focal location for gathering, social interaction and pedestrian movement, while at the same time moderating traffic and encouraging pedestrian activity and comfort.
Principle Issues Raised	Reintroduction of Lislevane to settlement hierarchy of Municipal District.
Chief Executive's Response	The Planning Authority reviewed the settlement network of the County as part of the review of the plan and it was decided to discontinue some of the smaller settlements across the county. The rationale for this is detailed in Background Document No. 4 Settlements and Placemaking, published as part of the pre-draft stage of the review of the plan. This document is available at this link. https://www.corkcoco.ie/sites/default/files/2020-03/background-document-no-4-settlements-and-placemaking.pdf
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Louise Sliney
DCDP343898307	DCDP343898307
Submission Summary	<p>Raises objection to rezoning of Compass Hill, Kinsale from Open Space to Residential/Mixed Residential and Other uses due to the prominence of site from the R606, adverse effect on the townscape, impact on traffic, the scenic walk would be greatly impacted and the steeply sloped nature of the site.</p> <p>The An Bord Pleanála report (ABP-306548-200) relating to adjoining lands noted development at this location would represent an inappropriate form of development at a sensitive location, would be visually obtrusive when viewed on the approaches to the town from the north-west along the R606 and that would adversely affect the significant contribution Compass Hill makes to the setting of the town.</p>
Principle Issues Raised	Consider rezoning land as green infrastructure, Dromderrig.
Chief Executive's Response	The site is with an area zoned Existing Residential/ Mixed Residential and Other Uses. The green infrastructure zoning approach in Kinsale has been informed by an audit of existing biodiversity assets. Any proposals on site will need to be assessed in the context of the proper planning and development specifics of the area.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Marcus Claesson
DCDP346292753	DCDP346292753
Submission Summary	The submission relates to the planned development BD-R-01/02/03 Vol.5 of the Draft Cork County Development Plan 2021. As Coolfadda residents, increased traffic volumes are evident on Convent Hill over the last couple of years, which often leads to gridlock. Parking on both sides of Convent Hill

	<p>means that two cars can't pass each other. This situation will worsen if the planned residential buildings are completed, not to mention those proposed in this Development Plan.</p> <p>There is a notable imbalance of planned development between the north and south side of Bandon. New residents within the north of Bandon will need to cross a single bridge to access all town amenities and services and is already heavily used.</p> <p>The need for further development of Bandon is acknowledged, however, the infrastructure to service all these areas needs to be in place before the residents move in. To allow traffic in both directions on Convent Hill, alternative parking needs to be available to those residents. Perhaps resident-designated parking space in BD-GR-01 would address this. If such measures are not considered, and the necessary infrastructure is not in place, we face several years of traffic mayhem which will be detrimental to residential attractiveness, the town, and its reputation.</p>
Principle Issues Raised	Traffic and Transport Issues.
Chief Executive's Response	<p>The objective is to provide a strategic transport link to the north of Bandon. This will facilitate the development of residential sites while also minimising traffic delays/congestion within the town and allow the movement of goods and services around the town more safely. The proposal will reduce congestion in Bandon town centre by removing traffic from the town and enhance the attractiveness of the town centre.</p> <p>Phase 1 of Bandon TPREP Implementation project addresses public realm and infrastructure deficits in the town centre included enhanced safety. Updated text will be included referencing the North Bandon Connectivity and Access Corridor.</p> <p>Paragraph 1.4.56 outlines the plans approach to supporting the Completion of the Southern Relief Road and current status of the project.</p>
Chief Executive's Recommendation	See Amendments 5.1.4.10, 5.1.4.11, 5.1.4.12 5.1.4.13, 5.1.4.14.
Interested Party	Martin O'Regan
DCDP335617917	DCDP335617917
Submission Summary	This submission relates to the request to extend the 2017 LAP development boundary to the north at Leighmoney More, Dunderrow.
Principle Issues Raised	Boundary Extension at Dunderrow.
Chief Executive's Response	A review of the settlement network across the County was carried out as part of the preparation of the Draft CDP. This review was based on services provision, size of settlement and potential to deliver housing over the next Plan period to 2028 and led to the recommendation for the removal of the development boundary of most village nuclei, other locations and some smaller villages. Any future housing proposals in these settlements will be

	assessed on the basis of the rural housing policy applicable in the area. Full detail of the network review is set out in Background Document No. 4 Settlements and Placemaking available at https://www.corkcoco.ie/sites/default/files/2020-03/background-document-no-4-settlements-and-placemaking.pdf
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Mel Bendon
DCDP346235604	DCDP346235604
Submission Summary	Requests that lands outlined in submission at Dromderrig, Kinsale be omitted from KS-GC-03 land parcel and be included as Existing Residential/ Mixed Residential and Other Uses.
Principle Issues Raised	Reclassification of lands zoned Open Space to Existing Residential/ Mixed Residential and Other Uses.
Chief Executive's Response	This is a prominent and elevated strategic area of open space which forms part of the character and setting of Kinsale Town. The reclassification of this portion of lands would set an undesirable precedent and compromise the wider green infrastructure zoning.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Michael & Jayne Barry
DCDP342236844	DCDP342236844
Submission Summary	The submission requests that lands previously zoned for residential development in 2017 Local Area Plan in Glasheen and Parklaurence, Kinsale be included as part of the residential land supply in the Draft County Development Plan for Kinsale.
Principle Issues Raised	Reinstatement of residential lands contained in 2017 Local Area Plan.
Chief Executive's Response	There is sufficient land zoned in the town to meet the target growth. These lands are currently surplus to requirement. See Volume 1, Key Issues, Core Strategy.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Miriam O'Driscoll
DCDP345677439	DCDP345677439
Submission Summary	Requests the planning authority amends the draft County Development Plan for Bandon by extending the proposed R-02 zone to include the O'Driscoll property. It outlines the approach would be consistent with the proper planning and sustainable development of the area for the following reasons: The draft County Plan proposes an increased housing target combined with a significant reduction in the amount of land zoned for residential

	<p>development. This means that the lands where residential zoning has been retained will be required to deliver housing at relatively high densities within the period of the next County Plan.</p> <p>The lands adjoining the O’Driscoll property which are zoned R-07 in the current LAP and R-02 in the draft County Plan are fully serviced and their general suitability for development has been endorsed by An Bord Pleanala. However, the recent applications on this zone have demonstrated that it is difficult to achieve a sustainable density due to the combination of the topography and the awkward configuration of the site boundaries.</p> <p>The nature of the western boundary makes it difficult to provide an effective landscape buffer to define the long-term western boundary of the town.</p>
Principle Issues Raised	Additional of lands for residential use.
Chief Executive's Response	There is sufficient land zoned in the town to meet the target growth. These lands are currently surplus to requirement. See Volume 1, Key Issues, Core Strategy.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Mr. Jim O'Driscoll
DCDP345505401	DCDP345505401
Submission Summary	<p>The submission presents a masterplan concept for the Gallows Green area of Bandon (BD-GR-04). This aims to provide an enhanced amenity area that will meet the needs of the local residents and serve as a walking destination from other neighbourhoods, while enhancing the town centre.</p> <p>A landscape and urban design assessment has been undertaken and this shows that the site has an upper and lower character. The upper character is grounded in the historical use of the open level green and the associated panoramic views. The lower character is more closely related to the Chapel St. streetscape and the transition from peripheral residential areas to the town centre.</p> <p>It is deemed that the greatest benefit to the town would be to retain a sense of open green space at the upper level and develop Chapel St. with a row of terraced houses that would enhance the town centre approach and secondary supervision of the green. The loss of the lower amenity space would not impact the use or quality of the upper amenity space.</p>
Principle Issues Raised	Request to allow housing at Gallows Green, Bandon.
Chief Executive's Response	This is an important historic space within Bandon. The provision of housing at this location would compromise the open space function it serves.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Mr. Patrick Dinneen
DCDP345306342	DCDP345306342

Submission Summary	Request to extend the development boundary of Newcestown Village to include a portion of land for inclusion of the new Cork County Development Plan (CCDP) 2022-2028. The inclusion of the lands will compliment the existing portion of lands already included within the development boundary and will lend itself to ensuring that adequately sized serviced sites can be provided in close proximity to Newcestown Village particularly in the absence of a municipal wastewater treatment plant in the village
Principle Issues Raised	Boundary extension to Newcestown.
Chief Executive's Response	There are sufficient lands currently zoned to meet the target growth.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Noreen Lehane
DCDP345988142	DCDP345988142
Submission Summary	Acknowledges that a Bypass is needed for Bandon, however, the focus should be in addressing the completion of the Southern Relief Road, improvements to the Bandon/ Dunmanway Road between Convent Hill and Coolfadda, alleviation of traffic away from the junction at the bottom of Convent Hill and reconsider proposals for a wider route arc which can also address congestion in Innishannon.
Principle Issues Raised	Traffic and Transport Issues.
Chief Executive's Response	The objective is to provide a strategic transport link to the north of Bandon. This will facilitate the development of residential sites while also minimising traffic delays/congestion within the town and allow the movement of goods and services around the town more safely. The proposal will reduce congestion in Bandon town centre by removing traffic from the town and enhance the attractiveness of the town centre. Phase 1 of Bandon TPREP Implementation project addresses public realm and infrastructure deficits in the town centre included enhanced safety. Updated text will be included referencing the North Bandon Connectivity and Access Corridor. Paragraph 1.4.56 outlines the plans approach to supporting the Completion of the Southern Relief Road and current status of the project.
Chief Executive's Recommendation	See Amendments 5.1.4.10, 5.1.4.11, 5.1.4.12 5.1.4.13, 5.1.4.14.
Interested Party	Northside Neighbours
DCDP343990692	DCDP343990692
Submission Summary	With reference to BD-GO-02: "Support the completion of the Southern Relief Road and the development of a Northern Relief Road to facilitate improved movement within and around the town. Opportunities for biodiversity enhancement should be supported", the submission welcomes the

	<p>completion of the southern relief road. The majority of HGV traffic in Bandon is through traffic (as identified by the TPREP) and therefore should be on the N71, a national route. The timelines around the completion of the Southern Relief Road/Bypass is questioned.</p> <p>Concerns are raised about creating another relief road in Bandon on the north side of the town, rather than a bypass. The proposed route would see all HGV through traffic routed past several schools and sports clubs which will have serious health and safety implications for school going children. The impacts of the HGV strategy on residential areas and business areas is also a concern. Clarification on the route of the Northern Relief Road is sought as well as assurance that it will not come past St Brogans onto Kilbrogan Hill.</p> <p>There is a contradiction between the route proposed on the Map on Pg. 29 and the ambiguous description as per 1.4.57 in Volume 5 which needs clarification. The timelines around public engagement, route design, parking implications, footpath implications and resolution of ongoing impacts of high traffic volumes and HGVs on residents is sought.</p>
Principle Issues Raised	Traffic and Transport Issues.
Chief Executive's Response	<p>The objective is to provide a strategic transport link to the north of Bandon. This will facilitate the development of residential sites while also minimising traffic delays/congestion within the town and allow the movement of goods and services around the town more safely.</p> <p>The proposal will reduce congestion in Bandon town centre by removing traffic from the town and enhance the attractiveness of the town centre. Phase 1 of Bandon Tprep Implementation project addresses public realm and infrastructure deficits in the town centre included enhanced safety.</p> <p>Updated text will be included referencing the North Bandon Connectivity and Access Corridor.</p> <p>Paragraph 1.4.56 outlines the plans approach to supporting the Completion of the Southern Relief Road and current status of the project.</p>
Chief Executive's Recommendation	See Amendments 5.1.4.10, 5.1.4.11, 5.1.4.12 5.1.4.13, 5.1.4.14.
Interested Party	O'Reilly Brothers (Builders) Limited
DCDP346138128	DCDP346138128
Submission Summary	Requests the Planning Authority to consider extending the settlement boundary of Ballinspittle to include a 1.94 hectare site, adjacent to 'Kilmore Woods', as outlined in blue on the accompanying map. This will allow for the further development of 'Kilmore Woods' Estate 'to extend to the natural boundaries of the site. This will also allow for the extension of the GAA pitch by 40 meters. An agreement has been made to transfer this 40 meter strip of ground to the GAA to allow for them to extend their pitch. The extension would also allow connection to and expansion of the adjacent treatment plant and reed bed system to cater for future development.
Principle Issues Raised	Boundary extension request in Ballinspittle.

Chief Executive's Response	The Core strategy target for Ballinspittle has been downgraded on foot of the OPRs recommendation. See Vol. 1, Main Issues, Core Strategy. There is sufficient land within the development boundary to meet the growth target.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Olive & Chris Bonar
DCDP345981897	DCDP345981897
Submission Summary	<p>Submission relates to the proposal to construct a relief road/bypass to the North of Bandon town.</p> <ul style="list-style-type: none"> •Prioritisation should be given to the completion of the Southern Relief Road in Bandon is essential •Relief/Link Road should be constructed between Convent Hill/Coolfadda and Dunmanway Road to address the traffic volumes on Convent Hill. •Regarding Northern Bypass of Bandon, strong consideration should be given to use and upgrade of existing infrastructure for a wider arc to bypass both Innishannon and Bandon together. Measures should be put in place in the short term to alleviate the main local traffic problems at the Convent Hill/Kilbrogan Hill junction.
Principle Issues Raised	Traffic and Transport Issues.
Chief Executive's Response	<p>The objective is to provide a strategic transport link to the north of Bandon. This will facilitate the development of residential sites while also minimising traffic delays/congestion within the town and allow the movement of goods and services around the town more safely.</p> <p>The proposal will reduce congestion in Bandon town centre by removing traffic from the town and enhance the attractiveness of the town centre. Phase 1 of Bandon Tprep Implementation project addresses public realm and infrastructure deficits in the town centre included enhanced safety. Updated text will be included referencing the North Bandon Connectivity and Access Corridor.</p> <p>Paragraph 1.4.56 outlines the plans approach to supporting the Completion of the Southern Relief Road and current status of the project.</p>
Chief Executive's Recommendation	See Amendments 5.1.4.10, 5.1.4.11, 5.1.4.12 5.1.4.13, 5.1.4.14.
Interested Party	Olivia Roycroft & Peter Appelbe
DCDP345912011	DCDP345912011
Submission Summary	<p>This submission proposes to change the zoning of the c.15.5 acres of land 1km west of Bandon town centre to residential. These lands are at Gully, Bandon and are currently in use for agriculture.</p> <p>The submission notes that the land is not constrained by any amenity or preservation designations and is suitable to be rezoned due to some of the following:</p> <ul style="list-style-type: none"> • All the services (water, wastewater, gas) are available close to the site and

	<p>have capacity</p> <ul style="list-style-type: none"> • Site is accessible from a number of locations. There is potential to widen a local lane improving access to other local developments. Opportunities to optimise walking and cycling are possible which will help encourage healthier lifestyles. • Adjacent lands are developed therefore is in accordance with settlement patterns. • The site is not impeded by unsuitable topography - mild gradient with access to the town and all its services • Rezoning will help meet housing targets
Principle Issues Raised	Extension to development boundary, Bandon.
Chief Executive's Response	There is sufficient land zoned in the town to meet the target growth. These lands are currently surplus to requirement. See Volume 1, Key Issues, Core Strategy.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Orela OMahony
DCDP344950848	DCDP344950848
Submission Summary	Objection to the planned Northern Relief road on the north side of Bandon. The existing infrastructure of the town must be addressed before adding more chaos to the mix. The Plan needs to focus on encouraging people into the town not out of it.
Principle Issues Raised	Traffic and Transport Issues.
Chief Executive's Response	<p>The objective is to provide a strategic transport link to the north of Bandon. This will facilitate the development of residential sites while also minimising traffic delays/congestion within the town and allow the movement of goods and services around the town more safely.</p> <p>The proposal will reduce congestion in Bandon town centre by removing traffic from the town and enhance the attractiveness of the town centre. Phase 1 of Bandon Tprep Implementation project addresses public realm and infrastructure deficits in the town centre included enhanced safety.</p> <p>Updated text will be included referencing the North Bandon Connectivity and Access Corridor.</p>
Chief Executive's Recommendation	See Amendments 5.1.4.10, 5.1.4.11, 5.1.4.12 5.1.4.13, 5.1.4.14.
Interested Party	Padraig Clifford
DCDP346281198	DCDP346281198
Submission Summary	<p>States that the Key Village of Inishannon has been subject to carefully planned and sustainable development over the past few decades. A continuation to this sensitive approach is advocated.</p> <p>The small-scale developments that have been built have allowed Inishannon to keep its strong village identity rather than becoming yet another satellite region of Cork City. There is an awareness locally that poorly planned large-</p>

	<p>scale development can negatively affect the quality of life for both young and old. It is urged that prudent small scale housing development (a policy that has served Inishannon well over the decades) continues to be the best path forward.</p> <p>Reservations are expressed with regards to the proposed development in Skevanish (21/5081) and the Bothar Na Sop area recently. These higher density templates are not in line with the General Policy Objective GO-01(b) of the Local Area Plan 2017. Table 4.1 of the Local Area Plan states that the scale of development of individual schemes within the Key Village of Inishannon should not exceed 25 units per scheme. The scheme layouts for these proposed developments are also misaligned with edge of village setting and are not in keeping with the rural character of pattern of the surrounding area.</p> <p>Post Covid 19 pandemic there is a new appreciation for the need for outdoor space in our homes. The 'squeeze them in approach' to development is not considered healthy and sustainable for our next generation of residents.</p>
Principle Issues Raised	Density and Amenities, Innishannon.
Chief Executive's Response	The density approach for key villages like Innishannon is set out under Chapter 4 which provides for a balanced approach to density within the village and encourages the re-use of existing buildings. Chapter 3 Settlements and Placemaking includes a Table to guide new developments across the County to respond positively to their own unique local context.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Paul Hannan
DCDP336594223	DCDP336594223
Submission Summary	The submission highlights issues identified in the Draft Plan regarding sewage treatment and effluent disposal in Belgooly. In order to address existing issues and facilitate future growth, a request is made to include a specific objective to provide a new sewage treatment plant within the village, including site identification under the 'Utilities and Infrastructure' section of the plan.
Principle Issues Raised	Sewage disposal issues in Belgooly.
Chief Executive's Response	Sewage issues are highlighted in paragraph 1.7.18. See also Wastewater Infrastructure under Key Issues, Volume 1 of the CE Report in relation to wastewater provision in the lower order settlements.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Paul Sliney
DCDP344694879	DCDP344694879
Submission Summary	Raises concern that part of KS-O-03 has been zoned as Existing Residential Mixed Residential and Other Uses. Permission was granted for 3 dwellings north of the site and the developer has used the Open Space zoning as a builders yard. The removal of topsoil, hedgerows and unsafe site hoardings

	<p>have negatively impacted the visual amenities of the area and created noise and traffic impacts in a highly sensitive location.</p> <p>Requests that the Open Space zoning be reinstated, the site be reinstated to its pre-2017 condition and a bench be sited to facilitate the western aspect and sunsets from the site.</p>
Principle Issues Raised	Consider rezoning land as green infrastructure, Dromderrig.
Chief Executive's Response	The site is with an area zoned Existing Residential/ Mixed Residential and Other Uses. The green infrastructure zoning approach in Kinsale has been informed by an audit of existing biodiversity assets. Any proposals on site will need to be assessed in the context of the proper planning and development specifics of the area.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Pauline Harrington
DCDP344824572	DCDP344824572
Submission Summary	<p>Submission relates to the Bandon TPREP Plan specifically the planned Northern Bypass proposal. Concerns are raised regarding the increased flow of HGVs through a residential area, and the potential effects of this heavy traffic on the foundations of predominantly Georgian houses located on Kilbrogan Hill. The impacts of this in relation to the future valuation of my home is also highlighted.</p> <p>The attachment notes the following issues:</p> <ul style="list-style-type: none"> • Submission welcomes the completion of the southern relief road into a bypass. The majority of HGV traffic in Bandon is through traffic and therefore should be on the N71, a national route. Submission questions when the Southern Relief Road/bypass will be completed. • Submission expresses serious concerns about creating another relief road in Bandon on the north side of the town, rather than a bypass. The proposed route would see all HGV through traffic routed past several schools and sports clubs which will have serious health and safety implications for school going children. • Submission seeks clarification on the route of the road as well as assurances that it will not come past St Brogans onto Kilbrogan Hill. • Submission states that there is a contradiction between the route proposed on the Map on Pg. 29 and the ambiguous description as per 1.4.57 in Volume 5 and that clarification is required. • Submission raises concerns in relation to high traffic volumes and in particular HGV traffic through the area and seeks clarity and public engagement on the matter. It raises questions in relation to the potential loss of parking, possible reduction in footpath widths and questions where HGV traffic will be routed noting in particular that there are many community facilities in the locality where children may be walking and cycling. • Submission states that a new bypass on the northside of Bandon should

	have a much wider arc and support the relief of Innishannon as well as Bandon and asks if the council would consider such a route.
Principle Issues Raised	Traffic and Transport Issues.
Chief Executive's Response	<p>The objective is to provide a strategic transport link to the north of Bandon. This will facilitate the development of residential sites while also minimising traffic delays/congestion within the town and allow the movement of goods and services around the town more safely.</p> <p>The proposal will reduce congestion in Bandon town centre by removing traffic from the town and enhance the attractiveness of the town centre.</p> <p>Phase 1 of Bandon Tprep Implementation project addresses public realm and infrastructure deficits in the town centre included enhanced safety.</p> <p>Updated text will be included referencing the North Bandon Connectivity and Access Corridor.</p>
Chief Executive's Recommendation	See Amendments 5.1.4.10, 5.1.4.11, 5.1.4.12 5.1.4.13, 5.1.4.14.
Interested Party	Peppard Investments Ltd.
DCDP345945177	DCDP345945177
Submission Summary	<p>Requests made to include a 8.54 hectares parcel of land at Cappagh, Kinsale. The purpose of the boundary extension is to facilitate the following:</p> <ul style="list-style-type: none"> • Approx. 1.2 hectares is to be set aside for an extension to the existing Gaelscoil and is suitable to be zoned 'community'. • An additional 5.74 hectares has capacity to accommodate the nursing home, retirement housing, social / affordable / special needs housing, pedestrian / cycling links and other facilities envisaged in this submission. The proposal submits that a requirement that an integrated master plan be prepared as a specific objective. • The remaining 1.6 hectares on the northwest of the parcel could either remain as landscaped open space or be included within the development boundary. <p>It notes that the proposed development may include a requirement for archaeological assessment in relation to the historic battlefield landscape.</p>
Principle Issues Raised	Boundary extension to facilitate a extension to primary school and nursing home accommodation and open space area.
Chief Executive's Response	The extension of the development boundary to facilitate an extension to the primary school is considered acceptable aswell as nursing home accommodation. The remaining lands are considered a suitable location for a post primary school, as identified by the Department of Education.
Chief Executive's Recommendation	Amendment Nos. 5.1.5.8 and 5.1.5.9
Interested Party	PJ and Edel O'Donovan
DCDP345826320	DCDP345826320

Submission Summary	It is requested that part of the C-01 zoning in Kilbrittain which is under our ownership is rezoned 'Existing Residential/Mixed Residential and Other Uses' and the area immediately west and south of the existing school building would remain zoned under a modified C-01 objective. This amendment would still facilitate extension of the school under the amended C-01 objective. East-West pedestrian links could be facilitated through any development which might be forthcoming within the newly zoned 'Existing Residential/Mixed Residential and Other Uses'.
Principle Issues Raised	Rezoned lands C-01 as Existing Residential/ Mixed Residential and Other Uses.
Chief Executive's Response	These lands are the only available area capable of facilitating school expansion to the existing facility. The rezoning of these lands would therefore compromise the future expansion of this education facility and would necessitate the relocation of the school from a central village location. This is not supported.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Professor Geoffrey Roberts, Celia Weston & Patricia Northridge,
DCDP346486257	DCDP346486257
Submission Summary	Requests that lands identified be zoned for Community Use within the development boundary of Kilbrittain.
Principle Issues Raised	Zoning of land for Community Use.
Chief Executive's Response	A large area of land is already zoned for community use within the development boundary, specifically to accommodate extension to the existing school. Community uses can be provided for on these lands within the development boundary, subject to normal planning considerations.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Robert Bennett – Bandon Kinsale MD
DCDP345638136	DCDP345638136
Submission Summary	Proposed boundary extension at Courtmacsherry. The submission states the lands are suitable for re-zoning for the following reasons: 1. None of the 3 sites would be visible from the Bandon Timoleague road which is a designated scenic route. 2. Access is available to the village and to a public road as shown on the accompanying map. This would allow for each of these sites to be developed without any negative impact on traffic flow in Courtmacsherry. 3. Each of the sites is within reach of the existing village water and sewage systems. 4. While the existing zoned land within Courtmacsherry has not been fully developed it is anticipated that upon completion of the sewerage treatment plants in Kilbrittain, Timoleague and Courtmacsherry (2006/2007) there will be an increased demand for land zoned for housing within the Courtmacsherry area. 5. Each of the three sites is within walking of the existing facilities and amenities in Courtmacsherry village.

	6. Developing these lands will allow the unique character of Courtmacsherry village to be maintained rather than encouraging ribbon development at either side of the village.
Principle Issues Raised	Extension to development boundary, Courtmacsherry.
Chief Executive's Response	There is sufficient land zoned in the village to meet the target growth. These lands are currently surplus to requirement. See Volume 1, Key Issues, Core Strategy.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Robert Chambers
DCDP345229391	DCDP345229391
Submission Summary	Request to extend the development boundary northwards to facilitate tourism uses such as caravan and camping.
Principle Issues Raised	Boundary extension at Garrettstown/ Garrylucas.
Chief Executive's Response	Garrettstown/ Garrylucas is located in a sensitive environment and is designated as an "Other Location" due to its function as a blue flag beach. The intensification of uses at this location are not deemed appropriate.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Sarah Fitzgerald
DCDP346211075	DCDP346211075
Submission Summary	Surveys are included which were conducted on Kinsale students in relation to the demand for safer roads in the area. These have informed a list of proposals to improve the identified dangerous road (R600 Archdeacon Duggan Bridge to Sandycove Junction). Solutions include: 1. Address the high-speed limit (80km/h) in the area 2. Review road design with a view of ensuring the safety of pedestrians and cyclists 3. Address the steep drop off at the waterside of the road to reduce its hazardous nature 4. Consult engineers and other professionals to see what can be done to further increase the safety of road users 5. Address the sharp corners on both sides of the road which are particularly hazardous for pedestrians and cyclists 6. Allocate appropriate funding to achieve above goals
Principle Issues Raised	Road Safety Issues
Chief Executive's Response	The issues raised are noted. Road safety issues and traffic speeds are a matter for the Municipal District Office.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Senator Tim Lombard
DCDP345974412	DCDP345974412

Submission Summary	<p>A number of enhancements are needed for Belgooly village to improve the sustainability, safety and connectivity of the local residents. This includes:</p> <ol style="list-style-type: none"> 1. The current wastewater treatment systems do not come up to code nor do they have sufficient capacity. The consequential discharge of raw sewerage into the surrounding estuary must be urgently addressed to comply with the EU Water Framework Directive 2000/60/EC. 2. Public realm works – such as lighting, footpaths, and bus stops/shelters – are required the length of this small village to improve the safety and connectivity for pedestrians. 3. The old community hall has been closed for 2 years – a new community centre is needed to improve the kinship for this village, providing them with space to host social events, to reduce anti-social behaviour by providing youth activities etc. The old community hall is run down, and the potential exists to replace this with a needed amenity – for example, sheltered housing.
Principle Issues Raised	Need for enhanced pedestrian connectivity, update text regarding level of services, improved local amenities needed and issues with wastewater treatment plant highlighted.
Chief Executive's Response	<p>Sewage issues are highlighted in paragraph 1.7.18. See also Wastewater Infrastructure under Key Issues, Volume 1 of the CE Report in relation to wastewater provision in the lower order settlements.</p> <p>Paragraph 1.7.12 highlights planned safety and connectivity improvements in the village via Aghfauntaun Bridge. Additional text will be included in Objective U-01 to support additional improved connectivity between residential areas, the school and local services.</p> <p>Sewage issues are highlighted in paragraph 1.7.18. See also Wastewater Infrastructure under Key Issues, Volume 1 of the CE Report in relation to wastewater provision in the lower order settlements.</p> <p>Additional text is included supporting the provision of a new community centre.</p>
Chief Executive's Recommendation	See Amendment No. 5.1.7.5 and 5.1.7.6.
Interested Party	Senator Tim Lombard
DCDP345879550	DCDP345879550
Submission Summary	Kinsale requires a site to be zoned for another secondary school to cater for the incoming population and increasing enrolment numbers within the town and large hinterland at primary school level.
Principle Issues Raised	Provision of land for Secondary School.
Chief Executive's Response	The Planning Authority has identified lands to provide a new secondary school within the town.

Chief Executive's Recommendation	See Amendment 5.1.5.9.
Interested Party	Tadhg Holland
DCDP345966415	DCDP345966415
Submission Summary	<p>The submission highlights the omission of Ring village. Ring is located within 2 miles outside of Clonakilty, in a beautiful coastal scenic setting. Ring is located opposite Inchydoney Island and award-winning blue flag beaches and outlines that Inchydoney has been included on the draft of the Cork County Development Plan.</p> <p>The recent pandemic level 5 restrictions has emphasized its amenities even further, attracting even more interest and footfall to the area. Requests the Council considers the inclusion of Ring village in the Cork County Development Plan 2022-2028.</p>
Principle Issues Raised	Request to include Ring in Settlement network of the Municipal District.
Chief Executive's Response	The settlement network of the Municipal District has been rationalised to align with core strategy targets and infrastructure availability.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Thomas Lawton
DCDP345049730	DCDP345049730
Submission Summary	<p>In relation to BD-GO-02 the submission highlights the following issues:</p> <ol style="list-style-type: none"> 1. The completion of the southern relief road into a bypass would be very welcome and questions the delivery timeframe of same. 2. Concerns are raised about creating another relief road in Bandon on the north side of the town, rather than a bypass as all HGV through traffic would be routed past several schools and sports clubs, which will have serious health and safety implications for school going children. Clarification on the route of the Northern Relief Road is sought as well as assurance that it will not come along the Macroom Road, past St Brogans College and the Town Park, and down Kilbrogan Hill (the oldest part of the town). 3. A contradiction is highlighted between the route proposed on the Map on Pg. 29 and the ambiguous description as per 1.4.57 in Volume 5. Clarification is sought. 4. HGV traffic is having a serious long term negative effect on residents north of the town. Clarity and public engagement is imperative as part of the process. 5. A new bypass on the northside of Bandon should have a much wider arc and support the relief of Inishannon as well as Bandon. 6. Another, lower cost option would be to follow the completion of the southern bypass with a bifurcation of the roads west: the N71 continuing to Clonakilty, and a widening/upgrading of the road past the council-run recycling centre, through Blacksticks, and over Baxters Bridge. This could provide an option for cars and HGVs going towards Dunmanway and Bantry to avoid driving through the town.
Principle Issues Raised	Traffic and Transport Issues.

Chief Executive's Response	<p>The objective is to provide a strategic transport link to the north of Bandon. This will facilitate the development of residential sites while also minimising traffic delays/congestion within the town and allow the movement of goods and services around the town more safely.</p> <p>The proposal will reduce congestion in Bandon town centre by removing traffic from the town and enhance the attractiveness of the town centre.</p> <p>Phase 1 of Bandon Tprep Implementation project addresses public realm and infrastructure deficits in the town centre included enhanced safety.</p> <p>Updated text will be included referencing the North Bandon Connectivity and Access Corridor.</p>
Chief Executive's Recommendation	See Amendments 5.1.4.10, 5.1.4.11, 5.1.4.12 5.1.4.13, 5.1.4.14.
Interested Party	Tim Barry
DCDP332775871	DCDP332775871
Submission Summary	The submission relates to the proposed walkway (U-02) in Innishannon and how it traverses private property which is in use as a bridleway. It is suggested the route be re-directed to the west of the ruined Abbey church.
Principle Issues Raised	Omission of part of U-02 Walkway.
Chief Executive's Response	Noted. The objective will be reviewed as part of a county-wide review of amenity walks over the lifetime of the Plan.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Tim Coakley
DCDP345981119	DCDP345981119
Submission Summary	The submission requests that Ring village and the settlement of Ballinglanna retain their development boundaries similar to the previous plan.
Principle Issues Raised	Request to include Ring and Ballinglanna in the Settlement network of the Municipal District.
Chief Executive's Response	<p>A review of the settlement network across the County was carried out as part of the preparation of the Draft CDP. This review was based on services provision, size of settlement and potential to deliver housing over the next Plan period to 2028 led to the recommendation for the removal of the development boundary of most village nuclei, other locations and some smaller villages. Any future housing proposals in these settlements will be assessed on the basis of the rural housing policy applicable in the area. Full detail of the network review is set out in Background Document No. 4 Settlements and Placemaking available at https://www.corkcoco.ie/sites/default/files/2020-03/background-document-no-4-settlements-and-placemaking.pdf.</p>

Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Tim Cummins
DCDP344825258	DCDP344825258
Submission Summary	<p>This submission requests consideration of:</p> <ul style="list-style-type: none"> * Retention of the Crossmahon Development Boundary, as already exists in the 2017 Dev.plan p175 (and is partially shown on P85 of the current draft 2021 plan). * A 1.8 Hectare addition at its western end – shown as illustrated on map. <p>Retention of the Crossmahon Dev. Zone is vitally important for sustainability of the local community and Crossmahon National School. It would facilitate locals to build houses and raise their families in the existing cluster-village, within walking distance of the school, in a much sought after area with good road access to N71, Bandon and Cork.</p>
Principle Issues Raised	Request to include Crossmahon in the Settlement network of the Municipal District.
Chief Executive's Response	<p>A review of the settlement network across the County was carried out as part of the preparation of the Draft CDP. This review was based on services provision, size of settlement and potential to deliver housing over the next Plan period to 2028 led to the recommendation for the removal of the development boundary of most village nuclei, other locations and some smaller villages. Any future housing proposals in these settlements will be assessed on the basis of the rural housing policy applicable in the area. Full detail of the network review is set out in Background Document No. 4 Settlements and Placemaking available at https://www.corkcoco.ie/sites/default/files/2020-03/background-document-no-4-settlements-and-placemaking.pdf</p>
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Transition Town Kinsale
DCDP346262530	DCDP346262530
Submission Summary	<p>Submission makes a number of comments on the overall strategy:</p> <ul style="list-style-type: none"> • Due consideration needs to be given to the Climate Action Bill and addressing the Climate and Biodiversity Emergency should underpin all strategy. • Greenhouse gas emission reduction plans should be highlighted/outlined in the plan in the same way detailed projections are made about housing and water services. • Public participation is key to an effective and just transition and there is a need to learn from and use strategies to enable more integrated planning and collaborative practices e.g. Public Participation Network. • There is a need for actions around community-based visioning and enviro-

socio-economic planning arising from CDP and National Policy. A need for short, medium and long term implementation plans with funding potential outlined.

- The development of decarbonisation zones or enviro-socio-economic plans for the community could tap into the unharnessed potential for collaborative planning via the PPN.
- Land use - There is a need to work with the farming community and other landowners to create a land use management strategy in the context of climate change considerations.
- Council owned land should be made available for use in the Community for wilding/biodiversity projects, local food production and renewable energy infrastructure
- Need to work with the farming community to create agricultural practices which support water management, flooding prevention and biodiversity. Options include agroforestry, managed grazing, recreating wetlands, sustainable organic horticulture.
- Create a culture where biodiversity, and its protection, is at the forefront of decision making in our county instead of an add-on e.g. objectives which include 'if possible, is desirable' e.g. BE15-9, BE15-6
- Consider the development of a network of Climate Action Centres in the county
- Support a county wide strategy towards Zero Waste and commend the aspiration of promoting a circular economy in the plan.
- Prioritise the development of a local green waste site for Kinsale.
- Suggestions for local Climate plan a) only responsible and sustainable investment should be endorsed by the Council b) responsible person should be appointed for implementing commitments who is present at the decision-making table.
- Tourism Strategy should be forward thinking, climate proofed and support ecotourism. Suitable land should be made available.
- Data centres – national and local strategy needs to be aligned with our greenhouse gas emission reduction targets.

Kinsale General Objectives:

Housing/town centre - A series of suggestions are outlined for housing provision generally. This makes reference to energy efficiency, need for effective participation in urban upgrading and reimagining town centres as space for people. The submission outlines that there is a need to evaluate potential use of vacant property for a range of different considerations.

Transport – A series of suggestions are made including the need for innovative thinking around pedestrianisation. Submission advocates for the introduction of lower cost proposals made in the 2009 study including Waterfront link Road; New Town Centre One-way system; Pedestrian improvements; Town Centre calming; Improved Delivery management. Welcomes prioritisation of the Northern Relief Road in the plan but consider the need for the Western Relief Road should be reassessed. Opportunity for Kinsale to lead the way and discourage town centre driving/30kph limit, etc. Encourage prioritisation of a new pathway networks with many benefit highlighted.

Biodiversity - Submission advocates for an inventory of habitats within the local area as part of the plan, the creation of nature corridors, connection of green spaces, etc. It includes a number of suggestions for green spaces/corridors including Lower Cove to Commoge Marsh and Dock Beach.

Heritage town - Submission recognises the heritage value of the town set out in the plan. Aspects that could support this include:

- Creation of a car free town centre
- development of a blueway – green way
- climate change proofed tourism infrastructure
- Mill Building as a library and community building
- Kinsale Museum as a repository of local stories
- Repurposing of the Municipal Hall
- 1601 battlefield cycleway proposal
- Kinsale Trails feasibility study – ongoing
- Amenity sites at Commoge Marsh and Scilly Dam
- relook at the potential of the Cork-Kinsale Greenway
- Suggestions for coastal walkways
- Suggestions for possible trails/walks and green routes

Propose that Cork be the first county to open a complete coastal trail along its coastline and note the Feasibility Study proposed by Fáilte Ireland's Study.

Other points raised:

- Needs of students at Kinsale College, accommodation, transport etc. should be noted.
- Support the improvement of marine infrastructure and identify a location for river/harbour access for non-commercial users. Scilly Dam area for Water based Tourism
- Need to connect new playgrounds to residential areas
- Prioritise junction improvement works at Pewter Hole Cross
- No justification for increased parking in town centre. Kinsale is a prime candidate for a car free centre and this could necessitate more satellite parking.
- Suggest the rezoning of the KSGC02 site as a 'green finger' similar to that referenced in the KS-GO-02 objective.
- Paragraph 1.5.1 - Impact on the local economy of Eli Lily being proximate to Kinsale is not noted.
- Community - all public and community buildings should be carbon neutral. The development of a number of community/art initiatives are outlined in the submission

Energy:

- Commend the guidance on solar farms as per 13.85
- Note that any expansion of natural gas infrastructure should be dependent on scenarios of zero emission gas in 2050 as per Objective ET 13.24
- Programme for Government has committed to ceasing oil exploration and extraction licencing therefore relevance of paragraph 13.17.7 re. offshore oil is questioned.
- Welcome the suggestion that Cork as the largest producer of energy in

	<p>Ireland could also be a leader in the conversion to a sustainable energy supply.</p> <ul style="list-style-type: none"> • Need to invest in our renewable energy systems and achieve efficiency in our energy consumption patterns. No more fossil fuel infrastructure to be provided. • Rural citizens should be beneficiaries and part of an effective participatory process in delivery of Renewable Energy infrastructure. Community Ownership Model advocated. • Land use zoning needs to consider community energy generation • Submission outlines some renewable energy options that could be considered in the Kinsale area. • ET13.29 Data centres – should only be developed with access to locally generated ‘green’ electricity. <p>Kinsale Specific Objectives: a series of recommendations/comments on particular zoning objectives in the plan are outlined as follows:</p> <ul style="list-style-type: none"> • KS-R-01 – cycleway linkages should link to potential green route • KS-R-04 – need to maintain access point and open linkage via the green road • KS-R-06 – inform the public why this area has ecological value • KS-R-09/KS-R-10 - consider pedestrian and cycle connection with Belgooly and Kinsale • KS-B-02 - change wording from 'where possible' to protect the ecology • KS-T-02 – review wording and examine potential to connect new residential zones with town centre • KS-U-03 – potential to develop green route • KS-GA-01 – potential connections between GC-1 and GC-02 and KS-R-04 • KS-GC-02/04/06 – See Kinsale Community Biodiversity Action Plan (Autumn 2021) • KS-GA-12 – connect site to Gaelscoil and then to GA01 and GA02 <p>Submission also sets out some of the background to Transition Town Kinsale (TTK). TTK recognises that integrated planning and collaborative work between many stakeholders will be required to co-create solutions for the complex issues outlined in this draft CDP and hopes that processes will be put in place to facilitate this. It welcomes the emphasis on protecting biodiversity which is outlined in the plan and looks forward to seeing this ambition realised.</p>
<p>Principle Issues Raised</p>	<p>Additional wording in Objectives.</p>
<p>Chief Executive's Response</p>	<p>Energy: The national target for reduction of GHG are in section 13.3 of draft plan. ET13.29 Data centres – should only be developed with access to locally generated ‘green’ electricity. See objective ET13.29in draft plan. promotion of co-location with renewable energy sources is included although this needs to be deal with on a case by case basis.</p> <p>Programme for Government has committed to ceasing oil exploration and extraction licencing therefore relevance of paragraph 13.17.7 re. offshore oil</p>

	<p>is questioned. This will still be needed short term during lifetime of the plan.</p> <p>The need to invest in our renewable energy systems and achieve efficiency in our energy consumption patterns is highlighted. It requests that no more fossil fuel infrastructure be provided. This will still be needed short term, however, to ensure energy security during lifetime of the plan.</p> <p>Acknowledgement that rural citizens should be beneficiaries and part of an effective participatory process in delivery of Renewable Energy infrastructure is acknowledged in draft plan. see objective ET13.2 b).</p> <p><u>Biodiversity:</u></p> <p>The Plan takes a strong focus on biodiversity from a policy and zoning perspective. Green infrastructure assets are mapped and protected under specific objectives and have been informed by an audit of local areas of biodiversity value.</p> <p>Issues relating to student accommodation is dealt with in Chapter 4 Housing, paragraph 4.5.11 to 4.5.13.</p> <p><u>Kinsale Specific Issues:</u></p> <p>Issues regarding connectivity to greenways is considered premature until an agreed route is defined.</p> <p>The wording in KS-R-06 references Glanbeg Woodland which has been identified as an area of ecological value in the green infrastructure map.</p> <p>The wording of KS-B-02 has been reviewed by the Ecology Team and is deemed appropriate having regard to the shared objectives to deliver employment uses on site.</p> <p>Some amendments have made to the boundary of KS-T-02 and this includes references to required upgrades to existing pedestrian links to residential areas.</p> <p>Objective KS-GO-07 provides for enhanced walking and cycling facilities in the town. Improved connectivity between residential areas, the town centre and green infrastructure can be facilitated through this objective.</p> <p>Paragraph 1.5.27 acknowledges the importance of the marine infrastructure in the town.</p> <p>Issues raised in relation to heritage are project specific and would need to be considered at an application stage.</p> <p>Parking is acknowledged as an issue which needs careful consideration, having regard to the towns heritage and tourism functions. See Objective KS-GO-13.</p>
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Chief Executive's Recommendation	See Amendment 5.1.5.12
Interested Party	William Leahy
DCDP346439020	DCDP346439020
Submission Summary	Request made to zone existing warehousing/ industrial premises in Knockaveale, Bandon as light industry/ commercial land use zoning.
Principle Issues Raised	Zone land for light industry/ commercial use.
Chief Executive's Response	The lands are in a rural area, outside the development boundary of Bandon. The land use request is not compatible with its rural location.
Chief Executive's Recommendation	No Amendment Proposed.
Interested Party	Zoe Tennyson
DCDP344010805	DCDP344010805
Submission Summary	<p>With reference to BD-GO-02: "Support the completion of the Southern Relief Road and the development of a Northern Relief Road to facilitate improved movement within and around the town. Opportunities for biodiversity enhancement should be supported", the submission welcomes the completion of the southern relief road. The majority of HGV traffic in Bandon is through traffic (as identified by the Bandon TPREP) and therefore should be on the N71, a national route. The timelines around the completion of the Southern Relief Road/Bypass is questioned.</p> <p>Concerns are raised about creating another relief road in Bandon on the north side of the town, rather than a bypass. The proposed route would see all HGV through traffic routed past several schools and sports clubs which will have serious health and safety implications for school going children. Clarification on the route of the Northern Relief Road is sought as well as assurance that it will not come past St. Brogans onto Kilbrogan Hill.</p> <p>There is a contradiction between the route proposed on the Map on Pg. 29 and the ambiguous description as per 1.4.57 in Volume 5 which needs clarification. The timelines around public engagement, route design, parking implications, footpath implications and resolution of ongoing impacts of high traffic volumes and HGVs on residents is sought.</p>
Principle Issues Raised	Traffic and Transport Issues, Bandon
Chief Executive's Response	The route of any proposed Northern relief road will be established in accordance with the requirements to provide a "North Bandon Connectivity and Access Corridor" which will explore and examine the issues and propose various alternative options. The objective is to provide a strategic transport link to the north of Bandon. This will facilitate the development of residential sites while also minimising traffic delays/congestion within the town and allow the movement of goods and services around the town.

	Public consultation and engagement will commence upon determination of the issues and available options. It is acknowledged that an extension of the N71 southern by Pass is required to facilitate through traffic.
Chief Executive's Recommendation	See Amendments 5.1.4.10, 5.1.4.11, 5.1.4.12 5.1.4.13, 5.1.4.14.

Volume Five -West Cork – West Cork Municipal District.

Interested Party	Adrian Healy
DCDP346292820	DCDP346292820
Submission Summary	<p>Submission raises the issue of problems caused by vehicular traffic, referencing pedestrian safety and intimidation, noise and air pollution and subsequent reduced quality of life for residents and other users of Skibbereen town centre.</p> <p>Suggests that more emphasis is placed on the short-, medium- and long-term implementation of The Traffic & Transportation Study commissioned by the former Town Council in 2011 and lists the following:</p> <ul style="list-style-type: none"> • Start the planning process to develop a Car Park in the Marsh area with linkage to the town centre via a number of pedestrian footbridges. • Relocate Bus stop to the Marsh Car Park. Create a River walkway around the perimeter of the Marsh. • Create a number of loading bays to facilitate deliveries to businesses. • Progress the development of the Gortnaclohy Link Road to the N71. <p>Also proposes that Roycroft's Mill, that its states is in Council ownership, be developed into a People's Museum of West Cork.</p>
Principal Issues Raised	<p>Does the Draft Plan adequately address the issues raised including the Implementation of the Traffic & Transportation Study, Marsh car park proposals, loading bays for deliveries, and provision of the Gortnaclohy Link road to the N71.</p> <p>Does the Draft plan recognise the role of former Mill buildings in Town Centre regeneration?</p>
Chief Executive's Response	<p>The Draft Plan includes objectives which support the implementation of the Skibbereen Traffic and Transportation Study strategy for Skibbereen and any updated proposals regarding this. The Draft Plan recognises the need to reduce traffic congestion in the town centre. Cork County Council is committed to making improvements to traffic management where appropriate. Furthermore, the Draft Plan recognises the importance of the completion of the Gortnaclohy Relief Road. Cork County Council will seek to progress proposals for the Marsh Car Park over the life time of the plan and to implement further traffic management measures where possible.</p> <p>The Draft Plan will identify addition opportunity sites, where possible, in the town centre to contribution to town centre regeneration</p>
Chief Executive's Recommendation	Amendment required. See amendment no. 5.2.7.10
Interested Party	Adrian Patterson
DCDP346486897	DCDP346486897
Submission Summary	The submission seeks a residential zoning on 1.9ha of land located along the N71, approximately 1km south of Rosscarbery in the townland of Downeen (map attached to the submission).

	A rationale to support the zoning request is provided including national planning policy, the delivery of housing targets, the suitability of the site in terms of its location close to Rosscarbery, its topography and lack of sensitives (archaeological, visual, ecological, heritage etc.), access to a road, ability to connect to public mains and accommodate wastewater treatment onsite, and the existing pattern of development in the area.
Principal Issues Raised	Should the development boundary of Rosscarbery be extended to include the additional lands at Downeen?
Chief Executive's Response	The overall scale of growth allocated to Rosscarbery has been reduced to 50 in the plan. There are sufficient lands within the development boundary of the settlement to meet the villages growth target. The site is located in an environmentally sensitive and vulnerable landscape in a visually prominent area.
Chief Executive's Recommendation	No amendment required
Interested Party	Adrienne McCarthy
DCDP346433191	DCDP346433191
Submission Summary	<p>Submission is requesting that the development boundary of Castletownbere be extended to provide for the zoning of lands for Business & General Employment Use. The lands are described as being c.5.2 ha and located a short distance less than 5 minutes' walk from the town centre. The general area is described as being fully serviced with the construction of the sewage scheme and could provide for much needed housing and commercial opportunities in Castletownbere.</p> <p>The submission requests that the lands be zoned for medium-density housing and to set aside an area for Business and General Employment. It notes that the lands are not included in the 2017 LAP boundary, but that since then, a mains sewer has been laid on the L4919-0 servicing the site.</p> <p>The submission suggests that the holding is suitable for housing, but also highlights the need for additional land to be zoned for business and general employment, noting the lack of suitable commercial land available in the town. Maps of the subject lands are provided.</p>
Principal Issues Raised	Should the development boundary of Castletownbere be extended to provide for the zoning of lands for Residential and Business & General Employment Use?
Chief Executive's Response	There are sufficient residential and business and general employment lands zoned in the Draft Plan to meet growth targets. It is the intention that all the employment lands in the County, will be subject to a review within 2 years of the adoption of the plan.
Chief Executive's Recommendation	No amendment required.
Interested Party	Aidan O'Brien

DCDP346152120	DCDP346152120
Submission Summary	<p>This submission references the Gortnaclohy Relief Road in Skibbereen. Submission considers completion of road to be critical to the negation of traffic congestion within the town and the provision of direct access to Skibbereen Community School, the Agri and Food Retail services and off-street parking in the area.</p> <p>Completion of the road is seen as essential, regardless of any potential development in the north east area of the town. Delivery of the relief road, and easing of traffic congestion, would also improve access for emergency vehicles to significant sections of the town and significantly improve the living and public realm environment in the town centre and will facilitate significantly improved pedestrian and cycle infrastructure.</p> <p>The Council should undertake to make completion of the proposed Gortnaclohy Relief Road a “shovel ready” project within the lifetime of this plan. Temporary measures such as the provision of a one-way circuitous system within the town, making North Street one way inward only and Bridge Street and Ilen Street one way outward to Schull Road Roundabout only, while beneficial, continue to require all vehicular traffic to ingress and egress to and from the town centre street network.</p> <p>The submission proposes specific amendments to objectives SK-U-02, SK-R-02, SK-X-01, SK-B-04 and SK-B-05 to ensure the specific wording of each objectives references the need to ensure the completion of the Gortnaclohy Relief Road and to link the development of said lands to the delivery / completion of the road.</p>
Principal Issues Raised	<p>Does the Draft Plan adequately address the issues raised:</p> <ol style="list-style-type: none"> 1. Provision of the Gortnaclohy Relief Road regardless of any potential development in the north east area of town, ensuring it becomes a shovel ready project. 2. Amendments to objectives SK-U-02, SK-R-02, SK-X-01, SK-B-04 and SK-B-05 to ensure the specific wording of each objectives references the need to ensure the completion of the Gortnaclohy Relief Road and to link the development of said lands to the delivery / completion of the road.
Chief Executive's Response	<p>The Draft Plan includes objectives which support the implementation of the Skibbereen Traffic and Transportation Study and any updated proposals regarding this. This includes the completion of the Gortnaclohy Relief road.</p> <p>The Draft Plan specific development objectives require development proposals to be submitted in accordance with an agreed access strategy including access to the Gortnaclohy Relief Road where appropriate.</p>
Chief Executive's Recommendation	No amendment required.
Interested Party	Aidan O'Brien
DCDP346163864	DCDP346163864

Submission Summary	<p>Submits that maintaining the maximum amount of educational infrastructure and associated open spaces should be a priority for future planning. States that providing for the welfare of children through adequate classroom space, alternative resources as proposed by Ludgate, increased outdoor activities, along with an appreciation of changing climatic and environmental conditions, especially in light of the current pandemic, should be given increased consideration by the responsible agencies.</p> <p>Submits that maintaining the site of the former Convent of Mercy Secondary School, part of site SK X-01 of the Draft Plan, in at least a mixed educational role should be a priority of this Development Plan, adding that vehicular access be provided to the completed section of the Gortnaclohy Relief Road and pedestrian links be facilitated through the old existing entrance gates to the former school onto North Street via L-9801-0 (Convent Hill). Submits that the construction of housing within that site should be actively discouraged.</p>
Principal Issues Raised	<p>Does the Draft Plan adequately address the issues raised?</p> <ol style="list-style-type: none"> 1. The need to maintain educational infrastructure and associated open spaces, providing for the welfare of children through increased outdoor activities 2. Highlights the need to maintain a mixed educational role for the former Convent of Mercy Secondary School; need for vehicular access be provided to the completed section of the Gortnaclohy Relief Road and pedestrian links be facilitated through the old existing entrance gates. 3. Submit that the construction of housing within the site should be actively discouraged.
Chief Executive's Response	<p>The former Convent of Mercy School complex is part of the SK-X-01 zoning which provides for mixed use development opportunities to help secure the future of the site. This mixed-use objective refers to Community, residential, appropriately scaled employment, or tourism related uses. Volume One Main Policy Objective ZU 18-12 makes provision for the development of education and other community related development under this zoning category. The SK-X-01 objective also makes provision for access, and traffic management including access for pedestrians to be considered under this objective.</p>
Chief Executive's Recommendation	No amendment required.
Interested Party	Angela Fahy
DCDP346275025	DCDP346275025
Submission Summary	<p>The submission requests that a specific objective be included for the Marine Hotel at the Pier in Glandore so that its future as a commercial and community space is protected. The Marine Hotel is an integral building that was once a thriving hotel, bar and restaurant.</p> <p>This would support a number of policies in Volume 1 of the Draft Plan including the Strategic Objectives for villages, the placemaking principles in Table 3.1, policy to encourage Sustainable and Resilient Places and planning for culture and creativity”, specifically Paragraph 3.6.6 “closure of business</p>

	<p>premises..the creative sector has much to contribute to revitalisation”. In addition it would support food tourism which is a significant growth area.</p> <p>The building merits special consideration as it was subject to a Planning Application some months ago for conversion to apartments. This application attracted over 64 objections, all from people who wish to see its commercial/hospitality use retained in some form.</p> <p>Objective DB-04 for other uses in the village is limited and therefore a specific objective for the Marine Hotel is considered necessary especially as the site zoned for “sailing club house and convenience store” may not come forward for development (as the sailing club has already acquired a club house).</p> <p>Reference is made to a separate document being prepared by the community for the Marine Hotel as a mixed retail/hospitality/commercial/community use (referred to as the ‘Marine Meitheal’ vision) and the level of growth planned in 20 new houses warrants provision of community services.</p>
Principal Issues Raised	Can the Draft Plan include a specific reference to the Marine Hotel in Glandore so that its future as a commercial and community space is protected? Is the objective DC-04 considered limited and is a specific objective for the Marine Hotel required?
Chief Executive's Response	The Draft Plan addresses the broad land use requirements for settlements across the County. The Draft Plan is considered to address these issues appropriately for Glandore. There is no change proposed to objective DC-04
Chief Executive's Recommendation	No amendment required.
Interested Party	Anna and Roger Adams
DCDP346127171	DCDP346127171
Submission Summary	<p>Submission is made in response to the PDP223290625 Fachtna Hayes Building Contractor Ltd made at pre-draft stage.</p> <ul style="list-style-type: none"> • Believes that the submission is flawed, contrary to National and Local Planning Policy and does not address key issues namely traffic congestion, water supply, wastewater treatment. • Proposed partial southern relief road Figure 5.2.3 does not address issues congestion and will exacerbate this. Will push the problem further along N71 to east. • TII has not realistic proposal for an N71 Bypass, therefore traffic will traverse Park Road, Larkin Street and Connolly Street for the next 30 years. • CDP Vol 5 2.5.51: The proposals would not facilitate the removal of through traffic and would increase volume of traffic on the inner relief road rather than alleviating it. • Impact on Natura 2000 sites. • Inadequate water supply: Additional housing will mean additional demand for water supply that cannot be met from the Arigideen River. Permitted abstraction limits are already being exceeded. • Wastewater treatment issues: There are ongoing issues with the waste

	<p>water treatment plant flooding green space in Shannonvale making it unusable.</p> <ul style="list-style-type: none"> • Development is non-sequential development outside of the existing built up footprint and would have poor connectivity to the town and promote urban sprawl. • Issues with existing schools' capacity. • Lack of sustainable travel options to the Southwest of town will make car based travel inevitable. • Connectivity between Clogheen and Clonakilty is extremely constrained, with limited capacity in the existing road junctions. • The multi-modal use of the L40076-0 for vehicles, pedestrians and cyclists will not meet RSES objectives • Impact on Clonakilty high value landscapes.
Principal Issues Raised	<p>This submission is made in response to a submission at pre-draft stage PDP223290625. In this context it highlights a number of issues as follows:</p> <ul style="list-style-type: none"> • Proposed Southern Relief Road does not address congestion that currently exists, at the junction of the Clogheen Road/R598 and N71/concern route is not being progressed. • Lands are not contiguous to the town and are located outside 10 town concept area • Concerns regarding impacts on current traffic levels in the town. • Potential impact on Clogheen Strand Inlet, and Clonakilty Bay. • Issues with capacity of water supply • Impact on existing social and community infrastructure • Need for a comprehensive cycle network linking the area to schools and workplaces.
Chief Executive's Response	<p>This submission raises a number of issues regarding Clonakilty and the adequacy of the existing social and physical infrastructure to facilitate new development, and suggests areas where further improvements are required, together with a recognition of the environmental sensitivities of the town. The overall land supply in Clonakilty has been reviewed. This approach is detailed in Chapter 2 of the Draft Plan and the Volume One Key Issues and Recommendations discussion. The lands identified for future residential growth in the Draft Plan are considered the most suitable in meeting the future population growth requirements for the town. Where appropriate, additional text and/or specific objectives will be included to address issues raised.</p>
Chief Executive's Recommendation	No amendment required
Interested Party	Aperee Bantry Limited
DCDP346293933	DCDP346293933
Submission Summary	<p>Detailed submission requesting the inclusion of lands c.0.93 ha currently zoned 'BT-GC-07- Green Infrastructure' within the lands zoned 'Existing Residential/Mixed Residential and Other Uses' to allow the existing Deerpark nursing home on the site to be extended. Part of the larger landholding is currently occupied by a Wastewater Treatment Plant (WWTP) which serves the existing nursing home. It is proposed that the WWTP will continue to serve the extended nursing home and therefore should also be</p>

	included within the 'Existing Residential/Mixed Residential and Other Uses' zoning. The submission provides context for the proposal with regard to the age profile of the Irish population increasing, including reference to Objective SC 6-11. Planning policy is discussed in relation to the NPF, RSES, 2014 CCDP, 2017 West Cork MDLAP, a portion of the site falls within the BT-GC-07 zone in the Draft Plan. The existing nursing home is in operation over 20 years, and is stated to be at capacity, providing an important service to the locality with demands for increased bed spaces. The location of same is considered to meet the locational criteria for such developments as outlined in the plan.
Principal Issues Raised	Should the Draft Plan be amended to include the portion of lands currently zoned 'BT-GC-07- Green Infrastructure' within the lands zoned 'Existing Residential/Mixed Residential and Other Uses' to allow the existing Deerpark nursing home on the site to be extended?
Chief Executive's Response	It is not considered appropriate to extend the boundary of the 'Existing Residential/Mixed Residential and Other Uses' zone to include the subject lands. The lands are within Flood Zone A and it appropriate that these lands should be zoned Green Infrastructure. The area in question also supports broad-leaved semi-natural woodland. This is a habitat of high natural value. The lands also form part of the landscape character of the area and should be retained as green infrastructure.
Chief Executive's Recommendation	No Amendment required.
Interested Party	Adrian Patterson
DCDP346114577	DCDP346114577
Submission Summary	The submission seeks a residential zoning on 1.9ha of land located along the N71, approximately 1km south of Rosscarbery in the townland of Downeen (map attached to the submission). A rationale to support the zoning request is provided including national planning policy, the delivery of housing targets, the suitability of the site in terms of its location close to Rosscarbery, its topography and lack of sensitives (archaeological, visual, ecological, heritage etc.), access to a road, ability to connect to public mains and accommodate wastewater treatment onsite, and the existing pattern of development in the area.
Principal Issues Raised	The submission is a duplicate of submission DCDP346486897 above.
Chief Executive's Response	The submission is a duplicate of submission DCDP346486897 above.
Chief Executive's Recommendation	No amendment required
Interested Party	Ballineen and Enniskeane Tidy Towns Association
DCDP346206340	DCDP346206340
Submission Summary	The submission considers proposals under the 3 key headings: Movement, Village Centre and Tourism.

Movement- Road Infrastructure

The R585 is the main transportation and industrial corridor through West Cork and serves the country's biggest white fish port and Carbery Group. It is only a regional road and should be a high-quality national road. Ballineen and Enniskeane are directly impacted by large volumes of heavy goods vehicles and mediation is required. The Development Plan should reflect the following principles:

- Acquiring funding and central investment to re-classify and upgrade the R586 to National Primary Roadway status or its equivalent to ensure that the route can continue to adequately serve the transportation requirements of a busy industrial corridor and the primary need of the twin villages in that context.
- Facilitating the development of tourism and business investments along the route-way and, in particular assisting Ballineen and Enniskeane in developing a tourist infrastructure.
- Removing traffic congestion from the villages.
- Addressing traffic bottleneck issues in the villages, particularly at peak times.
- Putting in place a Regional Land-use and Transportation Policy by Planning Authorities.

In addition, the implementation of Traffic Management procedures is a key priority. Key objectives to be achieved include Improvement of traffic safety in the villages, putting traffic calming measures in place as appropriate including at the entrance to Enniskeane on the R588 from the south (from Clonakilty) and from the north (Macroom), re-surfacing the roadway throughout the villages, construction of walkways and cycleways, and provision of off-street parking and construction of a footpath from Ballineen to the Carbery Group Plant 2.2km away.

Village Centres

The villages of Ballineen and Enniskeane still lack sufficient levels of amenities and services. Derelict buildings are a challenge. Need to explore viable options and rejuvenate the villages (French initiatives cited) so that visitors stop but also that the villages are recognised as an attractive and wholesome place to live.

Tourism

The Development Plan should actively support and invest in the development of a tourism product to benefit areas along the R586 from Bandon to Bantry. Plans being developed for a tourism package from Bandon to Dunmanway should be recognised and supported in the Development Plan. The Ballineen and Enniskeane area is rich in historical heritage with a recently constructed Heritage Trail, historical artefacts, murals etc. There are a number of significant and key local potential walkways which require development and a highly acclaimed Biodiversity and Sensory Riverside Garden in Ballineen. In planning for the construction of Greenway/Cycleways the possibility of accessing remnants of the old West Cork Railway Line should be considered. The acquisition of this linear network, perhaps in the guise of public-private partnership should be taken into account. Support is also required in developing the tourist potential of the villages and hinterland.

The submission also notes active support for the submission of Ballymoney National School, Ballineen and that of Dunmanway Community Council.

Principal Issues Raised	<p>The submission raises a number of issues relating to Ballineen/Enniskeane as follows:</p> <ol style="list-style-type: none"> 1. Need to upgrade the R586 to National Primary Roadway status. 2. Need to improve traffic safety in the village, re-surfacing the roadway throughout the villages, construction of walkways and cycleways, and provision of off-street parking and construction of a footpath from Ballineen to the Carbery Group Plant. 3. Highlights issue of derelict buildings the village. 4. Need for the development of a Tourism product to benefit areas along the R586 from Bandon to Bantry. A number of options are listed.
Chief Executive's Response	<ol style="list-style-type: none"> 1. Paragraph 2.12.13 & 2.12.14 of the Draft Plan, notes that the presence of large volumes of traffic in the village, including a high proportion of H.G.Vs in the settlement and highlights the need for traffic calming. It also highlights the need for investment in the road network, and supports the upgrading the R586 regional road to national road status. 2. Chapter 9 Town Centre & Retail sets out detailed policies in relation to the need for village and town centre enhancement and measures to improve public realm in the towns and villages in the County. 3. The suggestions listed are noted. Cork County Council will continue to work with all the relevant stakeholder to improve the tourism product in the County in line with the policies and objectives outlined in Chapter 10 Tourism.
Chief Executive's Recommendation	No amendment required
Interested Party	Ballineen and Enniskeane Tidy Towns Association
DCDP346291431	DCDP346291431
Submission Summary	<p>In addition to submission DCDP346206340, this submission seeks a Greenway linking Drimoleague, Dunmanway, Ballineen, Enniskeane and Bandon through a combination of rural roads, the West Cork Railway Line and along parts of the Bandon and Brewery rivers for local recreation and tourism.</p> <p>To deliver on the potential for growth investment in roads and water and wastewater treatment is vital and the requirement for this needs to be set out in the strongest of terms in the Development Plan.</p>
Principal Issues Raised	Highlights the need for a Greenway linking Drimoleague, Dunmanway, Ballineen, Enniskeane and Bandon through a combination of rural roads, the West Cork Railway Line and along parts of the Bandon and Brewery rivers for local recreation and tourism.
Chief Executive's Response	Both Chapter 10 (Tourism) & Chapter 12 (Transport and Mobility) discuss the benefit of preparing a greenway strategy for the County to guide consideration of future greenway identification and development in a planned approach to the development of future greenways in the county.
Chief Executive's Recommendation	No amendment required

Interested Party	Ballydehob Area Community Council
DCDP346194424	DCDP346194424
Submission Summary	<p>The submission provides background information on the Ballydehob Community groups involved in the submission and advises that a consultation document, Ballydehob 2020Vision, is available online via https://bradymallalieu.com/research-activism/</p> <p>There is a detailed community action plan prepared for the future of the village which was used to inform the 2017 Local Area Plan. It has been assumed that the initiatives included in the 2017 LAP (e.g. the village square idea) will also be included in the new Development Plan so they are not specifically listed/lobbied for in the submission.</p> <p>The submission requests the following changes to the Development Plan:</p> <ul style="list-style-type: none"> • Greater emphasis on the urgent need for a new wastewater treatment plant as raw sewage is being discharged into the river estuary at the centre of the village which then washes out to the SAC, NHA, SWRBD protected area and designated shellfish. It is also preventing new planning permissions for housing in the village due to lack of capacity. It is requested that the requirement for a new wastewater treatment plant for Ballydehob be given the highest priority in the new Development Plan. • It is requested that the dredging of the estuary, the repair, upgrading and future maintenance of the weir and sluice gates, and the restoration of the river frontage, be given the highest priority in the new Development Plan. <p>Additional estuary upgrading initiatives are requested as follows:</p> <ul style="list-style-type: none"> -Improved floodlighting to 12 arch bridge -Relocate the recycling bins currently located by the tennis courts and visitor picnic area. -Provide a boardwalk along the estuary edge for visitor use. -Repair works to the pier area and associated walkways. Repave and upgrade the surface of the quay • Transport related recommendations include a one way street system on Store Road, Greenmount Road and Chapel Lane to ease congestion at school drop off and pick up times with additional drop off parking outside the schools. Trials have been carried out which were successful. • Remove X01 car park objective as it is located in the centre of the village and is unsuitable. • Identify an overnight parking area for campervans – suggested sites include adjacent to the child play area at the entrance to the village off the N71, off Store Road south of the 12 arch bridge, or GAA car park. • Provide electric car recharging in the village. • Paving, pedestrian priority and shared surface proposals for the village – See Section 5 of 2020 Vision Report. Potential to also create a multi functional leisure event area. • Provide a pedestrian crossing in the village centre around Budds Café/ Levis Corner House, lower speed limits to 30kph in village and out along Greenmount Road toward Foilnamuck and provide footpaths out of the village. • Does not support Objective DB06 i.e. widening of roads in the village centre. Request that carriageway widths be reduced to control traffic speed, maximise the pedestrian realm and encourage more people to stop and enjoy village facilities

	<ul style="list-style-type: none"> • For conservation purposes it is requested to implement a coordinated policy of relocating electrical cables under pavements as new resurfacing works occur. Attractive paving materials are requested, not concrete • Street lighting plan and upgrades for the village • Support the Ballydehob Arts Museum ‘Heritage Trail’ initiative planned for the village. • Provide a grant aid scheme for repair and upgrade of historic shop fronts in the village. • Provide playing pitch and facilities for Ballydehob Football Club. Suggested sites include open lands adjacent to the tennis courts or share facilities with the GAA. • Provide a safe walkway/cycleway to the GAA pitch from the village. • Provide more housing in the village especially affordable housing and 1 or 2 bed flats for rent. Also severe lack of tourist and visitor accommodation and supporting policy sought for ‘living over the shop’ tourist initiatives or new small hotel etc. in the village. • Expand the village boundary line to include useful potential building plots given the constraints within the village such as rocky outcrops and suitable sites already developed. Suggested adjustment to the northern village boundary to include land either side of Sailors Lane which would release a number of useful plots. • Recognise the village as a food and craft centre and provide for start-up initiatives and opportunities. • Provide greater emphasis on safe cycling and provision of electric bike facilities in the village and identify a location for a bike- for- rent scheme. • Improve accessibility in the public realm including provision of accessible public toilet in the village centre and promote values of Inclusivity and diversity. • Facilitate proactive participation of children and young people in the Development Plan process. <p>A drawing for the community garden and motorhome parking which is referred to in the Village Statement is also attached to the submission.</p>
<p>Principal Issues Raised</p>	<ol style="list-style-type: none"> 1. The submission notes that many of the requirements for the village have already been incorporated into the 2017 Local Area Plan. Clarification if these are still included in the Draft Plan is sought. 2. Highlights need for a waste water treatment plant upgrade 3. Highlights the need for dredging of the Estuary 4. Highlights the need for various public realm improvements in the village such as parking and traffic management, and sustainable travel. 5. Highlights need for further community facilities. 6. Discusses need for housing options and identifying more suitable lands for development. 7. Requests Initiatives to support living over the shop type development 8. Strengths in the local food and crafts industries detailed. 9. Need for consideration of accessible and inclusive facilities in the village having regard to topographical constraints.

	10. Plan for a proposed community garden and motorhome parking submitted
Chief Executive's Response	<ol style="list-style-type: none"> 1. The initiatives from the current 2017 Local Area Plan has been incorporated into the Draft Plan. 2. The need for this upgrade is recognised, it is a matter for Irish Water. Cork County Council will continue to work in partnership with Irish to seek a resolution to this issue. 3. This is outside the scope of the development plan review. 4. The development boundary objectives of the plan already support the need to identify suitable parking (DB-04, need for community facilities (DB-05), support for sustainable cycleways (DB-07). Support for traffic management (DB-09) 5. Noted 6. Given the issues relating to restricted wastewater treatment, the development boundary is appropriate. 7. The planning authority supports proposals which contribute to compact growth and vibrancy in the village. 8. The Planning authority support initiatives which provide sustainable indigenous jobs growth in the village 9. Noted 10. The site is question is zoned X which supports in principle the suggested uses.
Chief Executive's Recommendation	<ol style="list-style-type: none"> 1. No amendment required 2. No amendment required 3. No amendment required 4. No amendment required 5. No amendment required 6. No amendment required 7. No amendment required 8. No amendment required 9. No amendment required 10. No amendment required
Interested Party	Baltimore Tidy Towns
DCDP340524619	DCDP340524619
Submission Summary	<p>This submission notes various points of information in the text of the Draft plan that requires updating. It requests that the plan refer to the community owned swimming pool, and the Lifeboat station. The submission notes that homes for full-time residents are urgently required and also that 71% of the homes in the village are holiday homes. It requests that additional parking areas are provided, the X-02 site is proposed, requesting the road be repaired and parking spaces repainted. The work of the Roads Department in the completion of village centre improvements is acknowledged. The repurposing of Bull Point for community use is emphasised. The submission outlines the need for a more viable, sustainable community for a full-time population which includes families and young people to support its tourism success as a destination for its 2,500 summer visitors. It states that unless the trend of declining population is reversed the school, fishing industry and Lifeboat will wither away. There is also a need to protect and preserve its unique environment both at sea and on land.</p>

Principal Issues Raised	<ol style="list-style-type: none"> 1. Highlights need to update the text of the plan to refer to the swimming pool, Lifeboat station. 2. Should the make additional reference to parking requirements? 3. Highlights need for viable sustainable community facilities for full-time population
Chief Executive's Response	<ol style="list-style-type: none"> 1. The Draft Plan text will be updated where necessary to include reference to the swimming pool and Life boat station and other factual corrections in the final version of the plan. 2. A new general objective is proposed. 3. This issue is noted. The Draft Plan is supportive of measures to improve the provision of community facilities where possible.
Chief Executive's Recommendation	<ol style="list-style-type: none"> 1. No amendment required 2. Amendment required See amendment reference no. 5.2.14.3 3. Amendment required see amendment no. 5.2.14.4
Interested Party	Bantry Project Group
DCDP337284752	DCDP337284752
Submission Summary	<p>The submission notes that the group is made up of representatives from a number of organisations/persons including: Bantry Business Association, Bantry Chamber, Bantry Development and Tourism, Bantry Tidy Towns, West Cork Development Partnership, Cllrs Danny Collins & Patrick Gerard Murphy.</p> <p>A number of issues raised relating to Bantry are set out as follows.</p> <p>Population/Demographics: Concern raised regarding the high level of dependency in Bantry and the downward trend in the population figures with potential effects on schools and employment. The group outline their full support for the projected growth in housing delivery and projected population growth outlined in the Draft Plan. The redeployment of public authority departments to the town is recommended in order to reverse the downward trend in population or flag as a 'Special Regeneration Town' in the Draft Plan.</p> <p>Enterprise Centre: Concern is raised about the condition of the E Bantry Enterprise Centre building which is stated to be outdated, cold and has poor broadband and mobile coverage. Issues that have been flagged by current and former tenants. Investment is needed to accommodate the additional 'at work cohort'.</p> <p>Relief Road: The need for the relief road is highlighted to support housing and improve living and trading environments. The impact of large volumes of heavy traffic causing structural damage to roads, streets and footpaths is also highlighted.</p> <p>Water Services: The submission requests that the Draft Plan address the quality of drinking water in the town which may require a study and corrective action plan. In relation to waste water infrastructure, the need for upgrades required by 2028, is also highlighted.</p> <p>North Shore T-01 lands: The group request that this be brought under the scope of the Draft Plan as a public amenity, the connection between</p>

	<p>Supervalu and the town should be addressed, suggests moving the wastewater treatment facility and oil depot. Suggestion that this area could be developed as a skatepark. The area occupied by the alleged unauthorised mobile homes are prime land for potential maritime or tourism development.</p> <p>Other Issues:</p> <ul style="list-style-type: none"> • A timeline for the delivery of roads and water infrastructure to ensure new residential development can be delivered, is requested. • Important that CCC and Flood Relief Plan look to preserve & enhance the Old Coral Sand Quays. • The need to improve Wolfe Tone Square is highlighted, in terms of traffic flow & community resource. • Bantry House & Gardens should be flagged as a priority for any national funds of investment in historic houses. • Need for Sports Facilities for the town & hinterland. The need to include West Cork Sports Centre in a more defined way in the plan is requested, noting the current lack of facilities in the town. Concern re. new designation on part of proposed development lands is also highlighted. • In relation to the Destination Towns status, it is requested that specific plans be identified in the Draft plan to enhance and deliver on inward investment. • It is requested that a Maritime & Cultural Heritage Museum be built into the plan. • Requests exploration of a Marine Activity Centre would be a great asset to the town. • Requested that an extension of the Beicin Walkway to Donemark be highlighted as a priority. • Additional signage to be erected for cycleways (proposed Bantry to Glengarriff) / Sheep’s Head & Goats Path – matching road designation of space to cyclists where possible is also requested.
Principal Issues Raised	<ol style="list-style-type: none"> 1. Supports population growth targets 2. Concerns re condition of the E Bantry Enterprise Centre 3. Supports Relief road 4. Highlights issue with quality of drinking water 5. Further requests for the North Shore T-01 lands 6. Highlights Important that CCC and Flood Relief Plan look to preserve & enhance the Old Coral Sand Quays 7. Suggests a number of other measures to improve tourism assets and local amenities.
Chief Executive's Response	<ol style="list-style-type: none"> 1. Noted 2. This is not a matter for the development plan review 3. Noted 4. This is a matter for Irish Water 5. Noted 6. Additional text to be included to reference the Quays 7. Noted
Chief Executive's Recommendation	<ol style="list-style-type: none"> 1. No amendment required 2. No amendment required

	<ol style="list-style-type: none"> 3. No amendment required 4. No amendment required 5. No amendment required 6. Amendment required. See NO. 5.2.6.17 7. No amendment required
Interested Party	Barry & Patricia Ryan
DCDP346028877	DCDP346028877
Submission Summary	Submission relates to a 6.52 Ha site at Coronea, Skibbereen, outside of and adjoining the development boundary of the town in the Draft Plan. States that the lands are situated within the current development boundary of the town and are zoned 'agricultural'. The site adjoins land identified in the Draft Plan as Existing Residential/Mixed Residential and Other Uses and the submitter seeks that this zoning is extended to the subject site. States that the area is approximately 700m from the town centre and makes reference to the ten-minute town concept, liveable communities, reduced carbon footprint and pedestrian and cycling connectivity to the town centre and services. Submits that subject site would meet that development criteria. Adds that the land does not appear to be at risk of flooding.
Principal Issues Raised	Should the development boundary of Skibbereen be extended to include the subject lands.
Chief Executive's Response	There is sufficient land within the development boundary of Skibbereen to meet population targets.
Chief Executive's Recommendation	No amendment required
Interested Party	Bernard Hennessy
DCDP345618854	DCDP345618854
Submission Summary	Submission is requesting that the development boundary of Ballineen-Enniskeane be extended to include a c.2.5 acre site, to secure a residential zoning objective lands, (or a sufficient portion thereof) that adjoin the village to facilitate the development of a single residence of appropriate scale and character for the submitter's own permanent residential use. A map of the subject lands has been provided, which are located to the south and west of the development boundary of Ballineen. The various physical characteristics of the site are described that an entrance can be provided with the 60km zone, and to note that the lands are adjacent to the current settlement boundary. The submission notes the Draft Plan intention to secure an additional 80 units within the lifetime of the plan, but does not feel that this will be achievable. Various personal circumstances are outlined by the submitter, as well as justification for the suitability of the lands for development.
Principal Issues Raised	Should the development boundary of Ballineen-Enniskeane be extended to include the lands for the provision of an additional dwelling house.
Chief Executive's Response	There is sufficient land within the development boundary of Ballineen-Enniskeane to cater for projected growth and there is no requirement for additional land and it is not proposed to extend the development boundary. The site is located in an area where the rural housing policy applies, a proposal

	for a rural dwelling required to meet rural generated housing need can be assessed in accordance with that policy.
Chief Executive's Recommendation	No amendment required
Interested Party	Bill Enright
DCDP345619006	DCDP345619006
Submission Summary	<ul style="list-style-type: none"> • Detailed submission requesting lands (2 ha) located approx. 4km east of Bantry town, in Holly Hill, be zoned for Business Use, where an existing Plant Hire and Construction Business is being carried out. • Submission provides details of the physical characteristics of the site, the existing business has been in operation for over ten years, employing over 10 people. Also used as a Plant Hire Business for over 25 years. Aerial imagery of the site from the years 1995-2019 are provided. • Planning Policy and objectives are discussed in relation to the 2014 CDP, and 2017 West MDLAP. The site is currently located in the Bantry Greenbelt, the various elements of the greenbelt policy are also discussed. • Submission states that the site is in a transitional area in a lesser valued landscape of diminishing importance in terms of strict settlement policy. • A review of the planning history is provided, and proposals for development on the site for a 1015 sq metres structure for machinery plant storage and workshop. Access details are also provided. • Finally, the submission sets out details of the acceptable nature of the proposed zoning objective, noting the development will blend with the existing rural landscape, maintaining and strengthening the rural economy. • Various site photographs are appended to the submission.
Principal Issues Raised	Should the Draft Plan be amended for the zoning of land to the east of Bantry town for Business use. Is there a need for additional business zoned lands in Bantry ?
Chief Executive's Response	The Draft Plan makes provision for a significant amount of Business zoned land in the Town. There are approx. 52 ha of Business and General Employment Zoned land in the town, there is also 13.6 ha of Industrial zoned lands. There is sufficient land already zoned in the town and it is not proposed to zone additional land.
Chief Executive's Recommendation	No amendment required
Interested Party	Board of Management, Sacred Heart Secondary School
DCDP342803127	DCDP342803127
Submission Summary	<p>This submission sets out a number of points of clarification as follows, regarding the Convent of Mercy Building and refers to page 120 of the report:</p> <ul style="list-style-type: none"> • The convent is now in the ownership of the Department of Education. • A major building project for the school is included in the Department's School Building Programme, to be delivered as part of the National Development Plan (NDP). • The long-term projected enrolment for the school is 600 pupils, with an SEN Class. • The DES is currently finalising the project brief documentation to be

	<p>considered by the Design team.</p> <p>The Department's plan involves the renovation of the Convent building to provide the additional accommodation required. The submission outlines the Board's concerns that given the planned growth of the town within a short period of time, the town will see a shortage of Post Primary places for Students and highlights the need for the Department of Education and the Council to seek to address this.</p>
Principal Issues Raised	<ol style="list-style-type: none"> 1. Submission provides clarification regarding the future plans for the Convent of Mercy building including long term plans to renovate building for Educational Use. 2. Should the text of plan be amended to reflect the long-term proposals to refurbish building for educational use. ?
Chief Executive's Response	<p>The site is currently zoned special policy area zoning CK-X-01. Having regard to the long-term plans for the site, including the renovation of the Convent building for educational use is noted. Having reviewed the submission, it is considered that the special policy zoning is not required and that the site would be more appropriately zoned for Community use which facilitates education developments.</p>
Chief Executive's Recommendation	<p>Amendment required. See amendment reference no. 5.2.5.5</p>
Interested Party	Bob Hilliard
DCDP344710734	DCDP344710734
Submission Summary	<p>This submission makes the following comments regarding Dunmanway DY-AG-07.</p> <ul style="list-style-type: none"> • Lands currently zoned under LAP 2017 in Dunmanway (Municipal District of West Cork) for residential DY-R-09 (3.89 hectares), granted planning for 26 no. dwellings in 2008 under planning reference 07/1020. • Under the Draft LAP 2022 - same area is proposed to be rezoned for agriculture use (ref no. DY-AG-07) • The owner wishes to retain the current zoning status as residential given its previous permission and close proximity to existing residential development and all local amenities (swimming pool, pitch n putt and GAA grounds). • Zoning needs to be retained on the South side of Dunmanway town so that the town can grow proportionally in each direction.
Principal Issues Raised	<p>Should the lands zoned DY-AG-07 in the Draft Plan be rezoned for residential use. Is there a need for zoning of additional residential land in Dunmanway?</p>
Chief Executive's Response	<p>There is sufficient land within the development boundary of Dunmanway to meet population targets.</p>
Chief Executive's Recommendation	<p>No amendment required</p>
Interested Party	Breda Brooks
DCDP344353900	DCDP344353900
Submission Summary	<p>This submission relates to a dwelling house and its boundary which are stated to be within the GC-02 zoning in the Draft Plan in Inchydoney. The boundary of the zoning is stated to run directly through the property, through the house</p>

	and domestic store/garage. A map is submitted showing the property in question, it is the submitters intention to replace the house with a modern energy efficient house. The site is stated to be well away from any sensitive area, SPA or SAC areas. It is therefore requested that the said property be excluded from the GC-02 Green infrastructure area.
Principal Issues Raised	Should the boundary of the GC-02 lands be amended to exclude the existing development on the site.
Chief Executive's Response	It is considered appropriate to facilitate a minor adjustment of the GC-02 zoning boundary to exclude the subject property from the said zoning.
Chief Executive's Recommendation	Amendment required
Interested Party	Brian Marten
DCDP344165148	DCDP344165148
Submission Summary	The submitter indicates lands on the map submitted, which he states is within his ownership. This is within the Green Infrastructure zoning GC-03 on the Baltimore zoning map, p. 191, and is zoned Open space preserved for visual amenity including a waterside promenade walk", The submitter is seeking reassurance that this refers to strictly visual amenity and that it does not imply that it is a public amenity area. It is suggested that it is unclear what the 'waterside promenade walk' refers to. A map has been submitted which outlines a field to the west of two houses which is suggested should also be included in the GC-03 area, because it has a documented flood history and because planning was refused by An Bord Pleanála because of the flood risk.
Principal Issues Raised	<ol style="list-style-type: none"> 1. Seeks clarification regarding the intention of the GC-03 zoning. 2. Suggests inclusion of land within Flood risk area.
Chief Executive's Response	<ol style="list-style-type: none"> 1. The lands zoned GC-03 are zoned for visual amenity purposes and not for the purposes of providing a public amenity area. 2. A new Flood Zone map for Baltimore is inserted as an amendment to the Draft Plan. See <i>Section 12 (4) Chief Executive's Report Volumes Two Parts Two, Three and Four: Proposed Amendments to the Draft Volumes Three, Four and Five.</i>
Chief Executive's Recommendation	No amendment required
Interested Party	Brian Marten
DCDP344173222	DCDP344173222
Submission Summary	This submission refers to an error on page 188, relating to Baltimore. In relation to Paragraph 2.14.13, the last sentence states "the land to the extreme east of the town on Fishery point should be preserved as open space to protect the visual amenity of the area." The submission states that this is marked GC-03 on the map on page 191, covering much of Coney Island. It states that this is a laudable objective, and states that Fishery Point is in fact at the extreme north-east of Coney Island, as shown o the Historic 25" to 1 mile map, and states that there is no land due east of Fishery point until the village itself is reached.

Principal Issues Raised	The submission refers to text in Paragraph 2.14.30 of the Draft Plan which it states is an error.
Chief Executive's Response	The issue raised will be addressed by way of an amendment to the Draft Plan.
Chief Executive's Recommendation	Amendment required See no. 5.2.14.2
Interested Party	Bryan Murphy
DCDP345779308	DCDP345779308
Submission Summary	<p>Submission requests that land located in Seafield Bantry, be excluded from the proposed green infrastructure BT-GC-07 zoning and instead be zoned as Residential, for the following reasons;</p> <ul style="list-style-type: none"> • Lands adjoins Deerpark Nursing Home, and may be suitable for residential development in the future in connection with the nursing home. • The submitter refers to his families strong local connection, that they will all have a housing need in the future. Concerned that the open space zoning may preclude them from constructing a home on their family landholding in the future. • Lands adjoin Rope Walk and are considered ideally suited for residential development • Lands are very remote from Bantry house and the inclusion of these lands around the Bantry House estate is deemed excessive. <p>A map of the lands has also been provided.</p>
Principal Issues Raised	Is it appropriate to rezone lands from BT-GC-07 for residential use in Bantry?
Chief Executive's Response	There is sufficient land within the development boundary of Bantry to meet population targets.
Chief Executive's Recommendation	No amendment required
Interested Party	Carhue Developments
DCDP346040500	DCDP346040500
Submission Summary	<p>Submission supports the zoning of their lands to the northwest of Clonakilty (Scartagh) in the Draft Plan and consider that is based on sound planning rationale. These lands have been zoned as CK-R-02 and CK-R-03 (residential), special policy area (part) and agriculture (part). Submission states that their development will contribute directly to the realisation of a significant number of regional and local policy objectives and the development of these lands will be delivered in the life of the forthcoming Development Plan. It is outlined in a detailed submission that the development of subject lands will contribute to the delivery of a key number of stated objectives for Clonakilty including green infrastructure, northern relief road, modal shift, housing mix and placemaking. The area for the proposed development is considered to be a sustainable location for development and the submission sets out the justification for zoning the subject lands having regard to identified principles for growth as set out in the RSES. Enclosed with the submission is a Northern Relief Road Preliminary Design and an outline area</p>

	masterplan for Scartagh area.
Principal Issues Raised	Submission outlines support for the CK-R-02, CK-R-03 and CK-X-01 zoning which it states contributes to the delivery of a key number of stated objectives for Clonakilty including green infrastructure, northern relief road, modal shift, housing mix and placemaking.
Chief Executive's Response	The contents of the submission are noted. The land supply for Clonakilty has been reviewed in accordance with the revised population growth allocation. This had required an adjustment to the residential land supply. The need for additional green infrastructure has also been identified.
Chief Executive's Recommendation	Amendment required . See Volume Two Part Four amendments
Interested Party	Castletownbere Commercial Park Ltd.
DCDP346132230	DCDP346132230
Submission Summary	The submission relates to lands c. 1.4 ha in area located on the R572 approx. 1.5km to the east of Castletownbere town centre. The lands are occupied by a Circle K service station, Beara Distillery outlet, a fitness centre, a charity shop as well as other commercial units including a general building contractors' yard. The site is described as being serviced by public lighting, public water and foul sewers, and the public footpath is within 500m of the lands. The planning policy for the area is discussed under the headings National Planning Framework, Regional Spatial and Economic Strategy, Cork County Development Plan 2014, West Cork MDLAP 2017 and the Draft Plan 2022-2028 proposals. The submission notes that the lands retain the same zoning as the CCDP 2014 and 2017 LAP. The northern end of the lands are within the GB 1-1 town greenbelt and the southern end are within the GB 1-2 area. While the lands are within the greenbelt zoning, the submission argues that the lands are distinctly not greenbelt having long-established large commercial development, therefore the greenbelt zoning is described as being at odds with the existing built-up area. Accordingly, the is requested that the Council remove the lands from the greenbelt and include the lands and zone as "Existing Mixed/General Business/Industrial Uses".
Principal Issues Raised	It is appropriate to remove the subject lands from the Greenbelt and to include the lands and zone as "Existing Mixed/General Business/Industrial Uses".
Chief Executive's Response	It is an objective of the Town Greenbelts to retain the identity of towns, to prevent sprawl and to ensure a distinction in character by maintaining a greenbelt around the towns. Objective RP 5-16 of Chapter 5 Rural recognises the requirements of long-established commercial uses located within the greenbelt which may make proposals for expansion / intensification of existing uses. It is not considered necessary or appropriate to exclude the subject lands from the greenbelt.
Chief Executive's Recommendation	No amendment required
Interested Party	Charlie Davis

DCDP344722619	DCDP344722619
Submission Summary	<p>Submission seeking lands to the east of Skibbereen town in the townland of Gortnaclohy and zoned SK-AG-02 in the Draft plan be zoned for Residential use. Submission notes that lands are currently zoned SK-R-02 in the CDP 2014 and request that this residential zoning be retained under the Draft Plan review.</p> <p>The lands are described as having good dual road frontage and that mains water supply is readily available. In the absence of mains sewer and surface water drainage, the site is considered suitable for serviced sites. It is suggested that if combined with the lands to the west, options would be available to fully service the combined landholdings with infrastructure. Proximity to the proposed By-pass, schools and to the town centre is also noted. The submission maintains that the removal of this subject land from residential zoning would diminish further the residential landbank and hinder the orderly development of the town in the future. A site location map outlining the relevant lands is provided.</p>
Principal Issues Raised	Should the lands be rezoned from SK-AG-02 to residential use. Is there a need for zoning of additional residential land in Skibbereen?
Chief Executive's Response	There is sufficient land within the development boundary of Skibbereen to meet population targets.
Chief Executive's Recommendation	No amendment required
Interested Party	Christopher O'Sullivan
DCDP346248836	DCDP346248836
Submission Summary	This submission states that Clogheen Strand Intake to the south of Clonakilty town, which is already designated as an SAC and an SPA should be highlighted as a nature reserve. Its importance as an area of unique biodiversity should be specifically recognised within the plan.
Principal Issues Raised	Should Clogheen Strand Intake to the south of Clonakilty town, be highlighted as a nature reserve and an area of importance as an area of unique biodiversity, which should be specifically recognised within the plan?
Chief Executive's Response	The designation of Nature Reserves is provided for under the Wildlife Act (sections 15 and 16) (as amended). The responsibility for designating Nature Reserves is a matter for the Minister for Housing, Local Government and Heritage, not Local Authorities.
Chief Executive's Recommendation	No amendment required
Interested Party	Christopher O'Sullivan
DCDP346250786	DCDP346250786
Submission Summary	This submission states that the public children's playground in Clonakilty should be upgraded and enhanced over the course of this development plan.
Principal Issues Raised	Should the Draft Plan be amended to refer to the need for the children's playground in Clonakilty to be upgraded?

Chief Executive's Response	An amendment is proposed to highlight the need for improvements to play and recreational facilities in the town including the Children's playground where possible.
Chief Executive's Recommendation	Amendment required. See Volume Part Four amendments
Interested Party	Christopher O'Sullivan
DCDP346248432	DCDP346248432
Submission Summary	The submission makes the following points; <ul style="list-style-type: none"> • The overall plan has big aspirations on biodiversity and the protection of eco systems, but there is very little specific measures within the plan to encourage more green spaces within our towns. • There is a need to encourage a move towards more tree canopy cover, wildlife corridors and habitats within our town environs, • Submissions that seek to promote, enhance and protect biodiversity and nature within areas of the West Cork MD are supported. An example of such a submission which would be the joint submission of the Clonakilty Tree Planting Group, Clonakilty Tidy Towns and Clonakilty Chamber of Commerce.
Principal Issues Raised	Does the Draft Plan adequately address the need for measures to improve green spaces in towns, more tree canopy cover, wildlife corridors and habitats within town environs?
Chief Executive's Response	The plan includes a list of policies and commitments in relation to biodiversity protection which relate to areas of responsibility of the Local Authority. This includes policies: <ul style="list-style-type: none"> • BE 15-1 (Support and comply with national biodiversity protection policies); • BE 15-2 BE 15-2 (Protect sites, habitats and species); • BE 15-3 (Local Authority plan making); • BE 15-4 (Local Authority development and projects); • BE 15-5 (Biodiversity on Council owned and managed land); and • BE 15-6 (Biodiversity and new development). In addition, it is proposed to include information in Chapter 19 Plan Implementation setting out how the implementation of these policies will be monitored (include appropriate amendment ref).
Chief Executive's Recommendation	No amendment required
Interested Party	Christopher O'Sullivan
DCDP346251044	DCDP346251044
Submission Summary	This submission refers to Skibbereen/Baltimore Greenway Trail, and suggests that in in paragraph 2.7. (Page 135) under the heading "Tourism", provision should be made for the creation of a cycling route/greenway trail connecting the town of Skibbereen to the village of Baltimore. Furthermore, the submission states that if developed in a sensitive, environmentally friendly way, such a trail could be of huge economic benefit to the region.
Principal Issues Raised	Should the Draft Plan be amended as requested?
Chief Executive's Response	Chapter 10 (Tourism) & Chapter 12 (Transport and Mobility) discuss the benefit of preparing a greenway strategy for the County to guide

	consideration of future greenway identification and development in a plan-led approach to the development of future greenways in the county. The Council recognises the need for continued consultation with local community in the identification of suitable greenways and active travel routes. The identification of additional routes will be guided by this strategy to ensure a plan-led approach.
Chief Executive's Recommendation	No amendment required.
Interested Party	Christopher O'Sullivan
DCDP346252572	DCDP346252572
Submission Summary	The submission states that there has been far too much de-zoning of residential land in the draft plan. It refers to the National Planning Framework objective that "the target is for at least 40% of all new housing to be delivered within the existing built up areas of cities, towns and villages". It considers that the de-zoning of residential land flies in the face of the objective. Furthermore, the submission considers that we also have to take into account the fact that there is a huge shortage of housing in Ireland and indeed in County Cork. It is estimated that we will need up to 40,000 houses per year to satisfy housing demand in Ireland. Finally, the submission notes that the wholesale de-zoning of lands within our main settlements may seriously impede this objective and urges a review of the de-zoning decisions on some of the land in the West Cork MD that was formerly zoned residential.
Principal Issues Raised	Submission states that there has been far too much de-zoning of residential land in the draft plan which may seriously impede the delivery of housing in the county and urges a review of the de-zoning decisions on some of the land in the West Cork MD that was formerly zoned residential.
Chief Executive's Response	The residential land supply provisions for the West Cork Municipal District have had regard to current guidelines and align to the requirements of the NPF and RSES. A further assessment of the land supply has been undertaken on foot of the recommendations of the Office of the Planning Regulator. Please see Key Issues and Recommendations relating to Chapter Two Core Strategy.
Chief Executive's Recommendation	No amendment required.
Interested Party	Christopher O'Sullivan
DCDP346245875	DCDP346245875
Submission Summary	This submission states that plan should reinstate all of the villages and village nuclei in the West Cork MD. It states that the draft plan removes many of the villages, village nuclei and other locations that were included within the 2014 plan. It considers that the removal of Lissavard, Kilmichael, Rossmore, Teerelton, Cappeen, Ballynacarriga, Ballingurteen, Rathbarry, (Castlefreke) Castletownkenneigh, Reenascreena, Urhan, Toormore, Kilcoe, Lislevane, Lyre, Drombeg, Johnstown, Togher, Connonagh, Caheragh, Rathmore, Church Cross, Coomhola, Dromore, Pearson's Bridge, Lowertown, Adrigole, Rossmackowen/Waterfall, Darkwood, Lisbealad and Poundlick as villages or village nuclei should be reviewed. The submission notes that the national planning framework states that "the target is for at least 40% of all new

	<p>housing to be delivered within the existing built up areas of cities, towns and villages” and considers that the removal of these villages and village nuclei from the plan contradicts the objectives of the national planning framework. The submission makes the following additional points:</p> <ul style="list-style-type: none"> • Many of these villages were former hubs of activity but have declined in recent decades because of a displacement of the rural population to urban areas. • There is however a huge opportunity for this decline in the population of rural Ireland to be reversed. • The COVID19 Pandemic has presented new opportunities for people to be able to live and work in rural areas. • The villages and village nuclei that have been removed could provide an opportunity for people to settle in these areas if they are reinstated. • In many instances, there has been no development in these villages because of a lack of investment in services and infrastructure such as public lighting and waste water treatment. • If these villages and village nuclei are not included in the 2022 – 2028 County Development Plan, then the prospect of these locations ever being considered for waste water treatment plants or public lighting, footpaths, etc. remains very unlikely. • The removal of these locations is a very negative step that will have a serious impact on settlement in West Cork and I would urge the reinstatement of the locations as outlined above.
Principal Issues Raised	Should the settlements of Lissavard, Kilmichael, Rossmore, Teerelton, Cappeen, Ballynacarriga, Ballingurteen, Rathbarry, (Castlefreke) Castletownkenneigh, Reenascreena, Urhan, Toormore, Kilcoe, Lislevane, Lyre, Drombeg, Johnstown, Togher, Connonagh, Caheragh, Rathmore, Church Cross, Coomhola, Dromore, Pearson's Bridge, Lowertown, Adrigole, Rossmackowen/Waterfall, Darkwood, Lisbealad and Poundlick as villages or village nuclei be reinstated as settlements in the Draft Plan?
Chief Executive's Response	A review of the settlement network across the County was carried out as part of the preparation of the Draft CDP. This review was based on services provision, size of settlement and potential to deliver housing over the next Plan period to 2028 and led to the recommendation for the removal of the development boundary of most village nuclei, other locations and some smaller villages. Any future housing proposals in these settlements will be assessed on the basis of the rural housing policy applicable in the area. Full detail of the network review is set out in Background Document No. 4 Settlements and Placemaking available at https://www.corkcoco.ie/sites/default/files/2020-03/background-document-no-4-settlements-and-placemaking.pdf
Chief Executive's Recommendation	No amendment required
Interested Party	Cillian Casey
DCDP332779007	DCDP332779007
Submission Summary	This submission is requesting an extension of the development boundary of Union Hall to include a site with a stated area of 0.31 ha. The submission

	discusses the limited growth of new residential development in the village and lack of available sites within the existing development boundary of Union Hall to accommodate people working locally. It notes that sites that do become available on the market are at prohibitive prices. A number of points are made in support of the boundary extension request including; proximity of the site to the village centre and its amenities, roads access and accessibility to utilities and services, and potential for new development to be well integrated with the existing village consistent with the aims and objectives of the County Development Plan.
Principal Issues Raised	Is there a need to extend the development boundary of Union Hall to include the identified lands on the western side of the village?
Chief Executive's Response	The growth allocation for Union Hall is 31 units. There are sufficient lands within the development boundary of the village to meet these growth targets. It is a requirement to ensure that lands within the development boundary can visually integrate with the village having regard to its sensitive coastal location. There are more suitable lands within the development boundary that can meet the growth target.
Chief Executive's Recommendation	No amendment required
Interested Party	Claire & Paudie O'Donovan
DCDP332668258	DCDP332668258
Submission Summary	This submission is requesting an extension of the northern boundary of Skibbereen town to include lands which have a stated area of 0.38 ha within the development boundary. The lands are currently within the greenbelt area in the Draft plan, located to the west of the hospital. The submission notes that the lands are not within an area at risk of flooding and are adjacent to a residentially zoned site, close to the town centre and other facilities and services. Furthermore, it notes that the lands could provide for alternative housing development at potential lower densities helping to alleviate pressure with the rural catchment and greenbelt zone. It further argues that the lands would not impact on the character of the greenbelt or the area.
Principal Issues Raised	Is it appropriate to extend the development boundary of Skibbereen to include additional lands identified?
Chief Executive's Response	There are sufficient lands within the development boundary of Skibbereen to meet population growth targets.
Chief Executive's Recommendation	No amendment required
Interested Party	Cllr. Deirdre Kelly
DCDP345962808	DCDP345962808
Submission Summary	Waste Water Infrastructure The 2014 plan text stated that there was an issue regarding the location of the outfall pipe from the Dunmanway WWTP which discharges into the Bandon SAC which needed to be resolved if planned development is not to be delayed. This has been repeated in the current plan however no action

has been taken on this matter in the last 6 years despite is being noted as an item of 'Critical Infrastructure'. New developments in the town cannot achieve planning permission on the basis of the quality of effluent released to the Bandon River.

The required investment is small by comparison to the level of investment made in other towns in the region for Water, Wastewater and Flood Defences. The failure to tackle this issue results that the town is unable to develop during a period of economic positivity means the town is regressing while other towns in the region are benefiting from investment.

There is also ambiguity as to the potential performance of the current Waste Water Treatment Plant with no public record of Irish Water Challenging EPS Group to improve the standards set out.

Revisions Required to the County Development Plan:

- Prioritise the relocation of the waste water treatment plant outfall, or alternatively allow for the inclusion of a tertiary treatment system allowing the outfall to remain in its current location.
- Include temporary measures to allow for the delivery of 1/3 of the 168 required housing units for the town. This might include an improved sewage treatment regime in the existing plant to improve effluent quality.

Potable Water Infrastructure

The plan also notes that there is a strategic infrastructure deficit in relation to the provision of potable water reflected in recent planning applications for developments in the town being rejected, despite Irish Water noting in pre-connection enquiries for the same developments that capacity is available.

It has been proposed that Dunmanway town's potable water supply would be sourced along with Clonakilty from Curraghally Lake to the East of Drinagh, this is despite the fact that Dunmanway town's current source at Coolkelure Lake is provided by an aquifer with ample capacity and minimal operational costs, as the system is gravity fed to the town.

Proportionate to investments in other towns in West Cork, upgrades to the system in Dunmanway would be small and cost effective. Both a short term and longer term solution are suggested in the submission.

Revisions required to the county development plan:

- Review the proposal for the supply of potable water to the town to retain the current source.
- Implement staged upgrades to the system to provide increased capacity.
- Remove the current restrictions on development in the town as stated in the development plan to take into account Irish Water's statement on current capacity allowing a certain level of development to proceed in the town.

	Written confirmation from Irish Water that they will undertake the necessary works so as not to impede the objectives set out in the Plan should form part of the final plan.
Principal Issues Raised	<p>The submission highlights a number of issues relating to Water Infrastructure in Dunmanway, specifically the following are requested, Revisions Required to the County Development Plan:</p> <ol style="list-style-type: none"> 1. Prioritise the relocation of the waste water treatment plant outfall, or alternatively allow for the inclusion of a tertiary treatment system allowing the outfall to remain in its current location. 2. Include temporary measures to allow for the delivery of 1/3 of the 168 required housing units for the town. This might include an improved sewage treatment regime in the existing plant to improve effluent quality. <p>Revisions required to the county development plan:</p> <ol style="list-style-type: none"> 1. Review the proposal for the supply of potable water to the town to retain the current source. 2. Implement staged upgrades to the system to provide increased capacity. 3. Remove the current restrictions on development in the town as stated in the development plan to take into account Irish Water’s statement on current capacity allowing a certain level of development to proceed in the town. 4. Written confirmation from Irish Water that they will undertake the necessary works so as not to impede the objectives set out in the Plan should form part of the final plan.
Chief Executive's Response	The matter of providing a solution to resolving the relocation of the waste water treatment plant outfall, or finding alternative solutions such as the potential inclusion of a tertiary treatment system is a matter for Irish Water. Development is unable to proceed until such time as this matter has been resolved. Cork County Council will continue to advocate with Irish Water to find a solution to this issue. Irish Water updates have been provided in the amendments.
Chief Executive's Recommendation	No amendment required
Interested Party	Cllr. Deirdre Kelly
DCDP345968452	DCDP345968452
Submission Summary	This submission requests that Cork County Council would ask the Department of Housing, Local Government & Heritage to produce policy which would compel Irish Water to undertake the infrastructural work as set out in the County Development Plan to ensure that the proposed developments may be realised.
Principal Issues Raised	Requests that the Council ask the Department of Housing, Local Government & Heritage to produce policy which would compel Irish Water to undertake

	the infrastructural work as set out in the County Development Plan to ensure that the proposed developments may be realized.
Chief Executive's Response	Cork County Council will continue to engage with Irish Water to ensure that the required upgrades can be delivered to allow for development to proceed in Dunmanway.
Chief Executive's Recommendation	No amendment required
Interested Party	Clonakilty Access Group
DCDP346281109	DCDP346281109
Submission Summary	<p>The Cork County Development Plan has failed to address the requirements for access and safe physical environment for people with disabilities in their overall plan as well as for Clonakilty. Failure to support the requirement of the UN Convention on the Rights of Persons with Disabilities is highlighted. The following specific recommendations/amendments are sought for Volume 1:</p> <ul style="list-style-type: none"> • 3.1.8, 12.8.4., 12.8.6., Objective TM 12.5, Objective TM 12.9 - People with disabilities require access to town and city centres, they cannot walk/cycle or gain access through public transport. Therefore, alternative strategies must be put in place to guarantee access for all persons. It is requested that a stipulation be added that where services are being invested in, at bus stations or at any other public location, such as charging points for EV's, there must be a ratio of accessible parking bays complete with charging points, for the use by people with disabilities. No provision is made for accessible parking for people with disabilities in Objective TM12.9. Where parking is to be reduced, due to pedestrianisation, accessible parking should not be reduced as people with disabilities require the same access and continuing need for parking facilities. • 3.4.5. At present public transport is not accessible in Clonakilty to people with disability. This must be prioritised in Sections 12.1.1. 12.8.4., 12.8.9. and Objective TM.12.5. • Objective PL 3-1 –Language regarding universal design standards is ambiguous. Revise part (l) of Objective PL 3-1 to include “Universal design standards should always be strictly adhered to, implemented, be a condition of funding, and subject to conditions of specified interval inspections during construction phases. Failure to comply should result in penalties, including full loss of funding from all sources”. <p>The objective also needs to include people with disability. Amend part (m) of Objective PL 3-1 to “Recognise the requirement for access and a safe environment for people with disability”.</p> <p>Street furniture and clutter is an ongoing issue. Clonakilty for example has chairs and a table obstructing a pedestrian crossing in a busy pedestrian area on Pearse Street. Request additional text in part (i) of Objective PL 3-1 to commit to undertaking a review of the location of the street furniture placed by Cork County Council to ascertain which items are contributing to a diminished “safe and accessible” environment and develop a comprehensive plan to address this issue. It is also requested to commit to periodically spot-checking compliance with hazard/risk placement on public pavements/streets, access points/road crossings, and enforce regulations in relation to a ‘safe and accessible’ environment.</p>

- There is no provision for accessible tourism, accessible accommodation, transport, facilities, recreational facilities in Chapter 10 or sections 12.8.4.,12.8.9.,Objective TM.12.5. Objective TM.12.9, Table 12.6 or Table 12.7.
- 12.8.4- Needs to be amended to recognise that currently, public transport into and out of Clonakilty is inaccessible to people with disabilities. An accessible bus stop does not exist and not every bus can accommodate a wheelchair user.
- 12.8.5 – needs to recognise that rail services need to be upgraded for people with disability e.g. stations, boarding/disembarking arrangements and services generally.
- 12.8.9- The inter-urban bus service is not accessible for people with disability.
- Table 12.7 –The Irish Wheelchair Association Best Practice Access Guidelines; The External Environment and Building Approach, 4.1 – 4.1.5, (from IWA Guidelines) should be adhered to as policy and best practice in the County Development Plan, in all aspects of universal urban design, planning, implementation, inspection and as the minimum acceptable standard. This includes accessible parking bays with a charging point for EVs.
- 3.4.4- The outstanding access public realm audits must be urgently prioritised and addressed to ensure and to guarantee a safe environment and access to the public realm and environment for people with disabilities. The aims of the urban design strategy for Clonakilty contain a significant omission with regards to adhering to universal urban design, creating accessible and safe environments for all categories of person as clearly set out in the Convention on the Rights of Persons with Disabilities. The submission also requests the following amendments to Volume 5 for Clonakilty:
 - 2.5.35- Projects should be required to incorporate activities for people with disabilities participating in cycling activity which could also benefit the local and tourism sector.
 - 2.5.43, 2.5.46- Auditory controlled pedestrian crossings are required, at a minimum, for safety of visually impaired persons and all pedestrians, in Pearse St. at Donovan’s Hotel, at Barrack Hill, at Ger Harte’s, Eurospar, at the Clonakilty side of the roundabout at Supervalu and across the N71 immediately after the roundabout.
 - 2.5.44, - The plan fails to recognise that the daily bus service does not extend to persons with disability. The provision of a bus service must be addressed as a priority.
 - 2.5.46- It is vital that the provision of an accessible bus stop be included in the provision for bus stops. Work should commence with immediacy on the selection of a site and on the construction of an accessible bus stop in Clonakilty.
 - 2.5.45- The Clonakilty Development has made no provision for accessible parking for people with disability. Clonakilty Development Plan should have total commitment to adhering to the published guidelines, by the Irish Wheelchair Association, Best Practice Access Guidelines, The External Environment and Building Approach, 4.1 – 4.1.5, (from IWA Guidelines) this includes accessible parking bays with a charging point for EVs. Proposals for environmental alteration should require impact studies on populations with disabilities prior to implementation, and any identified issues addressed.

	<p>In addition, the submission also requests the following:</p> <ul style="list-style-type: none"> • A development plan and strategy for accessible cycling and sourcing Fáilte Ireland funding opportunities. A model is operating successfully in Dun Laoghaire. Rickshaws are cycled by volunteers, tandem bicycles are provided for people with visual impairment, and hand cycles and tricycles for people with disabilities. These might feature as an attraction for both local and tourist use on the walking/cycling routes. • Deliver strategies and funding for the development of accessible horse riding and water sport facilities for people with disabilities e.g. sailing, kayaking, fishing etc. This could be marketed as a unique tourist attraction. • Funding should be sought for projects which provide courses/tuition for people with disabilities in areas such as the arts, history, cooking and culture. • The Council should provide additional “poo bag” bins, at appropriate locations, to reduce dirt on the wheels of wheelchairs, buggies, walkers etc and support a tidier and cleaner town. • The contribution of accessibility for tourism should be recognised and Clonakilty is considered potentially suitable to market itself as a disability friendly tourist location for local and overseas visitors, provided remedial works are undertaken.
Principal Issues Raised	<p>This submission discusses a number of matters which address the requirements for access and safe physical environment for people with disabilities in their overall plan as well as for Clonakilty. A number of issues are highlighted with respect to both the Volume One and Volume Five West MD.</p>
Chief Executive's Response	<p>As outlined in the submission, Chapter 12 Transport and Mobility highlights that it is important that public transport is inclusive and that the ‘whole journey’ approach, to make public transport fully accessible to all people, including those with disabilities, is adopted (paragraph 12.8.4). It is also proposed to include additional text regarding the ‘whole journey’ approach to refer to the role of Local Authorities in this regard. See PROPOSED AMENDMENT NO. 1.12.8</p> <p>It is also proposed to add text to paragraph 12.7.2 of Chapter 12 to make reference to specific actions assigned to Local Authorities under the National Disability Inclusion Strategy 2017-2021. See PROPOSED AMENDMENT NO. 1.12.6</p> <p>It is proposed to amend table 12.7 Dimensions of Parking Bays to refer to minimum circulation areas. See PROPOSED AMENDMENT NO. 1.12.36</p> <p>The plan supports a cross sectoral approach to achieving the social benefit of sustainable transport. Paragraph 12.1.1 outlines that our transport policy needs to enhance quality of life and social inclusion. Paragraph 1.7.2 outlines that Active travel measures must achieve inclusivity with the needs and requirements of people of all ages and those with disabilities (including mobility, sensory and cognitive impairments) considered. Arising from the Department of Transport submission it is proposed to expand text regarding Local Link to highlight a key priority of reducing social inclusion.</p> <p>Also of relevance are Objectives PL 3-1 (Building Design, Movement and Quality of the Public Realm) and PL 3-3 (Delivering Quality and Inclusive</p>

	<p>Places) of Chapter 3 Settlements and Placemaking. Social inclusion is also identified as a key development plan principle in Appendix G, Key Indicators for Monitoring, applicable to most Transport objectives and indeed most of the objectives of the Draft Plan generally, as well as objectives SC 6-9 Cork an Age Friendly County and SC 6-10 Services and Infrastructure for Older Persons Strategy.</p> <p>Social inclusion is also identified as a key development plan principle in Appendix G, Key Indicators for Monitoring, applicable to most Transport objectives and indeed most of the objectives of the Draft Plan generally.</p> <p>While the plan supports the whole journey approach the provision of accessible bus or rail services is an operational issue outside the remit of the County Development Plan process.</p>
Chief Executive's Recommendation	Amendment required
Interested Party	Clonakilty Bicycle Festival
DCDP345763910	DCDP345763910
Submission Summary	<ul style="list-style-type: none"> • Welcomes many inclusions of cycle related considerations in this draft development plan, disappointed not to see mention of safe cycle routes connecting to schools - especially to the 4 town central schools that would be fairly straightforward to cater for. • 2.5.17: Playground is in very poor condition with many element broken • 2.5.22 Would support smaller boreen roads used as slow vehicle priority roads or converted into walking and cycleways • 2.5.43 Include signposted cycle routes to beaches and areas of interest. Strongly support the inclusion of designation of pedestrian friendly streets. Sections 2.5.45 & 46 are strongly supported. • 2.5.47 Suggest adding the word covered to bicycle stands in carparks • 2.5.48 Amend Point 3 to include – The town centre to new residential development to the south west of the town – including safe access to schools • 2.5.49 Thankful for this acknowledgement but appreciate if the Council could use their resources in earlier stages of cycle-related decision making. Group has a large membership of 200+ members and are part of the larger national cycling network, can identify roads most used that need signage and safe routes. • 2.5.51 Strongly support this point. Increasing congestion around Clonakilty makes it dangerous and unwelcoming for younger cyclists. • CK-U-13 – should read Shared Pedestrian Walkway/Cycle Path
Principal Issues Raised	<p>The context of the submission is noted. The policy for cycling is set out in chapter 12 Transport and Mobility. The submission highlights issues a number of issues in relation to Clonakilty;</p> <ol style="list-style-type: none"> 1. Highlights need to upgrade playground, 2. Suggests conversion of local boreens to walking and cycle ways, support for various objectives in the Draft Plan, 3. Suggests adding the word covered to bicycle stands,

	<ol style="list-style-type: none"> 4. Requests that CK-U-13 refers to Shared Pedestrian Walkway/Cycle Path
Chief Executive's Response	<ol style="list-style-type: none"> 1. Draft Plan text will be amended to reflect this point. 2. These issues will be considered in accordance with any future Clonakilty Local Transport Plan and will consider the various transport requirements in the town, which is a proposed amendment to Volume One Chapter 12 3. Noted 4. Noted
Chief Executive's Recommendation	<ol style="list-style-type: none"> 1. Amendment required. See Volume Two Part Four amendments 2. No amendment required 3. No amendment required 4. No amendment required
Interested Party	Clonakilty Tree Planting Group
DCDP346103830	DCDP346103830
Submission Summary	<p>Detailed submission providing a number of suggestions on the following Green Infrastructure relating to Clonakilty:</p> <p>Scale of Growth: Plan designates Clonakilty a key growth town, setting policies and zoning significant lands for development, considers that no new significant provision for community open space for nature or for amenity.</p> <p>Nature & Biodiversity: Plan is considered clear on the importance of biodiversity and ecosystems, considered big on aspiration about their protection and enhancement, suggests plan lacks detail how biodiversity loss will be reversed.</p> <p>Undeveloped Lands: Concerns raised regarding the extent of lands within the development boundary open to development proposals, diminution in green spaces with the town boundary. Highlights that this is not how the community who live and work in Clonakilty want the town to be.</p> <p>Town Park: Green spaces, especially one that is nature-rich with trees are hugely valued by local communities. Clonakilty has no centrally located public town park. There is no provision for one in the Draft Plan despite the significant growth targets.</p> <p>Trees for Clonakilty: Town has a very low Tree Canopy Cover in the order of 6%. Make provision for planting significant numbers of trees, protect and enhance what the town has, for now and future generations.</p> <p>Community Well-Being; The only new provision for public open space for the town is by means of 15% open space provision in housing developments, creating numerous placeless housing estates, providing little for community/biodiversity connectiveness, suggests there must be another way.</p> <p>Green Infrastructure Issues: No assessment of public spaces or local green areas contained in the plan. No proper identification, assessment or mapping</p>

of residual green infrastructure.

The Diagram maps in the plan are considered to be of poor quality containing misleading and inaccurate information.

Suggested Plan amendments required:

- Urgent Proper Identification, assessment and mapping of local green spaces, green corridors and habitats spaces to be protected and preserved
- Make provision for a town park for the larger town with minimum 50/50 biodiversity vs. amenity allocation.
- Set minimum 20% Tree canopy cover target objective for the town to be planted by 2030.
- Set out design requirements for Open space for all new housing developments to ensure they become minimum tree % cover, no mow area, wild areas etc
- Support development of Biodiversity Action plan for town
- Address farm run-off on towns Natura 2000 designated Clonakilty bay,
- Target the 4 no. unused/derelict town centre sites for mixed development, maximising their riverside location, in preference to building out and developing green fields.

Other Issues addressed:

- Plan fails to address intensely farmed nature of the surrounding hinterland and its impact on biodiversity. Plan fails to mention the impact of farming on the landscape & environment in the in the County. The removal of hedgerows, increasing water run-off, impact on biodiversity. The plan should address this issue.
- Submission identifies that there are few green areas remaining in the town, with poor green corridors and linkages
- 2.5.62 recognises the value of natural heritages resources of the town, submission queries why the former Mercy Convent Property is a special development objective for regeneration in the Plan, in the absence of an assessment of its green infrastructure assets, regarded as one of the few remaining nature-rich sites in the town. Requests that Council undertake a Habitat and Environmental Assessment of the convent property before zoning for development.
- Clonakilty Tree Planting Group have commissioned their own Habitat Survey, with a view to preparing a Biodiversity Action Plan. Requests the Councils involvement with this. Outcome should inform land use zoning and developments. Detail of this is appended to the submission.
- 2.5.22 The plan fails to properly identify all green infrastructure assets, so that a proper strategy can be developed making provision for the creation, maintenance and enhancement of these green assets.
- A number of corrections to the Green Infrastructure map figure 5.2.2 are identified. A redraft of map requested incorporating these corrections.
- Figure 2.2.2 Clonakilty Transport Diagram is considered to be illegible.
- A review of the 5 Green Infrastructure specific development objectives is provided, highlighting corrections needed. Sites in used for agriculture should be zoned for this purpose. The Town park is stated to be in privately owned agricultural showground, generally used by the town community on one day of the year. Also used for soccer, weekly park run but there is little access for the public for amenity or walking.
- 2.5.24 – The plan has no detail on how and where the Council will provide

	<p>the much needed open space and green areas to meet demands of the growing population.</p> <ul style="list-style-type: none"> • Growth of town is unsustainable without accompanying social and community infrastructure, including a public parking and quality green spaces. • A detailed description of local green areas is provided, the lack of detail of these in the plan is considered to be a flaw. • A review of sports and recreational amenities are also provided but concerns that these are only accessible by car. <p>Requirements for New Town Park: Submission recommends that it is imperative that the development plan, in tandem with its strategy for growth, makes provision for additional public open space, of adequate size accessible by pedestrians, cyclists and people with mobility issues. Making provision for large wilded/little maintained areas, for biodiversity and habitat enhancement. Develop and advance the comprehensive amenity network plan referred to in para 2.5.23. Lands such as CK-B-02 business use zoning should be removed and zoned green space in the interim.</p> <p>Inchydoney Greatly concerned re. section 2.5.24 which states that the lack of open spaces is somewhat offset by its coastal location and close proximity to Inchydoney beach. The Council is requested to remove this statement, its reliance on Inchydoney as appropriate open space for the town and make for appropriate allowances for open space and recreational spaces in the town.</p> <p>Clonakilty Bay Take necessary urgent action for more sustainable management practices to reduce nutrient loads on the Bay to allow its recovery and remediation.</p>
<p>Principal Issues Raised</p>	<ol style="list-style-type: none"> 1. Scale of Growth and need for further amenity areas: 2. Nature & Biodiversity: Highlights need for further measures to protect and enhance Biodiversity. 3. Town Park: Highlights a need for Green spaces, especially one that is nature-rich with trees are hugely valued by local communities. Notes that Clonakilty has no centrally located public town park. 4. Tree Canopy Cover: Highlights that the Town has a very low Tree Canopy Cover in the order of 6%. Requests that a minimum 20% Tree canopy cover target be set for the for the town to be planted by 2030. 5. Highlights the lack of green spaces in Clonakilty and that no assessment of public spaces or local green areas contained in the plan. No proper identification, assessment or mapping of residual green infrastructure. Support for community action, protection of biodiversity in public spaces, protection of biodiversity within the development management system. 6. Need for design requirements for open space for all new housing developments. 7. The plan should indicate support for biodiversity action plan for Clonakilty.

	<p>8. Inchydoney: Concerns raised section 2.5.24 which states that the lack of open spaces is somewhat offset by its coastal location and close proximity to Inchydoney beach. The Council is requested to remove this statement, its reliance on Inchydoney as appropriate open space for the town and make for appropriate allowances for open space and recreational spaces in the town.</p> <p>9. The plan should address impact of farming on biodiversity.</p> <p>10. Highlights need to protect habitats within Convent of Mercy Site.</p> <p>11. Inchydoney: Concerns raised regarding section 2.5.24 which states that the lack of open spaces is somewhat offset by its coastal location and close proximity to Inchydoney beach.</p>
<p>Chief Executive's Response</p>	<ol style="list-style-type: none"> 1. A number of locations in the town are zoned as Green Infrastructure – Conservation. These include CK-GC-01- CK-GC -03. The priority in these locations is protection of biodiversity. It is envisaged that more detailed settlement specific GI policies and strategies will be developed for each town in accordance with GI objectives over time. The Draft Plan makes provision for the development of additional open space as part of new proposals for development to ensure that an appropriate level of amenity space is provided. Furthermore, it is intended to amend the Draft Plan to provide for a new Linear Park zoning to the north of the town. This will seek to promote green corridor linkages with the existing green infrastructure network in the town. 2. The plan includes a list of policies and commitments in relation to biodiversity protection which relate to areas of responsibility of the Local Authority. This includes policies: <ul style="list-style-type: none"> • BE 15-1 (Support and comply with national biodiversity protection policies); • BE 15-2 BE 15-2 (Protect sites, habitats and species); • BE 15-3 (Local Authority plan making); • BE 15-4 (Local Authority development and projects); • BE 15-5 (Biodiversity on Council owned and managed land); and • BE 15-6 (Biodiversity and new development). In addition, it is proposed to include information in Chapter 19 Plan Implementation setting out how the implementation of these policies will be monitored (include appropriate amendment ref). 3. The provision of a Linear Park has been identified as a new green infrastructure zone on the northern side of the town. 4. BE Objective 15-8 supports the protection of existing trees and the planting of new trees in urban areas. Through BE 15-5 the Council is committed to protecting biodiversity on public lands. This includes existing trees and woodlands in public spaces. It is considered that further analysis and assessment would be needed to determine how such a target could be met before it would be included as a commitment for Clonakilty or any other town in the CDP. 5. Through BE 15-9 the Council is committed to supporting community led initiatives including the development of Town Pollinator Plans or Biodiversity Action Plans. This is subject to availability of resources. 6. Preliminary identification of green infrastructure zoning has been informed in part by habitat mapping work completed in 2018. It is

	<p>envisaged that more detailed Green Infrastructure strategies will be developed for individual towns over time in accordance with the green infrastructure objectives. It is intended to make improvements to the maps and graphical representation of green spaces and other mapping where possible</p> <ol style="list-style-type: none"> 7. Through BE 15-6 the Planning Authority is committed to providing for the protection of biodiversity in the Development Management process. In practise, this can involve ensuring that new development proposals provide for the retention and protection of biodiversity and that native planting and other nature based solutions are incorporated into landscape schemes in accordance with Cork County Council's - Biodiversity and the Planning Process guidelines. 8. Refer to Volume One Chapter 15 objective BE 15-9 (c). Where possible, support community led initiatives to protect biodiversity including the development of community led Biodiversity Action Plans and Pollinator Plans. 9. Agriculture policy is the responsibility of National Government and the Department of Agriculture, not the Local Authority. It is outside the scope of County Development Plan to include Agriculture Policy. There may be scope in future plans to include protective policies for particular areas of biodiversity value proximal to settlements, as the implementation of Green Infrastructure policies (GI 14-1) progresses. 10. Habitats at this site have been assessed and the area is identified to be of high biodiversity value. New development within this zone will need to be designed taking account of the woodland and other habitats of conservation value. It is intended to rezone this site for community use. 11. It is intended to delete this reference.
Chief Executive's Recommendation	<ol style="list-style-type: none"> 1. Amendment required. See Volume Two Part Four amendments 2. No amendment required 3. Amendment required. See Volume Two Part Four amendments 4. No amendment required 5. No amendment required 6. No amendment required 7. No amendment required 8. No amendment required 9. No amendment required 10. No amendment required 11. Amendment required. See Volume Two Part Four amendments
Interested Party	Colette Murphy
DCDP343862882	DCDP343862882
Submission Summary	<p>In Inchydoney it is requested that consideration be given to amending the boundary of the area designated Green Infrastructure in order to rectify the anomaly of two houses being within, or partly within the Green Infrastructure area, following on from recent planning permissions as listed below and in the immediate vicinity, these are 05/6937 – extended by 11/520 and 18/364 ABP 302957. The submission notes that this amendment would also allow the possibility of seeking planning permission for a dwelling for a family member.</p>

	It is suggested that the proposed route of the new relief road be adjusted to reflect the information on detailed road design that was submitted under 18/364 ABP 302957, which referenced the detailed road design submitted under 05/9526. A map has been submitted indicating the boundary change requested to the green infrastructure zoning, and also the amended line of the new road that is now being proposed. An area is also outlined in blue denoting 'Boundary of land to be transferred to CCC', which refers to the route for a pedestrian walkway that is currently in the process of being transferred to Cork County Council.
Principal Issues Raised	Should the boundary of the GC-02 lands be amended to exclude the existing development on the site.
Chief Executive's Response	It is considered appropriate to facilitate a minor adjustment of the GC-02 zoning boundary to exclude the subject dwelling house/property. Amend the zoning map to exclude the existing property from the boundary of the GC-02.
Chief Executive's Recommendation	Amendment Required. See Volume Two Part Four amendments.
Interested Party	Colm McCarthy
DCDP346048360	DCDP346048360
Submission Summary	<p>This submission relates to two parcels of land in Glengarriff Village with one site being an infill site in the village centre opposite The Glengarriff Park Hotel (Site No.1), and the second site being land to the west of the village centre, adjacent to, but outside the settlement boundary (Site No.2). The submission requests two specific changes to the Development Plan as follows:</p> <ul style="list-style-type: none"> • Amendments to the proposed X-01 zoning in Glengarriff is requested, to seek a partnership agreement between both the developer and Cork County Council to develop and enhance lands within and near Site No.1 that will provide public open space, improved permeability, links to adjacent woodlands trails and to develop a mixed use development on site, in addition to creating a link to Glengarriff Woods Nature Reserve. As such, the following revised wording to X-01 zoning in Glengarriff is requested: "within the village core area built development should usually abut the road frontage, however suitable set back infill development will be considered for tourist based services and residential development where appropriate, which will enhance the existing access to the Blue Pool, Garnish Island Ferry and woodland trails. Partnership agreement between developer and Cork County Council will be considered when such development will create and enhance public open space, the establishment of high-quality public realm and improvement of public amenities in this area. Where development is, exceptionally, permitted to set back from the road frontage, this should be set far enough back so that the road frontage line can be reinforced by a 4 June 2021 Submission on Draft Cork County Development Plan 2022 - 2028 positive street frontage in part fronting onto the N71 and / or dense tree planting or retention of existing trees, and / or substantial walls of quality design and material across as much of the frontage as is practicable. Off street car parking, where provided, should usually be accommodated to the rear or side of buildings, and frontage parking avoided. Any further

	<p>development of sites which already have their building set back from the road should incorporate frontage treatments along the lines indicated on the land use zoning map of the village of Glengarriff.”</p> <ul style="list-style-type: none"> • It is also requested to improve pedestrian links to Site No.2 located to the west of Glengarriff village centre and outside the settlement boundary as follows: A pedestrian link through the lands which will connect to the Glengarriff Nature Park Reserve. In part this could be facilitated with additional linkages through council owned lands in order to link up with proposed coastal woodlands paths and the village centre adjacent to the Blue Pool. It could also link up with the existing National Park and Wildlife Services existing path ‘Fisherman’s Walk’, which would enhance this as another amenity feature for the village. <p>The submission sets out the policy and planning rationale for the proposed amendment to the Development Plan including relevant planning history, the National Planning Framework, the Regional Spatial and Economic Strategy for the Southern Region, Development Plan and Local Area Plan policies, site suitability, benefits to the community and enhancement of Glengarriff village as a tourist destination.</p> <p>A conceptual diagram/plan detailing the potential of the village centre site (Site No.1) is also provided to show how new development could link into the wider area and improve connectivity and the public realm. The potential future pedestrian link to Site No.2 is also shown on a map in the submission.</p>
Principal Issues Raised	The submission requests a change to X-01 to include additional text to the wording of the objective. A new pedestrian link is also suggested.
Chief Executive's Response	The planning authority have reviewed the submission and no change is proposed to the text of the objective which is considered appropriate for the site.
Chief Executive's Recommendation	No amendment required
Interested Party	Comharchumann Chléire Teoranta
DCDP345936269	DCDP345936269
Submission Summary	<p>The submission seeks additional text/amendments to Volume 5 Oileán Chléire as follows:</p> <ul style="list-style-type: none"> • 2.26.6- The population on Cape Clear Island has increased throughout the COVID-19 pandemic with young families relocating to the island. Continued investment in digital infrastructure is needed to attract remote workers and young families with school going aged children. <p>Housing is a challenge on the island including:</p> <ol style="list-style-type: none"> lack of affordable year-round rental properties rental housing stock available often poorly insulated, in bad condition and/or difficult to heat disproportionate amount of holiday homes there are many derelict/disused young and first-time buyers being priced out of the market additional costs and hurdles to building / renovating on island anomalies in current housing schemes (repair and leasing scheme)

h. lack of available council, community owned or gateway - style housing
i. many others.

There is a need for specific island planning consultation and specification such as SACs, sewage treatment rules (proximity to waterways) and evidence of housing need.

In terms of human pressure, the population on the island is calculated to be 175 when considering Irish college students, seasonal residents and visitors as well as residents.

In line with the Clean Energy Transition Agenda for Cape Clear Island 2020 (attached to the submission), housing stock should be climate conscious and green.

- 2.26.9-Refusing planning permission on the islands is significant as a person has to leave the island due to lack of alternatives. Housing and planning should be governed by the Principal of facilitating islanders to remain on the island, while protecting the environment and preventing over development. Islanders must be consulted and their concerns incorporated into local authority planning policies. The potential effect of housing development on the use of the Irish language, whether the person is an islander, and the vulnerability of islands to depopulation must be taken into account when local county councils are making planning decisions.

- 2.26.10 – Need consultation between islanders and the Council in developing planning policy to support permission for people with a connection to Cape Clear. A mix of housing is needed including gateway housing in community ownership not for resale. Employment on Cape Clear is varied.

- 2.26.12- New employment is being developed within horticulture, distillery, artisanal and local food production, arts and culture as well as development employment.

- 2.26.17- Over recent years the island has been developing an arts and cultural plan parallel to the Irish Language Plan. The island needs capital investment in built infrastructure and human capital. The importance of investment in the Irish Language and in island arts and culture is key to the habitability of the island.

- 2.26.18 - The island has a full off license for the sale of locally produced spirits through the Craft Shop. Continued support and investment in this industry will be vital to the sustainability of the island economy.

- 2.26.21- Whilst there is a permanent nurse's clinic on the island run by the HSE however 24hr cover is not always available.

- 2.26.24 – The rural bus service utilises two electric vehicles and is part of an island based green transport and green energy initiative.

- 2.26.25- There is a need for a harbour manager for the summer months

- 2.26.26- Significant work has been carried out at North Harbour including the installation of modern Storm Gates which can close off the inner harbour during bad weather events.

- 2.26.29- Mobile phone coverage is patchy on the island and some parts of the island do not have access to usable broadband. There is a new Community Broadband Access Point at Coláiste Pobail Chléire as well the newly developed gTeic digital hub. Electricity connection is from the mainland via an undersea cable. There is no back-up generator system in place. When there is a power cut the island can be left without electricity.

- 2.26.30- The wastewater system for the public toilets is in need of

	<p>assessment.</p> <ul style="list-style-type: none"> • 2.26.31- There has been a complete refurbishment of the island potable water system which needs continued maintenance to ensure continuity of supply. • 2.26.33- The Plean Teanga (language plan) is due to be approved and implemented in late 2021. • Objective GDO-01- There is an urgent need for island wide housing development and renovation and upgrading of existing housing stock. The island residents do not think that housing provision should be limited to the harbour area but should be across the island as it has been historically • Objective GDO-03- 3 Support and Promote sustainable economic development on Oileán Chléire through specific hubs in agriculture, food industry, arts and culture, outdoor and marine activities, green employment. • Objective GDO-9- delete
Principal Issues Raised	<p>The submission raises a number of issues in relation to Oileán Chléire;</p> <ol style="list-style-type: none"> (1) Lack of housing, and affordable rental housing is an issue on the Island (2) In line with the Clean Energy Transition Agenda for Cape Clear Island 2020 (attached to the submission), housing stock should be climate conscious and green. A mix of housing is needed including gateway housing in community ownership not for resale (3) New employment opportunities are being created. (4) The island needs capital investment in built infrastructure and human capital. (5) A number of areas where investment is needed are identified (6) A number of factual corrections are provided. Water supply issue to be updated. Reference to GTeic remote working hub also to be referenced.
Chief Executive's Response	<p>Where appropriate, additional text and/or specific objectives will be included to address issues raised. Corrections will be applied as required in the final version of the plan. A number of amendments have been proposed. See Volume Two Part Four amendments</p>
Chief Executive's Recommendation	<p>Amendment required. See Volume Two Part Four amendments</p>
Interested Party	<p>Connie O'Sullivan</p>
DCDP336123157	<p>DCDP336123157</p>
Submission Summary	<p>This submission is requesting an extension to the GB 1-2 designation to the north west of Schull to include additional lands. The submission states that this will be to accommodate the construction of a family home on the said lands.</p>
Principal Issues Raised	<p>Should the boundary of the GB 1-2 be extended to include the subject lands?</p>
Chief Executive's Response	<p>There is sufficient land within the development boundary of Schull to meet population targets. The Draft Plan has already identified lands in the Greenbelt where it may be possible to accommodate limited numbers of individual dwellings in accordance with the GB 1-2 zoning designation. There is no requirement for additional land for housing development in Schull and no change to the GB 1-2 designations is proposed.</p>

Chief Executive's Recommendation	No amendment required.
Interested Party	Cork South West Green Party
DCDP346290790	DCDP346290790
Submission Summary	<p>The submission is a proposal to develop a Museum of West Cork in Skibbereen which notes the following;</p> <ul style="list-style-type: none"> • Challenge in adapting to Climate and Biodiversity Crisis. • Challenge in making West Cork an attractive place to visit, to work remotely or locally and for business to invest in. • West Cork is steeped in rich history, therefore this proposal is for a Museum that would attract visitors and highlight the historical heritage of West Cork. • The benefits include centralizing the history of West Cork, creating synergies with the West Cork Arts centre, economic benefits from cultural tourism, regeneration of Skibbereen town, community participation, potential for online presence also, there is no lack of space for such a proposal. The project could be initiated by Cork County Council but could be enhanced by partnerships with Universities, possibly receiving support as an EU project.
Principal Issues Raised	Suggests that Cork County Council develops a dedicated West Cork Museum in Skibbereen town centre to complement the existing Heritage Centre and West Cork Arts Centre.
Chief Executive's Response	Chapter 16 Built and Cultural Heritage outlines a number of detailed policies and objectives which recognise the importance of protecting and promoting the cultural heritage of the County. Objective HE 16-23 supports balanced development of Arts Infrastructure to meet the cultural and artistic needs of communities. Furthermore, it promotes the development of arts spaces and facilities where appropriate.
Chief Executive's Recommendation	No amendment required
Interested Party	Cycle Sense
DCDP346246921	DCDP346246921
Submission Summary	<p>Cycle Sense shares the vision of Skibbereen as a sustainable thriving town, where cycling, walking and rolling can comfortably co-exist with the driving of motorized vehicles.</p> <p>As a category one Cycle Hub town (vol 5 2.7.57) the submission recognises that the town needs to become a cycling friendly town and welcomes the benefits this will bring, economically, environmentally and for the health of our community.</p> <p>The submission supports the following in Volume 5:</p> <ul style="list-style-type: none"> • 2.7.13 to reduce car dominance and increase active travel in Skibbereen • 2.7.14 Speed reduction in the town • 2.7.55 Environmentally friendly modes of transport including walking and cycling • 2.7.61 2011 Traffic and Transport Study - bike parking and the promotion of cycling in schools through the provision of appropriate cycle infrastructure

	<p>linking areas of population growth with existing and proposed schools. Also support the contraflow cycle lane on Market Street and North Street. However we do not see the evidence of this network in the study and request clarity.</p> <p>Suggestions for inclusion in the draft or changes</p> <ul style="list-style-type: none"> • Volume 5 to refer to climate action and targets- whilst Volume one of the draft has a major emphasis on climate action, Volume 5 draft for West Cork does not mention climate action at all and sense that nothing will actually be done. • Clarity on 2.7.61 cycling network to school and around the town • 2011 Traffic and Transport study to be expanded/updated to include walking and cycling infrastructure and greater consideration of wheelchair and buggy accessibility, not just car movement. Include consideration of Abbeystrewry National School and the Gortnaclohy relief road. Also consider omitting the realignment of Rossa Rd to Bridge Street and new link road from the 4 Cross Road Roundabout. Consideration of a reduction in car use and freight traffic in the town, the logistics of a last mile programme, bike parking with ebike charging, car and bike share schemes and the use of a shuttle bus from remote parking locations is also requested. Deliver trials not just studies. • Include Targets for transport, housing, green infrastructure and energy to give the community an understanding of the need for behavioural change and hold the council accountable to deliver change. • Cycling Permeability Network Proposal is requested with provision for further off road permeability routes. The Skibbereen Greenway Initiative has identified a number of routes that could be implemented. • Inclusion and the support for circular economy, reuse and repair in the waste management section vol 5 2.7.66. And for jobs in 2.7.3
Principal Issues Raised	The submission supports a number of policies in the Draft Plan and makes a number of suggestions for additional issues to be addressed.
Chief Executive's Response	The planning notes the content of submission received. The Draft Plan addresses a number of the issues raised. Some amendments are proposed to help deliver improved connectivity in the town. Further greenway initiatives will be considered in a plan-led approach over the lifetime of the plan examining the feasibility of such routes across the County to meet objectives relating to Tourism and Active Travel. The Council will continue to work collaboratively with local groups to deliver improved infrastructure and facilities in the town.
Chief Executive's Recommendation	No amendment required
Interested Party	D. Kingston
DCDP345209127	DCDP345209127
Submission Summary	This submission is requesting that lands in the townland of Carriganookery, Clonakilty, identified on the map submitted be designated as GB 1-2 in the development plan.

Principal Issues Raised	Should the GB 1-2 boundary be extended to include the submitter's lands?
Chief Executive's Response	There is sufficient land within the development boundary of Clonakilty to meet population targets. The Draft Plan has already identified lands in the Greenbelt where it may be possible to accommodate limited numbers of individual dwellings in accordance with the GB 1-2 zoning designation. There is no requirement for additional land for housing development in Clonakilty and no change to the GB 1-2 designations is proposed.
Chief Executive's Recommendation	No amendment required
Interested Party	Damien & Colleen Whyte
DCDP345391720	DCDP345391720
Submission Summary	<p>The following points are made in this submission:</p> <ul style="list-style-type: none"> • Seeks to have areas in village of Lisavaird currently zoned for development to be retained in the development plan for 2022-2028. • Suitable and sustainable development will be lost in the draft plan to the detriment of the village • Request seeks to have land shown on map provided zoned with a development boundary of Lisavaird to allow for sustainable low-density housing within the village limits • Previous plan has always maintained the existing zoning boundaries allowing up to 15 houses with only 4 being approved to date. • Lisavaird is a vibrant village with numerous local amenities and numerous other enterprises employing locals notably the Lisavaird Co-Op and adjoining Enterprise Park. • Lisavaird is similar to other settlement such as Ardfield, Shannonvale and Owenahincha which have retained their zoning in the current Draft Plan. • Village is served by good quality public transport, fibre broadband, access to mains water supply. Solutions to the lack of waste water could be solved with a little investment. Would also benefit the environment by replacing all of the existing individual treatment systems. • Is in keeping with NPF vision for towns and villages • By-pass has been allowed for in previous plans, village is on the N71 West Cork Marine Network • Without a sustainable development plan, village will be left behind, missing out on essential infrastructure. Appropriate small-scale development will benefit the area and allow village to continue to be sustainable.
Principal Issues Raised	Should the settlement of Lisavaird be reinstated in the County Development Plan? Should the land be included within the development boundary of Lisavaird.
Chief Executive's Response	A review of the settlement network across the County was carried out as part of the preparation of the Draft CDP. This review was based on services provision, size of settlement and potential to deliver housing over the next Plan period to 2028 and led to the recommendation for the removal of the development boundary of most village nuclei, other locations and some smaller villages. Any future housing proposals in these settlements will be assessed on the basis of the rural housing policy applicable in the area. Full detail of the network review is set out in Background Document No. 4 Settlements and Placemaking available at

	https://www.corkcoco.ie/sites/default/files/2020-03/background-document-no-4-settlements-and-placemaking.pdf
Chief Executive's Recommendation	No amendment required
Interested Party	Dan & Lisa O'Callaghan
DCDP345180281	DCDP345180281
Submission Summary	<p>This submission highlights the following points in relation to Clonakilty residential zoning CK-R-07:</p> <ul style="list-style-type: none"> • Notes that another +800 houses will be required in the Clonakilty area by the end of the Plan period, considered to be welcome news for the Clonakilty region, but will require improved infrastructure to support this growth. • Notes that the 8-hectare zoning extends up to the 'Watery Boreen' L40076-0 which is described as a 'Dirt track' used by walkers and tractors, and furthermore, notes that there is no other road adjoining the CK-R-07 zoning. • Highlights that a buffer was to be provided up to this road in the last development plan. • Suggested that between 250-350 extra houses could result in an extra 500+ cars on the L40076-0 "Watery Boreen". • A map submitted highlights these roads, noting that between the N71 and Junction B on Dunmore Road, it is difficult to exit onto the N71 during peak and off-peak hours. Extra traffic at junction B causing more congestion, noting houses already being built on the Dunmore road (18/441) • Compounded by residents parked cars close to this junction • Road B (Clogheen Road) is narrow and without footpaths • Images illustrating the difficulties with narrow road widths are provided • Suggested solutions include accessing the CK-R-07 via roads to the west of this site, • No objection to the Clogheen road being used for pedestrian and cycleway traffic. • Recommended that the Watery Boreen be upgraded to a greenway status. • Additional traffic onto the Clogheen road is considered to be a health & safety hazard.
Principal Issues Raised	Does the plan, adequately address access and connectivity requirements for the CK-R-07 lands in Clonakilty? Is there a need for additional measures to seek improved connectivity linking the town and the proposed residential zoned lands including improved sustainable travel measures?
Chief Executive's Response	This submission highlights a number of issues relating to the proposed CK-R-07 zoning, particularly in relation to roads and access, and potential impact of additional dwellings on roads infrastructure in the area. The need for improved infrastructure requirements is highlighted particularly pedestrian connectivity.
Chief Executive's Recommendation	Amendment Required. See Volume Two Part Four amendments
Interested Party	Dan Connolly and Michael O'Neill

DCDP345964540	DCDP345964540
Submission Summary	<ul style="list-style-type: none"> • Detailed submission in relation to lands located in Clogheen on the southwestern side of the town, adjacent to Clogheen Meadows, as shown outlined on map provided. • Submission requests that a GB 1-2 zoning designation be assigned to the site which is considered to be consistent with objectives R 5-21 of the Draft Plan. • Northern eastern portion of lands were zoned R-16 in the 2009 Town Plan, portion to the NW were zoned residential in the LAP. • Proposal discussed in the context of various national and regional planning policy including the NPF objectives, RSES RPO 23, the current county development plan and 2017 West MDLAP, noting a portion of the lands are zoned CK-R-03 in the LAP, and the Clonakilty 2009 Town Development Plan. • Proposal for Clonakilty as outlined in the Draft 2022-2028 Plan are discussed, stating that the growth figures which have been revised down is a missed opportunity in terms of realizing the development potential of the settlement. • Designating the lands with a GB 1-2 zoning objective will offer an important alternative to urban generated housing, through the provision of serviced sites or a small number of sensitively designed homes. • Sustainable Communities: locational attributes of the south-west side of the town in terms of proximity to local services and amenities are outlined, stating that the lands accord to the ten-minute neighborhood concept. • Draft plan approach to the consolidation of residential zoning in this part of the settlement is welcomed, adding the suitability of the subject lands for inclusion in this approach. • Review of planning history in the area provided including issues that have arisen in this context. • Designation of lands as GB 1-2 will provide for the protection of the rural character of the landscape maintaining key principles for the greenbelt.
Principal Issues Raised	<ol style="list-style-type: none"> 1. Is appropriate to rezone the lands in Clogheen from GB 1-1 to GB 1-2. 2. Do the Core Strategy figures for Clonakilty represent a missed opportunity in terms of realising the growth potential of the settlement. 3. Would zoning the lands GB 1-2 offer an important alternative to urban generated housing.
Chief Executive's Response	<ol style="list-style-type: none"> 1. There is sufficient land within the development boundary of Clonakilty to meet population targets. The Draft Plan has also identified substantial parcels of land in the Town Greenbelt where it may be possible to accommodate limited numbers of individual dwellings in accordance with the GB 1-2 zoning designation. There is no requirement for additional land for housing development in Clonakilty and no change to the GB 1-2 designations is proposed. 2. See Chapter 2 Core Strategy Key Issues and Recommendations which outlines the rationale for the revised population growth targets for Clonakilty. 3. There is sufficient land to meet a range of housing needs provided for in the plan.

Chief Executive's Recommendation	No amendment required
Interested Party	Daniel J Coleman
DCDP345813683	DCDP345813683
Submission Summary	Submission is requesting to have the wording of zoning objective SK-B-01 in Skibbereen amended. The submission notes that an asterisk is attached to the text of the zoning objective on page 143 of the Draft plan. This indicates a reference to the Flood Risk Objectives contained in Volume One Chapter 11, specifically the submission refers to section 11.11.7 of the Draft. The submission notes that the zoning map on page 146 shows that the lands zoned SK-B-01 are not within the Flood Zone A or B. The nearest flood zone is indicated to be 300m away. The submission expresses the view that the lands are not shown in recent of historic OS maps with the designation "Liable to Floods". They consider it to be entirely inappropriate and unwarranted to attach this reference. Accordingly, the submission requests the deletion of the asterisk from the final wording of the zoning SK-B-01.
Principal Issues Raised	Is it appropriate to remove the asterisk from the zoning objective?
Chief Executive's Response	Although the site is not within the mapped extent of Flood Zone A or B, there is a stream which runs along the side of the road parallel to the site and another drain that cross the site. This mean the site would be covered under the section of the SFRA relating to 'unmodelled watercourses' and would need to be subject to site specific FRA at the development management stage and an appropriate mitigation of risks proposed. However the asterisk should be removed as site not within Flood Zone A or B.
Chief Executive's Recommendation	Amendment required See amendment no. 5.2.7.16
Interested Party	David & Dolores Meade
DCDP346290615	DCDP346290615
Submission Summary	The submission requests a modest amendment to the northern portion of the settlement boundary of Inchydoney (map attached to submission). A rationale in support of the requested amendment is provided including that the area is already developed with houses, is well located in close proximity to the settlement, it has a public road taken in charge and the area is well served by public water supply and access to mains sewer. In addition, the submission notes the site is not subject to flooding, has a gentle slope and would not impact on the SAC or SPA or habitats.
Principal Issues Raised	Should the development boundary of Inchydoney be extended to include the subject lands
Chief Executive's Response	It is not considered appropriate to extend the development boundary to include the subject lands.
Chief Executive's Recommendation	No amendment required.
Interested Party	David & Geraldine Jennings
DCDP344800691	DCDP344800691

Submission Summary	The submission provides details of lands on the eastern side of Clonakilty town currently used for farming and a seasonal Caravan & Camping Park. It notes that the land outlined on the map provided were previously zoned and used for Agriculture, and also had a provisional reservation by the NRA for the previously proposed Southern Relief Road. This impediment is described as being now obsolete which allows potential for an alternative zoning. The submission notes that there is a change in the Draft Plan 2022-2028 with the upper area of their lands now outside the town boundary, where it had previously been inside the town boundary. There is concern that developing the lower portion of the lands could cut-off access to the remaining land above the proposed boundary, making it difficult to use the remaining area for farming purposes. The need for residential development in the area is also outlined, and the land would conform to the ten-minute towns concept. Therefore, the submission requests that consideration be given to reinstating the lands on the L4017 inside the new town boundary, with residential zoning, to provide an opportunity for much needed housing and to allow for upgrading and safeguarding of the family farm. Maps are provided.
Principal Issues Raised	<ol style="list-style-type: none"> 1. Should the development boundary of Clonakilty be extended to include the lands on the northern side of the L4017 within the development boundary of Clonakilty with a residential zoning. 2. Is there a need for zoning of additional residential land in Clonakilty?
Chief Executive's Response	There is sufficient land within the development boundary of Clonakilty to meet population targets.
Chief Executive's Recommendation	No amendment required
Interested Party	David O'Regan
DCDP346241795	DCDP346241795
Submission Summary	<p>The following points are highlighted in relation to residential zoning CK-R-07:</p> <ul style="list-style-type: none"> • While not opposed to zoning, concerns raised with regard to essential services and infrastructure within the area which depending on the time of year are already constrained; • Notes that another +800 houses will be required in the Clonakilty area by the end of the Plan period • Notes that the 8-hectare zoning extends up to the 'Watery Boreen' L40076-0 which is described as a 'Dirt track' used by walkers and tractors, adding that there is no other road adjoining the CK-R-07 zoning. • Concerned that alternative vehicular access onto the public road network is not proposed. • Suggested that between 260-375 extra houses could result in an extra 250+ cars exiting onto the L40076-0 "Watery Boreen". • Images illustrating the difficulties with narrow road widths are provided • Suggested alternative solutions include accessing the CK-R-07 via others roads to the west of this site, required if other lands are zoned in the area • (Road A-B) between the N71 and Junction B on Dunmore Road, is difficult to exit onto the N71 during peak hours. Extra traffic at junction B causing more congestion, noting 38 extra houses already being built on the Dunmore road (18/441). Compounded by residents parked cars close to this junction

	<p>(B).</p> <ul style="list-style-type: none"> • Pedestrian safety already being compromised. Roads are narrow and without footpaths • Section 2.5.43 states new residential development should have pedestrian connectivity to town centre, access to the CK-R-07 using the L40076 should be focused on pedestrian and cycleway access only • Other issues identified include drinking water source, and delivery of same, • Construction works impact on residents, • New demands on social and community infrastructure • Limited attractive green areas in the town
Principal Issues Raised	Does the plan, adequately address access and connectivity requirements for the CK-R-07 lands in Clonakilty? Is there a need for additional measures to seek improved connectivity linking the town and the proposed residential zoned lands including improved sustainable travel measures?
Chief Executive's Response	This submission highlights a number of issues relating to the proposed CK-R-07 zoning, particularly in relation to roads and access, and potential impact of additional dwellings on roads infrastructure in the area. The need for improved infrastructure requirements is highlighted particularly pedestrian connectivity.
Chief Executive's Recommendation	Amendment required. See Volume Two Part Four Amendments.
Interested Party	David O'Sullivan
DCDP338066934	DCDP338066934
Submission Summary	<p>This submission highlights the following points in relation to residential zoning CK-R-07</p> <ul style="list-style-type: none"> • Not opposed to zoning or development in Clonakilty and also the Clogheen area. • Notes that the 8-hectare zoning extends up to the Watery Boreen L40076-0 which is described as a 'Dirt track' used by walkers and tractors, and furthermore, notes that there is no other road or accessible point abutting the CK-R-07 zoning. • The last development plan proposed a buffer area of trees on the landward side of the 'Dirt Track'. • Main concern is all, or even some, of the vehicular traffic from this development will exit onto this laneway, which will cause a major traffic concern and health and safety issue in the wider road network and will affect a large population of the Clonakilty Area. • Combining current and future residential traffic, farming and construction traffic will create bottlenecks, traffic congestion and potential accidents in the area. Lack of safe pedestrian access to the town is already a concern. • Images illustrating the difficulties with narrow road widths are submitted. • Road A-B between N71 and Junction B Dunmore Road L4011-62 traffic issues highlighted, heavy back up particularly at peak times, and compounded by residents parking. • Junction B Road B-C i.e the L4045-0 is narrow and without footpaths. • Highlights that there is other sufficient land to facilitate alternatives for vehicular traffic from other public roads to the north and west. • No objection to pedestrian or cycle traffic on the L-40076-0 and L-8048 or

	<p>the upgrade of the 'Watery Boreen' to a greenway status, noting increased usage of these roads during pandemic.</p> <ul style="list-style-type: none"> • Its states that a considerable amount of development may not be able to be accommodated from a utilities and services aspect. Surface water, storm water and waste water inadequacies in Clonakilty would need to be addressed on a larger scale.
Principal Issues Raised	Does the plan, adequately address access and connectivity requirements for the CK-R-07 lands in Clonakilty? Is there a need for additional measures to seek improved connectivity linking the town and the proposed residential zoned lands including improved sustainable travel measures?
Chief Executive's Response	This submission highlights a number of issues relating to the proposed CK-R-07 zoning, particularly in relation to roads and access, and potential impact of additional dwellings on roads infrastructure in the area. The need for improved infrastructure requirements is highlighted particularly pedestrian connectivity.
Chief Executive's Recommendation	Amendment required. See Volume Two Part Four Amendments.
Interested Party	David Smith
DCDP346271540	DCDP346271540
Submission Summary	<p>The submission requests that a specific objective be included for the Marine Hotel at the Pier in Glandore so that its future as a commercial and community space is protected. The Marine Hotel is an integral building that has served this village since the 1800's, and was once a thriving hotel, bar and restaurant supporting local culture.</p> <p>This would support a number of policies in Volume 1 of the Draft Plan including the Strategic Objectives for villages, the placemaking principles in Table 3.1, policy to encourage Sustainable and Resilient Places and planning for culture and creativity", specifically Paragraph 3.6.6 "closure of business premises, the creative sector has much to contribute to revitalisation". In addition it would support food tourism which is a significant growth area. The building merits special consideration as it was subject to a Planning Application some months ago for conversion to apartments. This application attracted over 64 objections, all from people who wish to see its commercial/hospitality use retained in some form.</p> <p>Objective DB-04 for other uses in the village is limited and therefore a specific objective for the Marine Hotel is considered necessary especially as the site zoned for "sailing club house and convenience store" may not come forward for development (as the sailing club has already acquired a club house).</p> <p>A draft document outlining the Marine Hotel as a mixed retail/hospitality/commercial/community use (referred to as the 'Marine Meitheal' vision) is attached to the submission and shows how it would support policies in the Development Plan. The document highlights The Marine as the best opportunity to bring back cohesion to the village as a sustainable social and cultural commercial amenity to be enjoyed by</p>

	everyone and breathe life back into an integral part of the village and special part of the world.
Principal Issues Raised	Should the Draft Plan include a specific reference to the Marine Hotel in Glandore so that its future as a commercial and commercial space is protected. Is the objective DC-04 limited and is a specific objective for the Marine Hotel considered necessary.
Chief Executive's Response	The Draft Plan addresses the broad land use requirements for settlements across the County. The Draft Plan is considered to address these issues appropriately for Glandore. There is no change proposed to objective DC-04
Chief Executive's Recommendation	No amendment required.
Interested Party	Dominic Casey and Siobhán Ní Sheasnáin
DCDP346175002	DCDP346175002
Submission Summary	<p>Submission lists a number of suggested developments which are deemed necessary for the village as well as some errors within the existing text of the Draft Plan relating to Baltimore.</p> <ul style="list-style-type: none"> • Community Facilities; Submission highlights the need for facilities to support the village's full-time population as per highlighted in section 2.14.1 and 2.14.23 of the plan. • Community field is deemed essential. No adequate green space currently in the village. The development of Bull Point is considered to be a perfect location for this. • A public footpath required, from the start of the village as you pass the 50km speed limit, all the way to the village, starting at Harrington's cross, past The Glebe Gardens, local graveyard, until it joins to the current path. • Pedestrian/Cycleway, such as greenway from the local primary school, GAA pitch, and church at Rath Mor as this road is deemed very dangerous. • Increased car parking capacity in village possibly at graveyard also. • Fibre-optic broadband for the village • Submission sets out a number of areas where it is considered that the Ráth (Ringfort) should be incorporated into the text of the Draft Plan, in sections 2.14.20, 2.14.21, 2.4.27, 2.14.30 and 2.14.31 and GR-04. • The submission notes that the hotel referenced in sections 2.14.4 and 2.14.13 no longer exists, queries reference to the relief road in section 2.14.10, identifies text requiring correction in section 2.14.13. Requests reference to the community owned swimming pool, and the refurbished castle.
Principal Issues Raised	The Submission lists a number of suggested developments which are deemed necessary for the village. Factual corrections within the existing text of the Draft Plan relating to Baltimore are also identified.
Chief Executive's Response	The contents of the submission is noted. The submission makes a number of suggestions for additional issues to be addressed and also references corrections required. The planning notes the content of submission received. Where appropriate, additional text and/or specific objectives will be included to address issues raised. A number of amendments are proposed to the Draft text for Baltimore.

Chief Executive's Recommendation	Amendment required. See Volume Two Part Four Amendments.
Interested Party	Donal Lordan
DCDP337486027	DCDP337486027
Submission Summary	This submission is requesting an extension to the development boundary of Goleen to include lands which have a stated area of 5 acres. A number of points in support of the boundary extension are made in the submission including; proximity to the existing development boundary, the villages services and facilities, access to a group water scheme, sewage pipeline and broadband, and location below the skyline. It discusses the sites potential to reduce ribbon development, and pressure on other urban centres and potential to create a more circular village appearance when viewed from the harbour. The possibility of creating a walkway and amenity area linking the site to the village is also highlighted.
Principal Issues Raised	Is there a need to extend the development boundary of Goleen to include the identified lands on the western side of the village?
Chief Executive's Response	The submission identifies a land to the north of the village for inclusion within the development boundary of Goleen. The lands are not contiguous with the current boundary, the northern portion of the lands forms the flood risk zone associated with the Owvane River and are accessed via a narrow local road. The overall growth target for the village is 10 units. Irish Water currently have no plan to provide an upgrade of the waste water treatment system. Accordingly, an extension boundary of the village is not considered appropriate.
Chief Executive's Recommendation	No amendment required
Interested Party	Drimoleague Residents
DCDP346284189	DCDP346284189
Submission Summary	Submission refers to Section 2.15.9 of the plan, states that there is immediate need for traffic calming measures, including speed bumps and speed signs to alert drivers. Concerns raised regarding incoming traffic for Bantry/Dunmanway, which travel at speed impacting on locals. Highlights the need for more footpaths to extend the length of the village from east to west as well as mobility infrastructure for those who are disabled. Concerns raised regarding parking in the village, including on footpaths and double yellow lines, inhibiting locals from walking on the footpaths. The need for enforcement of traffic laws in the village is also highlighted.
Principal Issues Raised	Should the Draft Plan for Drimoleague be amended to highlight the issues raise in relation to traffic management in the village?
Chief Executive's Response	Section 2.15.9 of the Draft Plan already addresses the issue raised.
Chief Executive's Recommendation	No amendment required.
Interested Party	Dunmanway Community Council

DCDP346266507	DCDP346266507
Submission Summary	<p>This submission considers the town of Dunmanway and the villages of Ballineen/ Enniskeane. Submission makes a number of comments/suggestions as follows:</p> <p>Waste Water Infrastructure</p> <ul style="list-style-type: none"> - Lack of action taken to address the situation regarding the wastewater treatment plan despite this being recognised as a critical infrastructure in 2014 plan. The reference to the relocation of the outfall from the WWTP is incorrect. Level of investment is small in comparison to other towns in the region and the town is regressing while other towns benefit. - Ambiguity as to the potential performance of the current Waste Water Treatment Plant - Review the current operating standards of the WWTP and if required prioritise the design and delivery of a tertiary treatment system. - Include temporary measures to allow for the delivery of 1/3 of the 168 required housing units for the town. This might include an improved sewage treatment regime in the existing plant to improve effluent quality. - Remove reference to the relocation of the WWTP outfall as this has already been completed. - In January 2021 Irish Water confirmed that there was capacity in both the water supply and WWTP for some development; To this end DB-03 should be reviewed to allow development proceed ahead of the upgrades to the WTP and WWTPs. <p>Potable Water Infrastructure</p> <ul style="list-style-type: none"> - Proportionate to investments in other towns in West Cork, upgrades to the system in Dunmanway would be small and cost effective. Both a short term and longer term solution are suggested in the submission. - Review the proposal for the supply of potable water to the town to retain the current source. - Implement staged upgrades to the system to provide increased capacity. - Remove the current restrictions on development in the town as stated in the development plan to take into account Irish Water’s statement on current capacity allowing a certain level of development to proceed in the town. <p>Roads Infrastructure</p> <p>Villages - R586 running through the villages of Ballineen and Enniskeane should be considered for high quality roads infrastructure including national route status given its importance for transportation of goods and people on West Cork’s Primary Industrial Corridor. (more detail on justification and principles is provided in the submission)</p> <p>Villages - Implementation of Traffic Management procedures has been identified as a key priority for the villages with top objectives outlines as improving traffic safety; traffic calming, resurfacing, construction of walkways and cycle paths and the construction of a footpath from Ballineen village to Carrigmore.</p>

	<p>Dunmanway - traffic and movement patterns in the town have a negative impact on the quality of the urban and shopping environment. Submission outlines some of the junction/roads improvements required.</p> <p>Town Centre and Retail Dunmanway - Prioritise existing retail units in the town centre. Encourage development of new and diverse retail outlets and the renewal of vacant sites and buildings in the town. Designate West End Yard as a public car park with a footbridge access across the Dirty River to the town centre and develop a carpark off Castle Street as on-street parking is becoming an issue. Ballineen/Enniskeane - Villages are a strategic location for major industries but success has not been reflected in creating vibrant village centres as the villages still lack sufficient levels of amenities and services. Majority of vacant and derelict houses are found in the village centres. The French Action Coeur de Ville model which attempts to restore the appeal and dynamism of town centres in medium-sized towns throughout France, merits consideration. Would help to promote villages as places to live and spend time.</p> <p>Development of a Tourism and Recreational Package - Plan should actively support and invest in the development of a tourism product on the R586 routeway from Bandon to Bantry. State investment is needed. - In Ballineen and Enniskeane there are a number of significant and potential walkways/greenway/cycleways with the possibility of accessing remnants of the old West Cork Railway Line. The acquisition of this linear network should be considered. - Plan should support the development of a tourism package for Dunmanway based on cultural, heritage and outdoor pursuits in the area. - Plans are already in place to establish walking trails emanating from the town and plan should support such to sustain employment in tourism in Dunmanway. Inclusion of DY-U-03 and DY-U04 is welcomed. - Plan should be ambitious in the creation of a greenway linking Drimoleague, Dunmanway, Ballineen Enniskeane and Bandon using rural roads, former rail line and rivers.</p> <p>Conclusion: - In the last two decades these locations have lagged behind growth in other settlements in West Cork as a result of limited infrastructural investment and the removal of the national status from the R586 serving the area. - To deliver on the potential for growth investment in roads and water and wastewater treatment is vital and the requirement for this needs to be set out in the strongest of terms in the County Development Plan.</p>
Principal Issues Raised	<p>The submission highlights a range of issues in relation to Dunmanway. In relation to the need for infrastructure improvements, Town centre renewal, roads upgrades and measures to improve the tourism product of the village. Highlights that in the last two decades these locations have lagged behind growth in other settlements in West Cork</p>

Chief Executive's Response	The submission is noted. The Draft Plan policies and objective already address many of the issues raised. A new general objective is proposed to address the need for further community facilities and cycleways in the town.
Chief Executive's Recommendation	Amendment required. See Volume Two Part Four Amendments.
Interested Party	Durrus Project Group
DCDP346231038	DCDP346231038
Submission Summary	<p>The submission makes the following observations/recommendations for Durrus in Volume 5:</p> <ul style="list-style-type: none"> • 2.16.3 be amended to reflect current services: “The settlement of Durrus has impressive range of services for its size, with shops, pubs, churches, primary schools, a pre-school and some industry.” • Durrus needs a bus stop and large turning area in village. Request an Objective to “Identify accessible bus stop and large vehicle turning area solution, for school services, public transport and tourists, within walking distance of village”. • Objective DB-05 to “Identify a requirement for an accessible off street car parking solution within walking distance of the village” is welcomed. • 2.16.14 – needs to include provision of an accessible walkway to connect the new Community Grounds comprising sports and recreational facilities with the village: “Sports and recreational grounds along north-eastern R591 entrance to the village are a new community sports and recreational asset that contains a walking trail with an outdoor gym, GAA pitches and proposed indoor gym. However, access for pedestrians and cyclists from the village is extremely hazardous along busy, narrow R591. The provision of accessible walkway to connect these community facilities with the village is a priority.” • Objective U-05- Add additional text to “Develop and maintain amenity walk. Use this walk as basis for interconnecting pedestrian link to extend from the Community Field with Playground and Preschool (SW of village) to the Community Outdoor Gym, GAA Grounds and future Indoor Gym (NE of village). • DB – 06 and DB-09 are welcomed. <p>It is considered that the submission aligns with higher order planning policy and a table demonstrating alignment of the submission with NPF and RSES is provided.</p>
Principal Issues Raised	The submission raises a number of issues in relation to Durrus and also highlights a number of proposals which may help enhance the village.
Chief Executive's Response	The contents of the submission are noted, the Council will continue to work in partnership with the local community to implement measures to seek to improve services, facilities and infrastructure where possible.
Chief Executive's Recommendation	No amendment required
Interested Party	E. Spillane
DCDP340669412	DCDP340669412
Submission Summary	The submission states that the Indicative Flood Extent Map for Kilcrohane shows a large portion of the village located in Flood Zone A (at highest

	probability of flooding) despite no history or proof of tidal or fluvial flooding. The submission suggests that changing the designation from Flood Zone A to Flood Zone B (at moderate probability of flooding) would seem to be a more appropriate designation and could mitigate any future problems relating to home insurance for residents living in Zone A.
Principal Issues Raised	Suggests that changing the flood designation in Kilcrohane from Flood Zone A to Flood Zone B (at moderate probability of flooding) would seem more appropriate.
Chief Executive's Response	An update to the Kilcrohane village flood maps will form an amendment to the Draft Plan.
Chief Executive's Recommendation	Amendment Required. See Volume Two Part Four Amendments.
Interested Party	Eamonn O'Mahony
DCDP335573026	DCDP335573026
Submission Summary	<p>The submission highlights the following points in relation to zoning CK-R-07</p> <ul style="list-style-type: none"> • Not opposed to zoning or development in the area. • Concerned regarding the area abutting the road known locally as 'Watery Boreen'. • It is requested that the buffer which was in the 2009-2016 plan be reinstated. • Concerned regarding potential of between 260 – 375 dwellings being developed with the only access from the Clogheen Road. • The submitter is not in favour of upgrading the Clogheen road denoted as E-G on map submitted and are not in favour of the upgrade of the 'Watery Boreen Road' denoted as C-D <p>for the following reasons:</p> <ul style="list-style-type: none"> • Increased traffic on the existing narrow road which has no footpaths, • Road already serving over 65 houses. • Increase in hazard for children on the road. • Delays on the Dunmore road Junction • On street parking close to the Dunmore Road junction reduces road width further • Highlights that there is no issue with the upgrade of the lanes C-D and E-G to pedestrian/cycling routes, which could offer excellent potential for a greenway.
Principal Issues Raised	Does the plan, adequately address access and connectivity requirements for the CK-R-07 lands in Clonakilty? Is there a need for additional measures to seek improved connectivity linking the town and the proposed residential zoned lands including improved sustainable travel measures?
Chief Executive's Response	This submission highlights a number of issues relating to the proposed CK-R-07 zoning, particularly in relation to roads and access, and potential impact of additional dwellings on roads infrastructure in the area. The need for improved infrastructure requirements is highlighted particularly pedestrian connectivity.
Chief Executive's Recommendation	Amendment required. See Volume Two Part Four Amendments.
Interested Party	Fiona Collins

DCDP346232919	DCDP346232919
Submission Summary	<p>The submission provides specific comments on Volume 5 Sherkin Island as follows:</p> <ul style="list-style-type: none"> • GDO-01 – Unrealistic to limit cluster housing to within a short distance of the Harbour. No guarantee that the land is available for housing. Locals should be able to build anywhere on the island and not limited to cluster housing. The main objective should be to attract and encourage young people and families to reside on the island full time and they should not be hindered. • 2.27.18 – There is no primary school on the island and it deters young families moving to Sherkin. The trip to Baltimore and back via ferry takes half a day and is unfeasible for most parents. • Economy and Employment –As traditional jobs decline, online activity offers employment. Access to broadband is requested. There is a subsea fibre broadband cable in place between Baltimore and Sherkin so all it needs is to be connected on both ends to give access to high-speed broadband. • Tourism –Support the promotion of tourism on the island. However an update on the available facilities is required e.g. there is currently no hotel or marina open, no public toilets or small heritage centre and there is no public access to the Abbey. The Abbey is one of the most historical buildings on the island and would be a great opportunity to attract more people.
Principal Issues Raised	The issues raised in the submission are noted. Factual corrections required to the text are highlighted. Issues relating to Sherkin Island such as housing, employment, lack of a local school, and other opportunities in Tourism are noted.
Chief Executive's Response	The approach to housing on the Island is set out in Section 2.21 of the Draft Plan. The Council is fully supportive of measures which aim to improve opportunities for employment growth and in the area of Tourism.
Chief Executive's Recommendation	No amendment required
Interested Party	Gallanes Developments Ltd.
DCDP345789676	DCDP345789676
Submission Summary	<p>Submission seeking the inclusion of 0.22 ha of land with the GB 1-2 zoning, adjoining the subject site in the townland of Gallanes on the north-eastern side of Clonakilty. The GB 1-2 zoning sought could help address the housing need in Clonakilty, noting the requirement to provide an additional 828 new units within the plan period. Proposed GB 1-2 area would alleviate demand for rural one-off dwellings in unserved areas. Lands are considered to be fully serviced. The remainder of the lands have the benefit of an existing permission for 13 residential units, some of these units are complete and others are at an advanced stage of construction. Planning policy is discussed in relation to the relevant policy and objectives contained in the NPF, RSES, 2014 CCDP, and 2017 West Cork MDLAP. The subject site is zoned within the GB 1-1 area of the Clonakilty Town Greenbelt in the Draft Plan 2022-2028. Submission notes that there is no physical boundary present on the ground differentiating between the GB 1-1 and GB 1-2 areas. Details of the existing Cul Ard estate presently under construction are provided, detailing how the</p>

	subject lands would benefit from services including estate road serving these houses. In addition, the submission outlines that the developer has invested in storm water infrastructure in the area, therefore, the GB 1-2 zoning request is described as optimizing the recent infrastructure investment and would be in keeping with the existing developed area.
Principal Issues Raised	Requests the inclusion of 0.22 ha of land with the GB 1-2 zoning, adjoining the subject site in the townland of Gallanes on the north-eastern side of Clonakilty
Chief Executive's Response	There is sufficient land within the development boundary of Clonakilty to meet population targets. The Draft Plan has also identified two substantial parcels of land in the Town Greenbelt where it may be possible to accommodate limited numbers of individual dwellings in accordance with the GB 1-2 zoning designation. There is no requirement for additional land for housing development in Clonakilty and no change to the GB 1-2 designations is proposed.
Chief Executive's Recommendation	No amendment required
Interested Party	Gerard O'Mahony
DCDP346213793	DCDP346213793
Submission Summary	This is a detailed submission which refers to the previous submission made at pre-draft stage reference PDP225018956, and states that the enclosed proposal is in relation to Marina development under Objective X-01, Union Hall. The proposed Marina is stated to be identical to that permitted under 01/3175. Details of a proposed 50 berth marina, clubhouse, chandlery, storage, and parking area on a site at the foreshore at Keelbeg, Ballincolla, Union Hall are provided. Documentation relating to a similar development permitted under planning reference no. 01/3175 and granted on appeal to ABP reference pl. 04.130804 are also included. This permission was not implemented and the submitter's states that he intends to reapply for the proposal in 2021. Various proposed design details, layout and servicing arrangements have been set out in the submission, together with a copy of a Wave study previously completed in 2002 in support of the proposed development. The submission states that with proper berthing facilities for visiting yachts, marine traffic in Glandore Harbour will be better organised, removing the need for leisure vessels to berth at the fish landing pier. The submission is also of the view that there will be no effect on marine life. It is stated that the proposal will extend the tourist season in Union Hall and improve the village outlook. Copies of letters from the Irish Sailing Association and local Yacht club, dated in 2002 in support, together with an extract from section 7.1.5 of the 1996 CDP which noted suitability for a marina proposal is also submitted. In addition, a site plan is provided, detailing what is described as a CCC holding tank location as part of this submission, with the possibility of agreement with Cork County Council in respect of a holding tank upgrade within the proposed marina development boundary.
Principal Issues Raised	Submit details of a proposal for a marina development in Union Hall.
Chief Executive's Response	The issues raised are matters for the Development Management Section should a planning application for this development be made.

Chief Executive's Recommendation	No amendment required
Interested Party	Gerard O'Mahony
DCDP346215638	DCDP346215638
Submission Summary	This submission provides details a storm breakwater proposal in relation to remediation/extension of old Keelbeg Pier Union Hall for the purposes of providing Storm Breakwater from the South East gales and thus providing safe berthing for all trawlers/craft berthed at the new Keelbeg Pier. The submission details that this was previously envisaged by the Dept of the Marine in 1996/1997 as part of the overall upgrade but did not go ahead due to shortage of funding. The submission notes that this was also shown in the 1996 Cork County Development Plan, the detail of this is provided in the submission. The submission also notes that Cork County Council development plan boundary also includes for foreshore development extending up to 150 metres east of Union Hall Pier. A number of suggested advantages of the proposal are outlined in the submission, including, provision of shelter, provision of additional berthing, low design and construction costs. Some disruption might be expected during construction phase due to noise etc. Extracts from the Union Hall plan and zoning map are submitted, extract from the 1996 Plan, image of existing pier with illustration of the suggested Storm Breakwater proposal.
Principal Issues Raised	Should the Draft Plan be amended to address the issues highlighted?
Chief Executive's Response	The issues highlighted are outside the scope of the County Development Plan review.
Chief Executive's Recommendation	No amendment required
Interested Party	Glengarriff Tourism and Development Association; Eccles Hotel; Glengarriff Park Hotel
DCDP345906811	DCDP345906811
Submission Summary	<p>The focus on 'Placemaking/Public Realm/Movement/Village Centre' in the Draft Plan and Sections 2.17.8 and 2.17.13 in Volume 5 are welcomed. However, there is no overarching proposal to address all the public realm issues in Glengarriff and the concern is that the village will be subjected to one off ad hoc measure where convenient.</p> <p>The submission requests the procurement and development of a Public Realm Master Plan for the village of Glengarriff which addresses the following:</p> <ul style="list-style-type: none"> a) The dominating and negative impact of the great road width on the visual appearance of the village. b) The excessive speed of passing vehicles and the difficulty for pedestrians crossing the road c) Footpath realignment and separation from the main road d) Seafront promenade in front of Eccles hotel and connecting to blue pool e) Identify elevated viewing points/features f) Peak summertime parking / Key Tourist Infrastructure <p>The submission also suggests further detail on what a Public Realm Master</p>

	<p>Plan could contain to deliver the relevant objectives for Glengarriff. Recommendations include the use of planted road medians and islands, raised pedestrian crossings and a curved road approach throughout the village, realignment and separation of footpaths from roads, provision of viewing points/tower etc, and the provision of parking for summer peak.</p> <p>It is also recommended that Section 2.17.2 in Volume 5 be amended as Glengarriff has the potential to be a tourism destination in its own right and not just an “attractive stop off point”.</p>
Principal Issues Raised	The submission requests the procurement and development of a Public Realm Master Plan for the village of Glengarriff.
Chief Executive's Response	The planning authority notes the contents of submission received, where appropriate the Council will examine the benefit of preparing Public Realm plans across all settlement in the County during the lifetime of the plan.
Chief Executive's Recommendation	No amendment required.
Interested Party	Goleen Community Council
DCDP346431369	DCDP346431369
Submission Summary	Submission requests an extension to the development boundary of Goleen village, to zone a site of 1.68 ha, within the development boundary which is 30 metres from the site. The land belongs to the Goleen and District Community Council Ltd where it is envisaged the site could be used for Business and employment or some form of sheltered housing for elderly people in the area. Submission states the development of the site will be for the benefit of the community supporting the social and economic fabric of the village and its environs. Map of the site is provided with the submission.
Principal Issues Raised	Requests that the development boundary of Goleen be extended to allow for Business and employment or some form of sheltered housing for elderly people in the area
Chief Executive's Response	The lands would fail to promote compact growth having regard to the distance from the village core.
Chief Executive's Recommendation	No amendment required
Interested Party	Grace Lombard
DCDP345388038	DCDP345388038
Submission Summary	<ul style="list-style-type: none"> • Welcomes the development of more houses in Clonakilty but should be on a phased basis, linked in with the provision of adequate water supply and construction of the Northern Relief Road to alleviate traffic congestion. • Concerned and opposed to access to the CK-R-07 lands via the L40076-0 known locally as the Water Boreen. Infrastructure on the L40076 & L4045-0 are inadequate. These concerns have previously been submitted to the County Council in relation to other development proposals in the area. • Suggested that the development of 800 houses should be phased only whereby the necessary infrastructure, water supply, relief roads, recreation, education, and other related services should be provided in tandem with

	<p>building of houses.</p> <ul style="list-style-type: none"> • Removal of large section of hedgerow & trees on road would be negative on landscape. • No footpaths and no width to allow same therefore comprising pedestrian safety. Suggested that the Watery Boreen be used as a greenway for walkers and Cyclists. • The Watery Boreen leads onto the L-4045-0 which is narrow and has numerous pitch points and is unsafe for pedestrians. Concerns re. impact on other congested roads such as Upper Lamb Street, N71 and Dunmore Road. Plans to access via this road should be rejected. • Alternative Road Access to site CK-R-07 can be obtained through adjacent lands owned by the same land owner and will provide safe access on to the N71.
Principal Issues Raised	Does the plan, adequately address access and connectivity requirements for the CK-R-07 lands in Clonakilty? Is there a need for additional measures to seek improved connectivity linking the town and the proposed residential zoned lands including improved sustainable travel measures?
Chief Executive's Response	This submission highlights a number of issues relating to the proposed CK-R-07 zoning, particularly in relation to roads and access, and potential impact of additional dwellings on roads infrastructure in the area. The need for improved infrastructure requirements is highlighted particularly pedestrian connectivity.
Chief Executive's Recommendation	Amendment required. See Volume Two Part Four Amendments.
Interested Party	Gregory O'Mahony
DCDP345859220	DCDP345859220
Submission Summary	<p>The submission relates to land at Knockarudane Glandore. It is requested that the lands on the western side of the road be zoned for low-density residential development. The site is directly bounded by Glandore National School and the Catholic Church. The area has full time residents and is the living nuclei of Glandore outside of the village.</p> <p>A detailed rationale in support of the zoning is set out in the submission, including the natural topographical constraints in the village, the existence of cluster housing at Drombeg and Knockarudane, the ability to impose conditions that any housing be a place of residence, road widening/improvement works to a country road would be carried out to facilitate the development, there is an on-site well and a bore well could supplement the natural water supply if necessary, the site can be serviced by individual septic tanks or a communal treatment system, a high quality layout and house design with a strong local housing component would be delivered, and existing mature trees would be retained and enhanced with supplementary planting.</p> <p>Relevant Local Area Plan objectives for Drombeg are attached to the submission. In addition a previous submission to the Skibbereen Local Area Plan prepared by McCutcheon Hogan, requesting the subject site to be zoned for low- density residential development, is provided.</p>

Principal Issues Raised	Should the settlement/village nuclei of Drombeg be reinstated in the County Development Plan?
Chief Executive's Response	A review of the settlement network across the County was carried out as part of the preparation of the Draft CDP. This review was based on services provision, size of settlement and potential to deliver housing over the next Plan period to 2028 and led to the recommendation for the removal of the development boundary of most village nuclei, other locations and some smaller villages. Any future housing proposals in these settlements will be assessed on the basis of the rural housing policy applicable in the area. Full detail of the network review is set out in Background Document No. 4 Settlements and Placemaking available at https://www.corkcoco.ie/sites/default/files/2020-03/background-document-no-4-settlements-and-placemaking.pdf
Chief Executive's Recommendation	No amendment required
Interested Party	Haas
DCDP346300619	DCDP346300619
Submission Summary	Submission raises the issue of transport in Skibbereen and, in particular, congestion associated with schools. Proposes the provision of a pedestrian access from Gortnaclohy Heights to Gaelscoil Dr Uí Shúilleabháin, West Cork Campus, and St Patrick's BNS. Highlights that a large number of students within walking distance of the primary schools, sports centre and West Cork Campus drive due to lack of pedestrian connectivity between the top of the hill and the schools. Suggests linking the existing footpath that joins Rossa College and the back entrance of the secondary school to the roundabout outside Skibbereen Community College to shorten the walking distance to the schools. Makes reference to primary schools in the area promoting walking to school and submits that the proposal would progress this work further. Adds that it would not cost too much, that it would reduce traffic and the carbon footprint, and that it would promote independence in children and support their mental health. Proposes that the suggested path could also be accessible for bikes. Submission includes map showing proposed path.
Principal Issues Raised	The planning authority recognise the need for an improved access linking the schools with the wider residential areas particularly located off High Street/Gortnaclohy Heights area.
Chief Executive's Response	Amend the Draft Plan to include a new general objective to seek to provide an active travel corridor between the schools with the wider residential areas particularly located off High Street/Gortnaclohy Heights area.
Chief Executive's Recommendation	Amendment required. See amendment number. 5.2.7.12
Interested Party	Herbert Buttimer
DCDP346112135	DCDP346112135
Submission Summary	This is a very detailed submission relating to a 33.8 ha landholding located in Clogheen on the southwestern side of Clonakilty town. It sets out the

strategic importance of Clonakilty in the county settlement structure, seeking supportive policies and objectives to help accelerate residential development in the town over the plan period.

A review of national policy in terms of the National Planning Framework, discussed with respect to NPO 6, NPO 11, NPO 18b. The role of Clonakilty as defined in the West MD LAP 2017 is also set out, the lands in question are zoned CK-R-03 in this plan for Medium B density residential development. A portion of the lands are also subject to development objectives R-14 and R-15 in the Clonakilty Town Development Plan 2009. Various policies relating to the town, in particular the population and housing growth requirements as proposed under the Draft CDP 2022-2028 including the Cork City and County Joint Housing Strategy are also highlighted.

Submission provides details of the Clogheen Masterplan prepared under the current residential zonings contained in the West MDLAP and current Town Plan. The overall landbank located in Clogheen and Carhoo, are under arable cultivation with a farm complex to the Northwest. Submission notes that the development of the Masterplan lands will be carried out on a phased basis with 6 no. separate distinct but interrelated phases of development. Development is envisaged to take place over a 10-15 year period.

The following points are highlighted in this submission:

Regional Growth Distribution:

- Notes that the West Cork Strategic Planning Area has the lowest housing growth target
- On the basis that Clonakilty is a designated key town, considers the plan presents little ambition.
- Queries why the West and North Strategic Planning areas would have a lower level of housing growth target, which contains the town county Key Towns, compared to the towns of the Cork Ring Strategic Planning area.
- The Draft Plan is considered to be at odds with the RSES, which requires local authorities to plan for significant growth of these key towns, the submission notes that of all the Urban locations outside of Metropolitan Cork, Clonakilty has the lowest target for new households, lower than Charleville. Also, stated to be at odds with the OPR's pre-draft submission.
- Submission observes that water deficient alone cannot be the reason for this, comparing household growth allocation to the town of Kinsale which has a similar population to Clonakilty, but which is also stated to have a strategic water services constraint and yet has a higher growth allocation to Clonakilty.
- It is therefore requested, that Cork County Council Review the population & Housing growth targets in accordance with national and regional strategies to properly reflect the designation as a Key Town in the County.

Residential Zoning in Clonakilty:

A review of the Masterplan lands and their development attributes in support of their development is outlined. The submission notes that a large quantity of the MDLAP zoned lands are proposed to be dezoned in the Draft Plan. Furthermore, it notes on the opposite side of the town, there is a proposal to zone lands which are currently zoned agriculture in the Town

	<p>Development Plan as residential, noting the Draft Plan CK-R-02 and CK-R-03 in this regard, potentially delivering over 400 housing units. The submission considers that there is no proper access to the these lands, with no timeline to deliver the Northern Relief Road. The lands are also considered to be elevated and visually exposed. It is requested that these rezoning proposals are reviewed.</p> <p>The submission considers that clear inconsistencies exist in the application of zoning objectives in the town, particularly in relation to the dezoning of the residential lands to the southwest and rezoning of agriculture lands to the north of the town.</p> <p>On the basis of the rationale forwarded for the subject lands, it is requested that the early phases of development notably phase 1 and 2 as set out in the Masterplan are facilitated in the new development plan to run to 2028.</p> <p>Maps are provided of the said zoning requests, which include zoning a private home on the landbank lands to agriculture. Proposals for open space zonings are also included, such an approach would allow the masterplan lands to proceed once water supply is resolved. The map supplied of Phase 1 and II are a total of 11.7 ha providing a possible 203 residential units. Access to these Phase I and II are via the Park Hotel to the Northeast and Via a road to the Northwest.</p> <p>Clogheen Masterplan</p> <p>A copy of the detailed Clogheen Masterplan is provided with the submission. The topics discussed in the Masterplan include planning policy context, planning history review, masterplan analysis in relation to Access & Movement, 6 key phases of development are provided, proposed services and infrastructure are also highlighted, stormwater management, archaeological impact, ecology and key biodiversity issues, landscape assessment, key Masterplan detail, layout and design, finally a development phasing and implementation proposal is also provided.</p>
<p>Principal Issues Raised</p>	<ol style="list-style-type: none"> 1. Highlights the strategic importance of Clonakilty in the county settlement structure, seeking supportive policies and objectives to help accelerate residential development in the town over the plan period. Long term plans for development of wider landholding 34ha. 2. Submission provides details of the Clogheen Masterplan prepared under the current residential zonings contained in the West MDLAP and current Town Plan detailing 6 phases of development. over a 10-15 year period. 3. Considers the plan presents little ambition in fulfilling the vision for Clonakilty as a key town in the County. Requests a review the population & Housing growth targets in accordance with national and regional strategies to properly reflect the designation as a Key Town in the County. 4. Requests that the early phases of development notably phase 1 and 2 as set out in the Masterplan are facilitated in the new development plan to run to 2028

Chief Executive's Response	<ol style="list-style-type: none"> 1. The Draft Plan recognises the importance of Clonakilty in the settlement hierarchy, this is reflected in the settlement hierarchy. See Chapter 2 Core Strategy. 2. The contents of the Masterplan are noted. 3. See the discussion on the Revised Population Growth targets in Volume One Key Issues and Recommendations. 4. The configuration of the residential zoning CK-R-07 is proposed to be amended, furthermore in recognition of the need to meet the strategic requirements and status of Clonakilty as a Key Town, a residential reserve has also been identified.
Chief Executive's Recommendation	<ol style="list-style-type: none"> 1. No amendment required 2. Amendment required 3. No amendment required 4. Amendment required
Interested Party	Hurley & White Builder Limited
DCDP346089549	DCDP346089549
Submission Summary	<p>Submission requests that the 'existing residential/mixed residential and other uses' zoning designation be extended to cover the full extent of the lands to the western side of Dunmanway approximately 300 metres to the defined town centre. Submission considers there is clear justification for this as:</p> <ul style="list-style-type: none"> • Subject lands do not form part of any formal open space and are a storage yard for private commercial enterprise. There is no habitat on these lands but any onsite trees could be retained as part of any future development. • Inclusion of western section as open space appears to have arisen as a result of previous flood risk mapping. A flood risk assessment attached as part of the submission concludes that the site has never flooded and that the proposed finished floor level for any development would be above the 1 in 1000 year fluvial storm event. On this basis the submission considers that there are no impediments to revising the zoning on this part of the site. • Site is a sustainable location and sequentially suitable for residential in Dunmanway. Site can deliver on compact growth/placemaking (being a central brownfield site), improve modal shift, support greenway initiatives, facilitate improved integration between amenity spaces in the town, etc. Opportunity to improve walk/cycleways to a nearby future greenway is highlighted through development of the site which would be positive towards wellbeing/quality of life. • Lands are suitable and viable for development and will contribute positively towards the provision of new homes in Dunmanway. Lands are available in the short to medium term commensurate with the availability of infrastructure services. <p>Attached to the submission is a site specific flood risk assessment.</p>
Principal Issues Raised	Requests that the 'existing residential/mixed residential and other uses' zoning designation be extended to cover the full extent of the lands to the western side of Dunmanway. Flood risk assessment report submitted.
Chief Executive's Response	The planning authority have reviewed the matter. It is considered appropriate to retain the current zoning. No change is proposed.

Chief Executive's Recommendation	No amendment required
Interested Party	Inchydoney Dunes Conservation Group
DCDP346112658	DCDP346112658
Submission Summary	Submission highlights the need for the Plan to prioritise the protection and enhancement of the Inchydoney Dunes as a Special Area of Conservation. Concerns raised regarding the destruction and loss of habitat on the dunes, from increasing occurrence of storms, high tides and human activity. The Draft plan is not considered to respond sufficiently to the Climate and Biodiversity emergency and does not set out strongly enough how the county will achieve the objectives of the Climate Action Bill. Submission notes that one of the main threats to the Dunes is trampling caused by people using the dunes for recreational purposes and have raised concerns regarding section 2.5.24 of the Draft Plan in this regard. This refers to the potential for Clonakilty town to benefit from its location in close proximity to the beach. The lack of open public space and access to natural space in Clonakilty town needs to be addressed. Reliance on the private car to access the beach is considered an issue, meaning the plan does not meet its sustainable transport objectives. Requests the removal of the statement in paragraph 2.5.24 relying on Inchydoney as open space for the town. A number of additional measures are recommended to ensure the appropriate management of the dunes. Requests that the plan set out how the Council will manage the dunes, as part of a wider coastal management strategy, ensure community engagement, and a more integrated approach to social, economic and ecological development.
Principal Issues Raised	<ol style="list-style-type: none"> 1. Highlights concerns regarding Section 2.5.24 of the Plan which references the proximity of Clonakilty to Inchydoney as means of accessing public amenity. 2. Highlights a need for a Dunes Management Plan as part of a wider coastal management strategy, to ensure community engagement and a more integrated approach. The submission sets out details of what this Plan should contain.
Chief Executive's Response	<ol style="list-style-type: none"> 1. It is intended to delete the reference in Section 2.5.54 2. Inchydoney Dunes are neither within the ownership or control of Cork County Council. The Council recognises the fragile nature of the dunes at Inchydoney and also recognises that human activity at this location increases pressure on the dune system. This is reflected in the text of Objectives GC-01 and DB-01 (Inchydoney). Volume One Chapter Seven, MCI 7-3 (Integrated Coastal Zone Management), MCI 7-4 (Coastal Protection) and MCI 7-6 (Coastal Amenities) supports these policies. It is intended to add further text to section 2.29.17 to address the issue. 3. It is intended to insert additional text in the plan.
Chief Executive's Recommendation	<ol style="list-style-type: none"> 1. Amendment required. See Volume Two Part Four Amendments 2. Amendment required. See Volume Two Part Four Amendments
Interested Party	J Casey
DCDP345622365	DCDP345622365

Submission Summary	Submission seeks the zoning of a 1.25ha site in the townland of Kilnaruane, south west of Bantry town for residential use as shown on maps provided. Access is via the L4715-0 which is considered suitable for large volumes of traffic. Having regard to the proximity of the subject site to the existing Deerpark Nursing home, it is requested that the lands be zoned residential 'sheltered housing'. Details of the site's proximity to Bantry General Hospital, Westlodge Hotel and other local amenities is provided.
Principal Issues Raised	Should the development boundary of Bantry be extended to include the subject lands.
Chief Executive's Response	There is sufficient land within the development boundary of Bantry to meet population targets.
Chief Executive's Recommendation	No amendment required
Interested Party	J. Lynch
DCDP346290183	DCDP346290183
Submission Summary	Remove Objective U-01 as a new roadway would be completely contrary to the stated vision of protecting the unique natural heritage, ecology and landscape of Inchydoney. It would also be a phenomenal waste of public money and other alternatives are available- including more sustainable transport solutions (instead of building a road or carpark on the island to facilitate visitors and their beach paraphernalia). The plan sees Inchydoney as a source of wealth/profit where local community and environmental impacts are dismissed. Tourism is currently at a level on the island that is out of balance with local community and environment objectives and is therefore by definition unsustainable. Objectives O-02 and O-03 need tighter controls for infill development and the changing of green space/boundaries to facilitate housing should be prevented. Concern raised at the destruction and loss of habitat on the dunes (SAC/00091) as a result of increasing human activity. Requested that the Council engage with the community to develop and implement a plan for their protection.
Principal Issues Raised	<ol style="list-style-type: none"> 1. Remove Objective U-01 Roadway objective. 2. Tourism is by definition unsustainable 3. Objectives O-02 and O-03 need tighter controls for infill development and the changing of green space/boundaries to facilitate housing should be prevented. 4. Concern raised at the destruction and loss of habitat on the dunes (SAC/00091) as a result of increasing human activity.
Chief Executive's Response	<ol style="list-style-type: none"> 1. It is not considered appropriate to remove the objective of providing an access route which connects the north and south of the Island. It is proposed to add text to ensure that this route will be sensitively designed having regard to environmental, nature conservation and other heritage considerations. 2. The Draft Plan includes objectives to ensure that tourism developments are provided in accordance with proper planning and sustainable development principles.

	<ol style="list-style-type: none"> 3. The referenced objective provides clear guidance on the policy for these areas. 4. Inchydoney Dunes are neither within the ownership or control of Cork County Council. The Council recognises the fragile nature of the dunes at Inchydoney and also recognises that human activity at this location increases pressure on the dune system. This is reflected in the text of Objectives GC-01 and DB-01 (Inchydoney). Volume One Chapter Seven, MCI 7-3 (Integrated Coastal Zone Management), MCI 7-4 (Coastal Protection) and MCI 7-6 (Coastal Amenities) supports these policies. It is intended to add further text to section 2.29.17 to address the issue. It is intended to insert additional text in the plan.
Chief Executive's Recommendation	<ol style="list-style-type: none"> 1. No amendment required 2. No amendment required 3. No amendment required 4. Amendment required . See 5.2.45.5
Interested Party	Jim & Sinead Slattery
DCDP344732982	DCDP344732982
Submission Summary	This submission is requesting that land in the townland of Youghals, Clonakilty be considered for residential zoning in the Draft plan. These lands have been identified on a map submitted. It is highlighted that the lands have access to the public road, mains water, and would be suitable for self-contained sites on sewage treatment systems. There is access to the footpath on the Inchydoney Road and it is stated that they are well screened from the surrounding area. In the absence of a residential zoning, it is requested that the lands be included within the development boundary for Clonakilty thus allowing possible one-off housing for a small number of sites.
Principal Issues Raised	Should these lands locate in the Greenbelt off the Inchydoney road in Youghals, Clonakilty for be included within the development boundary of Clonakilty and zoned for residential use?
Chief Executive's Response	There is sufficient land within the development boundary of Clonakilty to meet population targets.
Chief Executive's Recommendation	No amendment required
Interested Party	Joan Kearney
DCDP346279223	DCDP346279223
Submission Summary	<p>The submission highlights the issue of housing as a central issue to be addressed on the islands. The one size fits all model currently employed by the Council is not fit for purpose for the islands. Social and affordable housing needs to be provided to stop depopulation and closure of schools. Economic and social benefits will flow from housing.</p> <p>Other requests raised in the submission include:</p> <ul style="list-style-type: none"> • The introduction of a vacant/derelict housing tax and imposition of a residency clause in all planning applications to prevent holiday homes being developed. • The green agenda on the island should be supported including a green waste management system. Shore licencing to allow for renewable tidal energy programmes should be facilitated.

- The full range of tourism opportunities on the Island should be recognised.
- Increase cooperation between the Department of Marine and the Council to ensure that the services on the island are meeting the needs of the island population. Lack of wheelchair access to the ferry severely restricts residents with mobility issues. Provide disability access.
- Provide traffic management at the pier including parking, drop off /set down points, parcel storage facility for deliveries and a bus shelter.
- Upgrade the Coláiste Pobail Chléire building and provide a public playground, outdoor gym equipment and a walking track for the less abled are requested.
- The library is not fit for purpose and a new space is requested.
- Provision of a glass crusher to reduce waste being sent to the mainland.
- Repair the South harbour coast road wall that washed away as it is dangerous.
- Provide ongoing maintenance of the road network.

Specific amendments to Volume 5 of the Draft Plan are requested as follows:

- 2.26.3- There is no longer a Radio na Gaeltachta office in the North Harbour, or a fish farm on Oileán Chléire. Services on the island also include a Roman Catholic Church, a distillery, a library.
- 2.26.7 - The number of houses that are built is a key issue.
- 2.26.9 - The provision of broadband is essential infrastructure.
- 2.26.12 -Economic activity on the island includes farming -beef, goat, sheep, pigs, bee keeping and organic vegetables and fishing. Tourism and The Irish college and jobs using technical skills including translation services and IT systems development tech reviews and other services. Remote working facilitated by broadband connectivity. There is no longer a fish farm on Oileán Chléire.
- 2.26.14- The mention of the goat farm here is unusual as none of the other farms that are open to the public are mentioned. The museum and heritage centre are not mentioned
- 2.26.16 -Include tourism industry
- 2.26.17 -last sentence doesn't make sense.
- 2.26.18 -The distillery has started operation. The development of the distillery and visitor centre should be encouraged and supported.
- 2.26.19- The school has 6 children and 2 teachers. The pre and after school facilities are no longer functioning. Students from the island attend secondary school off the island, most attending Rosscarbery, Schull or Skibbereen. The free internet service in the library is intermittent due to poor connectivity. Only one Irish college remains. The coláiste is used for sports and cultural events.
- 2.26.21 - The hall of the coláiste is used for a variety of functions not just badminton. The doctor visits quarterly at best, not monthly.
- 2.26.24- The ferry takes closer to an hour.
- 2.26.25-The bull's nose has been repaired. A pontoon has been installed. The services supporting this need facility need to be completed. Work is still required on Duffys Pier which has been undermined in a few areas that can no longer be used. No berthing signs are in place in several parts of the pier.
- 2.2.26- a slip has been completed in the North Harbour to facilitate ro-ro traffic. Foil Coagh cannot be used as it is in a dangerous state of repair
- 2.26.27- The roads were resurfaced before the pandemic, but the job was

	<p>not finished and now the roads are starting to disintegrate again.</p> <ul style="list-style-type: none"> • 2.26.28 -Rural transport scheme consists of 2 electric people carriers. This is part of the green Initiative on the island • 2.26.29 - Broad band and mobile services are dependant on 'line of sight' to the mainland and significant parts of the island are without coverage for both. The diesel generator was decommissioned years ago • 2.26.30- The wastewater treatment tank servicing the public toilets in the North Harbour is inadequate. Last year raw sewerage poured into the North Harbour on several occasions. The pipe taking the sewage out beyond the harbour is not adequate for current needs. Investigation into possible solutions should be carried out. A solution could be the development of a community anaerobic digester mini plant which would reduce the waste being shipped to the mainland and provide composting solution to island dwellers. A green solution that could work. • 2.26.31 -The water pipes have been replaced which has resulted in a reduction of over 80% treated water being lost through leaks. The current system meets the needs of Oileán Chléire. The desalination plant is decommissioned. • 2.26.32 -The baler has been installed. • 2.26.35 -The standing stones, the original lighthouse, the signal tower are part of the heritage of the island. • Objective GDO-08- This has been repaired. • Objective GDO-09 -This has been done
Principal Issues Raised	The issues raised in the submission are noted. The submission highlights the issue of housing as a central issue to be addressed on the islands. The green agenda on the island should be supported. Factual corrections required to the text are highlighted. Issues relating to Oileán Chléire such as housing, employment, investment in education and tourism are also noted.
Chief Executive's Response	The planning notes the content of submission received. Where appropriate, additional text and/or specific objectives will be included to address issues raised.. Factual corrections will be incorporated into the final version of the plan. A number of amendments have been proposed in relation to Oileán Chléire. See Volume Two Part Four
Chief Executive's Recommendation	No amendment required
Interested Party	Joe Hawkins
DCDP345933871	DCDP345933871
Submission Summary	The submission requests that a site adjoining the boundary of Castletownshend on the North Eastern side (map attached to the submission) be included in the development boundary in order to simplify a future planning application on the site. The submitter has been living in the village of Castletownshend and is unable to find a site within the village to build a house. The submitter has strong ties to the village, both living and working there.
Principal Issues Raised	Should the development boundary of Castletownshed be extended to include the subject lands?

Chief Executive's Response	The subject lands are removed from the existing village boundary and village core and are located in an environmentally sensitive location in a high value landscape adjacent to the Castletownshend SAC. The growth allocation for Castletownshend is 15. There are sufficient lands within the development boundary to meet the growth target. It is not considered appropriate to extend the development to include this site.
Chief Executive's Recommendation	No amendment required.
Interested Party	John & James Daly
DCDP337951745	DCDP337951745
Submission Summary	This submission is made in relation to lands which have a stated area of 10 acres in the rural townland of Gurteenasowna, north east of Dunmanway. The submission is requesting that the greenbelt designation be removed from the land. The lands are within the area designated as GB1-2.
Principal Issues Raised	Is it appropriate to remove the Greenbelt zoning from the submitter's lands
Chief Executive's Response	The designation of the subject lands as part of the greenbelt is considered appropriate in accordance with Volume One Chapter 5 objective RP 5-19.
Chief Executive's Recommendation	No amendment required.
Interested Party	John & Noreen Collins
DCDP345791463	DCDP345791463
Submission Summary	Submission relates to a site on McCurtain Hill Scartagh Clonakilty, a map is provided referencing a series of buildings, one of these has now demolished on foot of planning reference no. 18/568. Submission welcomes the zoning of the lands in the Draft Plan, and seeks to have the land use zoning, 'Existing Residential/Mixed Residential and Other uses' zoning carried forward to the final adopted Development Plan 2022-2028, with the expectation of making an application for a housing development on this infill brownfield site.
Principal Issues Raised	Supports the zoning of land as 'Existing Residential/Mixed Residential and Other uses'
Chief Executive's Response	Noted.
Chief Executive's Recommendation	No amendment required
Interested Party	John and Con Crowley
DCDP346229424	DCDP346229424
Submission Summary	Submission relates to the settlement of Coppeen. Maps are provided which identify land which is requested be included within the development boundary of the settlement. A number of points are made in support of this proposal, including the location of the site adjacent to the village nuclei, suitable topography, potential for 2 serviced sites, amenities available with the village, easy commuting catchment of larger towns, availability of broadband.

Principal Issues Raised	The land identified in the submission for residential purposes are to the west of Coppeen which is no longer within the settlement network. Should the settlement of Coppeen be reinstated in the County Development Plan?
Chief Executive's Response	A review of the settlement network across the County was carried out as part of the preparation of the Draft CDP. This review was based on services provision, size of settlement and potential to deliver housing over the next Plan period to 2028 and led to the recommendation for the removal of the development boundary of most village nuclei, other locations and some smaller villages. Any future housing proposals in these settlements will be assessed on the basis of the rural housing policy applicable in the area. Full detail of the network review is set out in Background Document No. 4 Settlements and Placemaking available at https://www.corkcoco.ie/sites/default/files/2020-03/background-document-no-4-settlements-and-placemaking.pdf
Chief Executive's Recommendation	No amendment required
Interested Party	John and Noreen Collins & Carhue Developments
DCDP346043244	DCDP346043244
Submission Summary	<p>The Draft Plan proposes to zone subject lands at Scartagh for community (educational) use (CK-C-02) and it is requested that this zoning designation be reviewed and changed to a residential zoning. The submission states that there is significant justification for this:</p> <ul style="list-style-type: none"> • The development of wider lands at Scartagh represents a significant opportunity for Clonakilty. • Lands have clear development potential for housing and can help in delivery of compact growth, modal shift, improve viability of planned greenway and delivery of high quality placemaking proximate to town centre and community infrastructure. • There is no identified demand for additional zoned land for education use and lands should be released for productive use and the delivery of much needed homes in Clonakilty. <p>Some additional points raised include:</p> <ul style="list-style-type: none"> • Clonakilty is identified as a key town in the RSES and Draft Plan • The greenway objective CK-U-03 runs along the northern boundary of subject lands. • The majority of this land has been zoned for either civic or educational use for over two decades and there has been no approach to use the lands for such purposes. • A lot of work is being advanced in positive partnership among local landowners which will extend to development delivery in the Scartagh area during the plan period. • Subject lands may be developed alongside lands to the north to ensure that appropriate linkages to the Northern Relief Road are established. Their stage 1 submission included a design feasibility for this road.
Principal Issues Raised	Requested that the CK-C-02 zoning designation be reviewed and changed to a residential zoning.

Chief Executive's Response	Is it proposed to amend the zoning objective of this site to make provision for a broader range of land uses that could be accommodated on the site. There is a need to ensure that adequate lands are zoned for social and community facilities to meet the population growth targets identified in the plan. The subject site is considered appropriate in this regard.
Chief Executive's Recommendation	Amendment required. See Volume Two Part Four Amendments
Interested Party	John Andrews
DCDP345576619	DCDP345576619
Submission Summary	<p>Submission comments in relation residential zoning CK-R-07 are set out as follows:</p> <ul style="list-style-type: none"> • No objection to new housing but concerns regarding road safety will need to be addressed before any future development can take place. • Roads around Clogheen are already at capacity, roads not wide enough, delays experienced for existing residents, no safe access for pedestrians. • There are no footpaths or lighting for pedestrians on the roads, hazardous for vulnerable road users in particular. • Notes that another +800 houses will be required in the Clonakilty area by the end of the Plan period, considered to be welcome news for the Clonakilty area, but will require improved infrastructure to support this growth. • Notes that the 8-hectare zoning extends up to the 'Watery Boreen' L40076-0 which is described as a 'Dirt track' used by walkers and tractors, and furthermore, notes that there is no other road adjoining the CK-R-07 zoning. • Highlights that a buffer was to be provided up to this road in the last development plan. • Suggested that between 260-375 extra houses could result in an extra 250+ cars exiting onto the L40076-0 "Watery Boreen". • A map submitted highlights these roads, noting that between the N71 and Junction B on Dunmore Road, (Road A-B) it is difficult to exit onto the N71 during peak hours. Extra traffic at junction B causing more congestion, noting 38 extra houses already being built on the Dunmore road (18/441). • Compounded by residents parked cars close to this junction (B). • Images illustrating the difficulties with narrow road widths are provided. • Suggested alternative solutions include accessing the CK-R-07 via others roads to the west of this site, if other lands are zoned in the area, this will cause chaos, • No objection to the Clogheen road being used for pedestrian and cycleway traffic. • Would welcome the upgrade of Watery Boreen to 'greenway' status. • Roads are unsuitable for existing development, pedestrian safety is being compromised, Additional traffic onto the Clogheen road will make the situation extremely dangerous. • The owner has options to provide alternative vehicular access onto the public roads to the north and west.
Principal Issues Raised	Does the plan, adequately address access and connectivity requirements for the CK-R-07 lands in Clonakilty? Is there a need for additional measures to

	seek improved connectivity linking the town and the proposed residential zoned lands including improved sustainable travel measures?
Chief Executive's Response	This submission highlights a number of issues relating to the proposed CK-R-07 zoning, particularly in relation to roads and access, and potential impact of additional dwellings on roads infrastructure in the area. The need for improved infrastructure requirements is highlighted particularly pedestrian connectivity.
Chief Executive's Recommendation	Amendment required. See Volume Two Part Four Amendments
Interested Party	John Cocula
DCDP346233141	DCDP346233141
Submission Summary	<p>The submission raises concerns that Inchydoney is described in terms of a tourism function in the Draft Plan but does not reflect the people who live, work and farm in Inchydoney, or the local residents who routinely avail of its amenities.</p> <p>Specific recommendations are made in relation to the following objectives:</p> <ul style="list-style-type: none"> • DB-17 is supported/welcomed • DB-03- should include the Island Strand Intake (“White’s Marsh”) as Open Space protected against development • DB-09 should explicitly disallow any infrastructure plans in Island Strand Intake as its geography, along with projected rises in sea level, make obvious the only possible results of any flood risk assessment. The priorities of environmental protection authorities and the OPW should be followed. • GC-01 -references only Beamish’s Lagoon and should include White’s Marsh as it has no less value in terms of its natural amenity and is also in no way suitable for development. • GR-03 -should only be considered in the context that planning for the densely sited adjacent houses was permitted on the condition that they would not be full-time residences, and that the remaining land in GR-03 would not be built upon. These conditions have been violated, to the detriment of the important planning goals they were meant to serve. • U-01 – considered unnecessary, unwelcome and very damaging to the established interests of many parties including people who enjoy walking in Inchydoney. The harms and costs of paving more of Inchydoney vastly outweigh any conceivable public good.
Principal Issues Raised	<ol style="list-style-type: none"> 1. Should DB-03 include Island Strand Intake (Whites Marsh) as Open Space protected against development for reasons relating to its biodiversity value. 2. Should DB-09 disallow any infrastructure plans in Island Strand Intake for reasons relating to flood risk. 3. GC-01 should include Island Strand Intake
Chief Executive's Response	The Development Boundary objectives only relate to lands within the defined settlement boundaries. The Development boundary does not include Island Strand Intake (Whites Marsh) and therefore these policies do not apply. However, Volume One policies such as WM 11-13 and BE 15-2(a) and (c) apply and provide appropriate protection for these sites. These

	policies are intended to prevent the inappropriate development of protected sites and wetland areas (such as the Island Strand Intake).
Chief Executive's Recommendation	No amendment required.
Interested Party	John J Fleming Construction Co (In Receivership)
DCDP345786540	DCDP345786540
Submission Summary	<p>The submission seeks the following overarching amendments to the Development Plan:</p> <ul style="list-style-type: none"> • Stronger housing and populations projections to reflect the National Planning Framework (NPF) and Regional Economic and Spatial Strategy (RSES) objectives to deliver housing in areas where there has been significant investment in infrastructure. • Introduction of some text allowing for additional development within villages that have benefitted from significant investment in infrastructure, so that an appropriate housing return can be achieved commensurate with the investment in infrastructure. • Provision should be included to allow for the transfer of development allocation between settlements within the same area where one settlement is underperforming and the other is constrained by the allocation. <p>The submission specifically relates to a 7.62ha parcel of land located on the northern side of Castletownshend (map provided in submission) within the settlement boundary. The submission states the lands in Castletownshend are serviceable, contiguous with the built-up area of the settlement, and benefit from connections to the village core. Irish Water currently have an application submitted to the Council for permission for under Panning Reg No. 21/264 for permission for a new wastewater treatment plant with capacity to treat a population equivalent (PE) of 531, outfall and associated infrastructure. There are currently approx. 162 houses (Q1 2015, Geo Directory) within the village and so the proposed WWTP will provide for more than sufficient capacity to cater for future population growth. It is therefore considered that allowing a greater scale of development within Castletownshend should be prioritised to optimise these planned key infrastructure investments. Furthermore, the lands are suitable to provide residential development serving as an alternative to one housing within the unserved rural hinterland.</p> <p>Relevant policy including the National Planning Framework, the Regional Spatial & Economic Strategy for the Southern Region, the Cork County Development Plan 2014. A review of the growth allocation in the Draft Plan is also provided highlighting that the amount of residential development allocated to the lower order settlements within the County has been slashed dramatically with 1,340 units planned for villages whereas 3,905 units are planned for the rural areas outside development boundaries.</p> <p>Specific amendments to the Draft Development Plan sought in the submission include Objective DB-01 “Within the development boundary encourage the development of up to 15 additional dwelling units during the plan period.” to reinstate the 70 no. units proposed under the 2017 LAP and to re-introduce an ‘Active Land Management’ process where villages with capacity to deliver housing units could absorb some of the growth allocation</p>

	for villages that are underperforming or which do not have the infrastructure/capacity to accommodate growth.
Principal Issues Raised	Should the Draft Plan Objective DB-01 be amended to state “Within the development boundary encourage the development of up to 15 additional dwelling units during the plan period.” to reinstate the 70 no. units proposed under the 2017 LAP and to re-introduce an ‘Active Land Management’ process where villages with capacity to deliver housing units could absorb some of the growth allocation for villages that are underperforming or which do not have the infrastructure/capacity to accommodate growth.
Chief Executive's Response	The rationale for allocating growth targets is set out in Chapter 2 Core Strategy and is updated further in the amendments to Chapter Two. See also; Volume One Key Issues and Recommendations Discussion. Additional flexibility in the allocation of housing unit growth is included as an amendment.
Chief Executive's Recommendation	No amendment required.
Interested Party	John Luke & Nora McCarthy
DCDP344454276	DCDP344454276
Submission Summary	<p>The submission relates to approximately 0.178 hectares of land in the townland of Gallanes, Clonakilty (map provided in the submission). It is requested to extend the GB1-2 zoning which currently cuts through the subject site.</p> <p>A rationale in support of the proposal is provided including</p> <ul style="list-style-type: none"> • Planning policy at national regional and local level • The suitability of the site which is fully serviceable and contiguous with the zoned and built up area, it has an existing vehicular entrance and is close to public transport, existing public lighting, mains sewer, footpaths and high-speed broadband. Public water mains and power lines are located on the overall landholding. The site is not affected by any environmental and/or heritage designations. • Permitting the extension of the GB1- 2 zoning to include the fully serviced subject site would enable a credible alternative to the demand for one-off housing and in turn, reduce the pressure for housing in un-serviced rural locations in the rural hinterland of Clonakilty and this part of West Cork. • The planned 1,793 growth for Clonakilty and the zoning of the subject lands within the GB 1-2 area could help address this housing need; • The zoning boundary cuts through the middle of the land and does not pay attention to the existing physical boundaries present on site. <p>The submission provides a sketch layout plan of the proposed house in a courtyard type layout. A sketch of potential junction upgrade works on the R600 is also provided in the submission.</p>
Principal Issues Raised	Requests a change to the GB 1-2 zoning in Clonakilty.
Chief Executive's Response	There are no changes to the boundaries of GB 1-2 areas proposed in the Draft Plan.
Chief Executive's Recommendation	No amendment required.

Interested Party	John Luke & Nora McCarthy
DCDP344456093	DCDP344456093
Submission Summary	<p>The submission relates to approximately 6 hectares of land in the townland of Gallanes, Clonakilty (map provided in the submission). It is requested to extend either the existing Development Boundary of Clonakilty or the GB1-2 zoning which adjoins the subject site and for the new plan to encourage the provision of multi-generational / sheltered housing development on same. It is also requested that the plan include a Special Policy Area objective CK-X-02 for the subject lands to:</p> <p>“Support the development of residential care, assisted living, group/community housing and other forms of accommodation for older persons and related uses.”</p> <p>A rationale in support of the proposal is provided including</p> <ul style="list-style-type: none"> • Planning policy at national regional and local level • The suitable context of the site located immediately outside the current town development boundary and adjoining existing zoned land. The site is not affected by any environmental and/or heritage designations. • The suitability of the site itself which has two existing vehicular entrances, is served by public transport and is close to existing public lighting, mains sewer, footpaths and high-speed broadband. Public water mains and power lines are located on the overall landholding. The site is located 450m west of Clonakilty hospital. • The planned 1,793 growth for Clonakilty and the need for sheltered accommodation for older people in West Cork which would complement the existing healthcare offering in Clonakilty (which mainly provides nursing homes). <p>The submission acknowledges Section 6.6.22 in Volume 1 which aims to locate Residential Care Accommodation within settlements but considers that this not flexible enough to accommodate the older rural population who would prefer to spend their retirement in a more rural setting. The submission requests that planning policy allow for the possibility that the most suitable accommodation for older people with strong rural connections may be outside the development boundary of a settlement but still be accessible to the facilities they need.</p> <p>The submission provides a detailed layout plan of the potential development with various house types and an overall density of approximately 12 units per hectare. The layout includes houses, a 22- unit retirement/sheltered housing courtyard, 2 no. community buildings, a creche and linear park. A sketch of potential junction upgrade works on the R600 is also provided in the submission.</p>
Principal Issues Raised	Should the land be included within the development boundary of Clonakilty and zoned for a special policy area? Is this additional land required?
Chief Executive's Response	The area of land which is the subject to this request is extensive, is located in a largely unserved rural area in the Town Greenbelt. A review of land supply requirements for Clonakilty has been undertaken to meet the growth targets over the plan period. There is sufficient lands zoned in the town to meet these needs.
Chief Executive's Recommendation	No amendment required.

Interested Party	John O'Mahony
DCDP342574719	DCDP342574719
Submission Summary	This submission is a request to extend the development boundary at the southern end of Ballydehob village. The reason provided for seeking this extension, is to facilitate an alternative and safer access for the development of adjoining lands already within the boundary. The submission outlines that this will enable the development of an infill serviced site, representing a modest and orderly extension of the village boundary where there is a scarcity of accommodation for local people.
Principal Issues Raised	Is there a need to extend the development boundary of Ballydehob to include the identified lands on the southern side of the village?
Chief Executive's Response	The growth allocation for Ballydehob is 20 units over the lifetime of the plan. There are sufficient lands within the development boundary to cater for this growth allocation.
Chief Executive's Recommendation	No amendment required
Interested Party	John O'Regan
DCDP344728832	DCDP344728832
Submission Summary	This submission relates to lands located in a rural area in the townland of Carrigagrenane, Reenascreena, as shown on the map submitted. It is requested that these lands be zoned for Commercial Warehousing/Storage Units use. Site location details are provided, accessed via a public road which links Connonagh Leap to Dunmanway and Clonakilty. The lands are located in an area zoned Agriculture/Rural Diversification area. The submission provides details of the intended use of the site to provide Warehousing/General Storage/Bonded Warehousing aimed at the food and Drink Industry based around West Cork. Specifically, a need for off-site storage of completed food product which requires storage and warehousing for lengthy periods supporting the Brewery and Food Production Enterprises locally and wider West Cork area. The submission details the site location with good road infrastructure in a viable location and within easy reach of food production businesses.
Principal Issues Raised	Is it appropriate to zone the subject lands which are located in a rural area of Reenascreena for Commercial Warehousing/Storage Units use.
Chief Executive's Response	There are sufficient lands zoned with the settlement boundaries of the area to meet the business/industrial and general employment requirements for the Municipal District. It is not considered appropriate to zone land for such developments in unserviced rural areas.
Chief Executive's Recommendation	No amendment required.
Interested Party	John Walsh
DCDP346229440	DCDP346229440
Submission Summary	The following amendments to Volume 5 General Development Objectives for Bere Island are requested as follows:

	<ul style="list-style-type: none"> • GDO-01 - Development of multiple housing or employment uses should normally be located where needed on the Island. • GDO-09 - Support the sustainable development of infrastructure which supports commercial marine industry and fisheries or mariculture to the benefit of the local economy. • New objective GDO-13 -Develop a deep water pier on Bere Island with pontoon facilities.
Principal Issues Raised	The submission raises a number of issues in relation to Bere Island, seeking developments of multiple housing or employment uses, need to support the commercial marine industry and also requests a new objective GDO-13 – Develop a deep-water pier on Bere Island with pontoon facilities.
Chief Executive's Response	Section 2.21 of the Draft Plan outlines the approach to housing on the Islands in detail. It is proposed to add a new general objective to the Bere Island list of general objectives to give consideration to the need to develop a deep-water pier on Bere Island with pontoon facilities.
Chief Executive's Recommendation	Amendment required. See amendment 5.2.22.2
Interested Party	Joseph Kelly
DCDP346232071	DCDP346232071
Submission Summary	<p>Submission considers that Dunmanway at the heart of West Cork is due some support and investment and that the focus to date has been on other towns in this area. Submission is made as a local resident, employer and member of local sporting organisations.</p> <p>Points for consideration highlighted in the submission:</p> <ul style="list-style-type: none"> • Lack of investment in Dunmanway in comparison to other West Cork towns. Water, sewerage systems and roads in the town are in need of substantial upgrading. Flooding issue at Chapel Street needs to be prioritized. Parking and footpath improvements are also necessary. • Need to employ more resources to improve and maintain the graveyards, the public park and grounds of the swimming pool and the Brewery River which needs cleaning. • Pool is a fantastic amenity, yet the pool and gym facility need to be managed so that they are better utilized. Council should look at other examples e.g. Fermoy/Mallow. • Astro-turf facility on the Bantry Road needs upgrading. • Dunmanway as the home of "Sam Maguire" needs to exploit its tourism appeal. Stakeholders should explore opportunities including: <ul style="list-style-type: none"> - Sam Maguire Visitor Centre - Take advantage of its location at the heart of West Cork. - Potential to develop walks and nature trails. • Need to identify any potential greenfield spaces for the provision of additional playing grounds for clubs such as Dunmanway Town FC and Doheny Ladies GAA who do not own their own grounds.
Principal Issues Raised	The submission raises a number of issues in relation to the need to improve services and facilities in Dunmanway. The need for further investment in infrastructure is also highlighted and employment opportunities.

Chief Executive's Response	The contents of the submission are noted. The Draft Plan policies both in Volume One and Volume Five are supportive of the measures which aim to promote employment provisions, and improvements to Tourism opportunities. A number of amendments have been proposed in relation to Dunmanway.
Chief Executive's Recommendation	Amendment required. See Volume Two Part Four Amendments
Interested Party	Jud & Marian Weidner
DCDP346133657	DCDP346133657
Submission Summary	This is a request for an alteration to the existing zoned lands in Seafield Bantry, as shown on the map provided. These lands are currently zoned BT-GC-07, and the submitter seeks the exclusion of these lands from this zoning to enable the building of a further family home on the said lands.
Principal Issues Raised	Is it appropriate to rezone lands from BT-GC-07 for residential use.
Chief Executive's Response	It is considered appropriate to zone these lands as green infrastructure having regard to their importance to the setting and heritage of Bantry town. No changes are proposed.
Chief Executive's Recommendation	No amendment required.
Interested Party	Jude Gilbert
DCDP345887984	DCDP345887984
Submission Summary	<p>The submission requests the development of another 10 year West Cork Islands Integrated Development Strategy to 2030.</p> <p>It is advised that a meeting of representatives from the seven inhabited West Cork Islands took place in Bantry in February 2021 where it concluded that given the uncertain future for the islands, another 10-year strategy is required.</p> <p>The vision for the islands is its role as a place of refuge and sanctuary – for people, flora and fauna. Interventions need to be place-based and scaled in line with local priorities and long-term potential. The importance of investing in the islands and supporting them is highlighted. Investments need to complement and add value to core island activities including farming, fishing, tourism and social engagement.</p> <p>Coastal and island communities need to be involved in the co-design, delivery and promotion of sustainable livelihoods given the uniqueness of the coast and islands. The inclusion of teenagers and young people is particularly important. European Innovation Partnerships are used as an example of a model for co-creation of place and promotion of sustainable livelihoods.</p> <p>In gathering baseline data, it found that particular strengths are the island communities, landscapes and environments. Threats include tourism and there is awareness of the need for sustainable tourism that does not exceed island capacities or result in islands becoming unattractive playgrounds. Climate change is recognised as a threat particularly low-lying islands and</p>

	<p>areas with soft coastlines such as Whiddy Island. A weakness of the island is the lack of secure employment and reliable incomes, and outmigration as a consequence. There is an increasingly 'elderly' island community. Housing is a challenge including a lack of long-term rental properties, lack of affordable/social/elderly housing, derelict buildings, existing housing stock used infrequently as a holiday homes and land ownership issues.</p> <p>For a 2030 strategy the representatives agreed that 'people', 'youth', 'kids' and 'babies' are the priority, in order to achieve welcoming islands that are alive and populated with families. Key infrastructure is needed to achieve this vision through affordable and appropriate housing options, schools and free transport for islanders. Opportunities for residents to be economic leaders and part of sustainable hubs or to work from home with high-speed 'broadband are requested.</p> <p>The 'environment' is a strong pillar of the 2030 vision through islands that are 'green', sustainable and a natural resource underpinned by their status as carbon-neutral with good facilities including for recycling.</p> <p>A review of, and lessons learned from, the current / outgoing ten-year strategy are detailed in the submission with the bottom-up approach via the West Cork Islands Community Council deemed to be working well. New action areas of climate change, renewable energy, smart islands, zero waste housing and the environment are identified. The 'place standard' was used in the meeting to get the views of the island representatives.</p> <p>A number of specific recommendations/interventions are listed on various topics as follows:</p> <p>CHILDREN, YOUTH AND FAMILIES- • Family support services; • Free college education for island people; • Free ferry access for residents / free ferry for students and parents on school runs; • Better liaison with local schools about missed days due to weather e.g. using video links; • Bring school children / families from the mainland to experience island life; • TUSLA officer / Family Resource Centre (FRC) worker for the islands; • Youth services - spaces for youths to gather – a youth worker; and • Playgrounds, Childcare facilities preschool, after school, crèche.</p> <p>ENVIRONMENT AND ENERGY- • Staffed recycling centre on all islands; •Retro fitting - to agreed national standards; •Recognising the extra costs incurred on islands (bigger grants); •Encouraging island businesses to use renewable energy; •Training courses - train islanders to carry out the retrofitting and allow grants to them; •Bee keeping – Fauna ID; •Trial period for community transport system; •Organic farming; and •European Innovation Partnership (EIP) for West Cork Islands.</p> <p>HEALTH, WELLBEING AND SOCIAL SERVICES- •Health care in the community and advice clinics - provide expertise to implement this; • E-health programme; • Fit for life programme; •Active Islands Programme through Cork Sports Partnership; •Community hub - so that people can access services and / or deliver health and wellbeing; •Art exhibitions in islanders' houses/ art classes (residential); and •Connect with mainland services.</p>
Principal Issues Raised	The submission discusses a range of issues in relation to the Islands and requests the development of another 10-year West Cork Islands Integrated Development Strategy to 2030.

Chief Executive's Response	The contents of this submission covering a broad range of issues raised in relation to the West Cork Island Communities in noted. Where appropriate, additional text and/or specific objectives will be included to address issues raised. The submission requests the development of another 10-year West Cork Islands Integrated Development Strategy to 2030. When a new National policy is available the need to review the 10-year West Cork Islands Integrated Development Strategy to 2030, can be assessed.
Chief Executive's Recommendation	Amendment required . .See amendment no 5.2.21.1
Interested Party	Justin Forbes
DCDP346218295	DCDP346218295
Submission Summary	<p>This submission makes the following points.</p> <ul style="list-style-type: none"> • A community-based theatre/venue (400 plus seats) combined with a tourist office/interpretation centre and digital hub would be invaluable in Glengarriff. The submission outlines interest from voluntary groups given the population of the village. • It states that there several theatre groups, dance groups, small festivals and schools who would immediately utilise such a space and that a proper theatre would allow for booking of acts that wouldn't otherwise be able to perform. • It suggests that the area zoned X-02 would be ideal for this. • The submission recommends a green, energy neutral, fully recyclable building, for example Siamsa Tire in Tralee, with wild landscaping. • The submission notes that there is nowhere for tourists (or locals) to read up on local history and culture, or to find out about local services and activities, the wealth of walks and archaeological sites should be publicised. As well as information relating to the Beara Peninsula, Ring of Kerry, Bantry bay etc. • It suggest that there is no such space currently in Glengarriff and that a social space that is not a pub, hotel or restaurant is absolutely vital as a space for people to meet, socialise, work and network and could also provide some local employment.
Principal Issues Raised	Should the Draft Plan be amended to include a reference to a need for a community-based theatre/venue in Glengarriff?
Chief Executive's Response	Chapter 16 Built and Cultural Heritage outlines a number of detailed policies and objectives which recognise the importance of protecting and promoting the cultural heritage of the County. Objective HE 16-23 supports balanced development of Arts Infrastructure to meet the cultural and artistic needs of communities. Furthermore, it promotes the development of arts spaces and facilities where appropriate. Any proposals for the development of such venues will be considered on a case-by-case basis.
Chief Executive's Recommendation	No amendment required.
Interested Party	Kenneth Coombes
DCDP346501360	DCDP346501360

Submission Summary	The submission is requesting that the development boundary of Skibbereen be extended to include four parcels of land identified on the map submitted. These parcels of land are located on the northern side of Skibbereen town in the townland of Lurriga.
Principal Issues Raised	Requests that land on the northern side of Skibbereen in Lurriga be included within the development boundary of Skibbereen.
Chief Executive's Response	There is sufficient land within the development boundary of Skibbereen to meet population targets. The lands form part of the GB 1-1 on the northern side of the town, and it is not considered appropriate to rezone land in this area for residential development.
Chief Executive's Recommendation	No amendment required
Interested Party	Kevin Nagle, Geraldine Keane, Paudie O'Mahony
DCDP346075346	DCDP346075346
Submission Summary	This submission includes maps relating to c. 8 acre holdings, in the settlement of Murragh, and which details the submitter's concerns with the removal of the development zoning in Murragh, and furthermore, details their intention to progress the development of the lands in question. The lands are described as being well serviced with roads, electricity, and public water supply and would meet housing needs in the area. Additional text to Section 2.16.8 of the plan is also recommended to state "Development within smaller settlements (I.e. previously designated village nuclei and other locations in the 2017 LAP is strongly supported in the plan, especially where it will facilitate the development of critical infrastructure and where it will provide an alternative to one-off housing in the countryside. A revision to the Core Strategy is requested to increase the allocation of housing to lower order settlements within the County. Specifically, it is requested that the majority of growth being allocated to rural areas be targeted to smaller settlements i.e those previously designated as village nuclei and Other Locations in the 2017 LAPS, and that this would also be in accordance with the NPF & RSES objectives for rural areas.
Principal Issues Raised	Should the settlement of Murragh be reinstated in the County Development Plan?
Chief Executive's Response	A review of the settlement network across the County was carried out as part of the preparation of the Draft CDP. This review was based on services provision, size of settlement and potential to deliver housing over the next Plan period to 2028 and led to the recommendation for the removal of the development boundary of most village nuclei, other locations and some smaller villages. Any future housing proposals in these settlements will be assessed on the basis of the rural housing policy applicable in the area. Full detail of the network review is set out in Background Document No. 4 Settlements and Placemaking available at https://www.corkcoco.ie/sites/default/files/2020-03/background-document-no-4-settlements-and-placemaking.pdf

Chief Executive's Recommendation	No amendment required
Interested Party	Larry & Mairead O'Brien
DCDP343884367	DCDP343884367
Submission Summary	<p>This submission highlights the following points in relation to Clonakilty residential zoning CK-R-07</p> <ul style="list-style-type: none"> • Objects to the proposed zoning, narrow road used by farmers to access fields and also used by walkers. Would lead to a hazard for road users. • Total lack of infrastructure to support this development. • Notes that the 8-hectare zoning extends up to the 'Watery Boreen' L40076-0 which is described as a 'Dirt track' used by walkers and tractors, and furthermore, notes that there is no other road abutting the CK-R-07 zoning. • The last development plan proposed a buffer area on the landward side of the 'Dirt Track'. Concerned that all vehicular traffic from this development will exit onto this laneway. • Concerns regarding potential of between 260 – 375 dwellings being developed with the only access from the Clogheen Road. • Road A-B between N71 and Junction B Dunmore Road L4011-62 traffic issues highlighted, heavy back up particularly at peak times, and compounded by residents parking. • Junction B Road B-C i.e the L4045-0 is narrow and without footpaths. • Images illustrating the difficulties with narrow road widths are submitted. • Concerns that any further zoning of the adjacent agricultural zoned lands will result in increased traffic. • Highlights that there is other sufficient land to facilitate alternatives for vehicular traffic from other public roads to the north and west. • No objection to additional housing or use of road by pedestrians or cycle traffic on the L-40076-0 and L-8048 or the upgrade of the Watery Boreen to a greenway to serve the town.
Principal Issues Raised	Does the plan, adequately address access and connectivity requirements for the CK-R-07 lands in Clonakilty? Is there a need for additional measures to seek improved connectivity linking the town and the proposed residential zoned lands including improved sustainable travel measures?
Chief Executive's Response	This submission highlights a number of issues relating to the proposed CK-R-07 zoning, particularly in relation to roads and access, and potential impact of additional dwellings on roads infrastructure in the area. The need for improved infrastructure requirements is highlighted particularly pedestrian connectivity.
Chief Executive's Recommendation	Amendment Required
Interested Party	Liam Loftus
DCDP346276472	DCDP346276472
Submission Summary	This submission states that on the Mizen peninsula, there is a shortage of housing, leading to housing instability and homelessness. It also considers that the provision for growth in the number of houses in the draft plan for Schull and Ballydehob is too conservative. It suggests for example, that the

	number allowed within the Ballydehob development boundary is 20 over 6 years and that this should be increased, as there is already a severe housing shortage.
Principal Issues Raised	Should the growth allocation for Schull and Ballydehob be increased?
Chief Executive's Response	The methodology used to determine the appropriate growth allocations for each settlement in the MD are set out in the Chapter 2 Core Strategy and also the Volume One Key Issues and Recommendations Section.
Chief Executive's Recommendation	No amendment required.
Interested Party	Lidl Ireland GmbH
DCDP345334915	DCDP345334915
Submission Summary	<p>Submission focuses on the site specific policy associated with the Lidl store at Baltimore Rd., Skibbereen. It makes reference to the identification in the Draft Plan of the lands as Existing Residential/Mixed Residential and Other Uses and to its identification as being in a Zone A & B flood risk areas. It states that promoting Highly Vulnerable Development to flooding as part of the proposed Existing Residential/Mixed Residential and Other Uses zoning at this location, is considered inappropriate as outlined within the Classification of Vulnerability per The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009.</p> <p>It requests that the Lidl Ireland GmbH lands be designated Town Centres/Neighbourhood Centres stating that this reflects more appropriately the current Retail use associated with the lands and stating that Town Centres/Neighbourhood Centres uses development is considered more appropriate and compatible within the current degree of flood risk associated with the lands.</p> <p>Outlines that Existing Residential/Mixed Residential and Other Uses are more sensitive to damage when flooded and that flood defence may fail and do not provide immunity from flooding and states that the Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 acknowledge 'Residential' development to be more vulnerable than 'Retail' development</p> <p>States that this zoning does not acknowledge the current Lidl Licence Foodstore Retail use associated with the lands and that, while it does not in Principal preclude convenience retailing at a small/local centres/neighbourhood centres scale, it is at odds with the current Lidl Licenced Foodstore operations at this location.</p> <p>Also references the Retail Planning Guidelines to illustrate that appropriate retailing offerings can further benefit the tourist town.</p> <p>Sets out that Lidl has a long established presence in Skibbereen and that many of the older format stores have reached the end of their serviceable lives. Outlines a core objective of its upgrade/modernisation programme, aimed at enhancing the functionality of stores within the network, specifically in terms of the quality and extent of their 'back-of-house' areas, to include modern facilities for staff and customers as well as larger storage areas which will contribute to efficiencies in supply chain functionality.</p> <p>Further submits that the CDP should strongly encourage appropriate expansion of existing retail facilities throughout the County.</p>

Principal Issues Raised	Should the Draft Plan be amended to rezone subject lands from the Existing Residential/Mixed Residential and Other Uses zone to Town Centre/Neighbourhood Centres.
Chief Executive's Response	It is not considered appropriate to zone these lands as Town Centre/Neighbourhood Centres and no change is proposed.
Chief Executive's Recommendation	No amendment required.
Interested Party	Lowertown Development Association (LDA)
DCDP346181351	DCDP346181351
Submission Summary	<p>The residents of the greater Lowertown Village Nucleus would like to highlight the following in relation to the Draft Plan and to request the following amendments:</p> <p>1). That Lowertown would be listed again in the Cork County Development Plan as a Village Nucleus entity. The reasons for this request are outlined as follows;</p> <ul style="list-style-type: none"> • Substantial development in infrastructure and housing has taken place. • The Roman catholic church, heritage monuments, exhibits and story boards are a centre point for the local community. In the past 5 years, population decline has been reversed, emigrants have returned with extended families, therefore a greater future infrastructure is hoped for to support services for the population. • Wish to support tourists and visitors by having additional signage to indicate all the amenities. <p>2.) That planning permissions be extended to allow people who can prove they will have jobs or connection to the area be considered for new builds. It is hoped this would accommodate people who have not been able to live in the area for some time or who want to be active worthwhile members of the local community, working in local jobs, or from home via broadband connection and supporting local services.</p>
Principal Issues Raised	Requests that Lowertown would be listed again in the Cork County Development Plan as a Village Nucleus entity.
Chief Executive's Response	<p>A review of the settlement network across the County was carried out as part of the preparation of the Draft CDP. This review was based on services provision, size of settlement and potential to deliver housing over the next Plan period to 2028 and led to the recommendation for the removal of the development boundary of most village nuclei, other locations and some smaller villages. Any future housing proposals in these settlements will be assessed on the basis of the rural housing policy applicable in the area. Full detail of the network review is set out in Background Document No. 4 Settlements and Placemaking available at https://www.corkcoco.ie/sites/default/files/2020-03/background-document-no-4-settlements-and-placemaking.pdf</p>
Chief Executive's Recommendation	No amendment required
Interested Party	Mairead & Neilus O'Gorman
DCDP344297752	DCDP344297752

Submission Summary	<p>This submission highlights the following points in relation to Clonakilty residential zoning CK-R-07</p> <ul style="list-style-type: none"> • Not opposed to development and understand the need to facilitate housing units in the Clonakilty area, but concerned re. CK-R-07. • Notes that the 8-hectare zoning extends up to the 'Watery Boreen' L40076-0 which is described as a 'Dirt track' used by walkers and tractors, and furthermore, notes that there is no other road abutting the CK-R-07 zoning. • The last development plan proposed a buffer area on the landward side of the 'Dirt Track'. Concerned that all vehicular traffic from this development will exit onto this laneway. • Concerns regarding potential of between 260 – 375 dwellings being developed with the only access from the Clogheen Road with potential for future development to the south and west, suggesting all the vehicular traffic will use this network. • Road A-B between N71 and Junction B Dunmore Road L4011-62 traffic issues highlighted, heavy back up particularly at peak times, and compounded by residents parking. Particularly difficult to exit onto the N71 during peak hours. • Junction B Road B-C i.e the L4045-0 is narrow and without footpaths. • Images illustrating the difficulties with narrow road widths are submitted. • Concerns that any further zoning of the adjacent agricultural zoned lands will result in increased traffic. • Highlights that there is other sufficient land to facilitate alternatives for vehicular traffic from other public roads to the north and west. • No objection to additional housing or use of road by pedestrians or cycle traffic on the L-40076-0 and L-8048 or the upgrade of the Watery Boreen to a greenway status to serve the town.
Principal Issues Raised	Does the plan, adequately address access and connectivity requirements for the CK-R-07 lands in Clonakilty? Is there a need for additional measures to seek improved connectivity linking the town and the proposed residential zoned lands including improved sustainable travel measures?
Chief Executive's Response	This submission highlights a number of issues relating to the proposed CK-R-07 zoning, particularly in relation to roads and access, and potential impact of additional dwellings on roads infrastructure in the area. The need for improved infrastructure requirements is highlighted particularly pedestrian connectivity.
Chief Executive's Recommendation	Amendment required.
Interested Party	Mairead O Donoghue
DCDP346237205	DCDP346237205
Submission Summary	<p>The following points are raised:</p> <ul style="list-style-type: none"> • Dunmanway is severely lacking amenities for young people. A skatepark would be a positive addition and upgrading of the towns astro turf in particular is required. • Raises issues in relation to how the gym and swimming pool is operated and how it can be improved for example opening hours, presence of gym instructors, marketing, etc.

	<ul style="list-style-type: none"> • A need to solve the flooding situation by the Chapel Lake and at Ardcahan by acquiring urgent funding as this is affecting the whole town. • Drinking water quality in the town is an issue. • Wastewater treatment plant issue is impeding development and requires urgent resolution. • A simple redevelopment of the woods at Clashnacrona for the enjoyment of kids and families is advocated and would enhance Dunmanway as a tourist destination.
Principal Issues Raised	The submission raises various issues in relation to Dunmanway. The Draft supports the development of new community facilities where possible. The issue of Water Quality is a matter for Irish Water.
Chief Executive's Response	The issues raised in the submission are noted.
Chief Executive's Recommendation	No amendment required
Interested Party	Marcella Quilter
DCDP333050078	DCDP333050078
Submission Summary	This submission raises a number of concerns regarding access to Gaelscoil Dr Ui Shúilleabháin in Skibbereen town. It states that the current situation on the footpaths leading from Cork road past St Patricks Boys School up the hill to The Gaelscoil is dangerous for pedestrians, cyclists and motorists. There are concerns regarding Double parking, turning cars, overtaking cars. Furthermore, it states that in one section there is no footpath and this poses a serious hazard. It notes that safe access to school is required and refers to section 2.7.9 of the plan which states that “It is imperative that all new residential development demonstrates proper walking and cycling connectivity to the schools” The submission notes that this could be addressed through a range of measures including adequate parking facilities, management of traffic at peak times, provision of safe cycling lanes, and implementation of Table 5.2.15: Transport Improvement Measures. Safe access to school for children and also access for emergency vehicles must be addressed and refers to Section 2.7.13 of the plan in this regard.
Principal Issues Raised	Does the plan, adequately address traffic and movement issues and access to Gaelscoil Dr Ui Shuilleabhain? Is there a need for additional measures to seek improved access to schools and improved sustainable travel measures in the Skibbereen town to address the issues raised.?
Chief Executive's Response	The planning authority recognise the need for an improved access linking the schools with the wider residential areas particularly located off High Street/Gortnaclohy Heights area.
Chief Executive's Recommendation	Amendment required. See amendment no. 5.2.7.12
Interested Party	Margaret O'Connor
DCDP345863544	DCDP345863544
Submission Summary	Submission relates to greenfield land at Gortnaclohy, east of Skibbereen town centre and forming part of the area zoned SK-X-01 in the Draft Plan. It requests a revised Special Policy Area objective, stating that this is to facilitate

	<p>individual landowners to develop their lands independently in line with the requirements of the SK-X-01 objective. Sets out site context detailing location 500m from Main Street, access from High Street, surrounding uses (employment, residential, educational and undeveloped land), topography and current, agricultural use. Sets out planning policy context with reference to the NPF and national growth targets, rise of population aged over 65, requirement for new homes, and compact growth objectives; reference to the RSES for the Southern Region; reference to the 2014 CDP, including Core Strategy population targets and strategic aims for towns including Skibbereen; reference to Skibbereen Town Plan 2009; and reference to the Draft Plan and its strategic aim for Skibbereen. Submits a revised wording for SK-X-01, which it states is more conducive to the development and delivery of the lands, to let the subject site be delivered without having to depend on other landowners within the special policy area, adding that there are at least 8 folios registered on that land. The proposed SK-X-01 text does not include the Draft Plan objective to seek the coordinated development of this site and adjoining lands for a variety of uses as part of an overall plan, and it does not include the requirement to have regard to the following: development of site to be coordinated with the development of adjoining lands, suitability for a variety of uses including mixed uses involving the re-use of the existing buildings, having regard to the architectural character, and setting of protected structures and other buildings, requirement to avoid the more elevated steeply sloping visually prominent parts of the site, requirement that the form and layout of any development on this site should make a positive contribution to the townscape and visual amenities of the town. The proposed text is similar to the remainder of the Draft Plan text. In addition it makes reference to an opportunity to provide an amenity walk to the Gortnaclohy Relief Road.</p>
Principal Issues Raised	Should the Draft Plan be revised, to provide for a specific standalone objective for these lands.
Chief Executive's Response	The SK-X-01 zoning is considered appropriate for these lands.
Chief Executive's Recommendation	No amendment required
Interested Party	Marie-Laure Haas
DCDP346296023	DCDP346296023
Submission Summary	This appears to be a duplication of submission reference DCDP346300619 but without the accompanying map.
Principal Issues Raised	See response to DCDP346300619
Chief Executive's Response	See response to DCDP346300619
Chief Executive's Recommendation	See response to DCDP346300619
Interested Party	Mark Robins
DCDP340339675	DCDP340339675

Submission Summary	This submission outlines support for General Objective SC-GO-08 'Investigate the feasibility of providing a footpath between Cadogan's Strand and the junction of the R592 and L4414-0' but requests that the wording be changed to 'Investigate delivery of a footpath between Cadogan's Strand and the junction of the R592 and L4414-0', on the basis of an understanding that the feasibility has already been investigated.
Principal Issues Raised	Is it appropriate to remove the word 'feasibility' from the text of objective SC-GO-08.
Chief Executive's Response	The wording of this objective is considered appropriate.
Chief Executive's Recommendation	No amendment required
Interested Party	Mark Robins
DCDP340341512	DCDP340341512
Submission Summary	This submission outlines support for eleven areas of policy, general and specific objectives for Skibbereen relating to Green Infrastructure and Biodiversity contained in the Draft Plan. It also details support for the Volume 1 Objectives GB 14-1 relating to Green and Blue Infrastructure, BE 15-2 Protected Sites, Habitats and Species and GB 15-5 relating to Biodiversity on Council owned and managed Land. A new Green Infrastructure Objective is recommended as follows; 'To develop a major new biodiversity restoration project centred on Skibbereen Marsh (including areas: SK GR-04 to 10) to provide wetland and other biodiversity enhancements to create a new nationally significant nature-rich area that a) doesn't compromise the flood alleviation function of these areas, b) makes biodiversity highly accessible to people (residents of Skibbereen and visitors), c) is promoted as attractive valuable addition to the town centre and communities around it, and d) is an exemplar of a well-managed urban biodiversity rich area.'
Principal Issues Raised	<ol style="list-style-type: none"> 1. Submission outlined support for a number of policies in the plan 2. Requests that a major new biodiversity restoration project be developed centred on Skibbereen Marsh.
Chief Executive's Response	<ol style="list-style-type: none"> 1. Noted 2. The lands identified are part of the flood storage zone which requires careful management to ensure that the flood management requirements of the town can be appropriately deployed. The management of this area is a matter for the Council's Flood Management Department.
Chief Executive's Recommendation	No amendment required
Interested Party	Martin Ó Treasaigh
DCDP332578048	DCDP332578048
Submission Summary	This submission outlines specific and urgent safety concerns around pedestrian/cycle access and traffic congestion on the road accessing SN Pádraig Naofa, Gaelscoil Dhochtúir Uí Shúilleabháin, Rossa College and Skibbereen Sports Centre.

	<p>In particular, the submission notes that, in periods of high demand, the road is dangerously congested with illegal parking, parking and turning maneuvers in difficult spaces, narrow footpaths for children, steep hills and concerns for cyclists and pedestrians.</p> <p>The submission suggests two ways in which this could be addressed;</p> <ul style="list-style-type: none"> • Provide safe and direct pedestrian (and cycle) access from High Street (adjacent to Skibbereen Community College) to the school access road (adjacent to Gaelscoil Dr. Uí Shúilleabháin or Cork College of Commerce), avoiding the longer journey through the town centre. • Install engineered solutions, in line with best practice, on the school access road to calm traffic, reduce illegal parking, provide access to public transport and improve access for emergency services vehicles. <p>The submission outlines support for sections 2.7.13, 2.7.14, 2.7.55, 2.7.61 in relation to pedestrian movement and cycling. It is suggested that the Section 2.7.22 Public Walkways be updated to include reference to construction of a public walkway between High Street and Cork Road. Suggested that Table 5.2.15 be amended in this respect also.</p>
Principal Issues Raised	<p>Does the plan, adequately address traffic and movement issues?</p> <p>Is there a need for additional measures to seek improved access to schools and improved sustainable travel measures in the Skibbereen town to address the issues raised.</p>
Chief Executive's Response	<p>The planning authority recognise the need for an improved access linking the schools with the wider residential areas particularly located off High Street/Gortnaclohy Heights area.</p>
Chief Executive's Recommendation	<p>Amendment required. See amendment no. 5.2.7.12</p>
Interested Party	<p>Martin O'Leary</p>
DCDP345852073	<p>DCDP345852073</p>
Submission Summary	<p>The submission sees the omission of a draft LAP for Rathbarry village and other similarly sized villages/settlements in the County as a backwards step in the CDP. These settlements have a role in delivering lifestyle, work/life balance and a healthier life as highlighted by Covid and the need to work from home. Rathbarry has reliable broadband, a school, shop, post office, pub and open space and natural amenities.</p> <p>It is requested to provide an LAP for Rathbarry and allow people to reside in the area who may not meet local qualification criteria for rural areas, including people of other nationalities as well as Irish nationals.</p> <p>Additional lands to the north and west of Rathbarry (shown on a submitted map) are sought to be included in an LAP for the village. These lands are considered suitable for individual houses designed to respect the distinctive individuality of Rathbarry, rather than an inappropriate housing estate. A previous 2017 submission in support of zoning these additional lands is also provided which advises (amongst other things) that the site is close to the village, is not steep, can accommodate treatment units and has available adjacent public water.</p>

Principal Issues Raised	Should the settlement of Rathbarry be reinstated in the County Development Plan?
Chief Executive's Response	A review of the settlement network across the County was carried out as part of the preparation of the Draft CDP. This review was based on services provision, size of settlement and potential to deliver housing over the next Plan period to 2028 and led to the recommendation for the removal of the development boundary of most village nuclei, other locations and some smaller villages. Any future housing proposals in these settlements will be assessed on the basis of the rural housing policy applicable in the area. Full detail of the network review is set out in Background Document No. 4 Settlements and Placemaking available at https://www.corkcoco.ie/sites/default/files/2020-03/background-document-no-4-settlements-and-placemaking.pdf
Chief Executive's Recommendation	No amendment required
Interested Party	Mary Galvin & Siobhan O'Sullivan
DCDP345916128	DCDP345916128
Submission Summary	<p>Submission seeks that the removal of their lands be reconsidered and included within the development boundary with either a Medium B residential zoning "DY-R-02" afforded to the site in the current plan or to be included as 'Existing Residential/Mixed Residential and Other Uses'</p> <p>Submission outlines that the principles of the NPF and RSES are to promote compact growth within and contiguous to existing urban footprints where it can be served by public transport, walking and cycling. In line with this principle, future zoning should prioritise areas which consolidate existing and permitted developments.</p> <p>The submission states that these lands in Dunmanway are fully serviceable, contiguous with the development boundary and located 700 metres from the Town Centre. They are strategically located north of the DY X-01 and a significant parcel of open space DY-GR -03 lands. The lands are suitable to provide residential development to be delivered in tandem with the mixed-use development promoting sustainable travel for the local community.</p> <p>The connection improvements planned through the proposed Northern Relief Road will further assist in unlocking the development potential of lands to the north of Dunmanway and therefore should be prioritised over lands to the west for residential development.</p>
Principal Issues Raised	Should the development boundary of Dunmanway be extended to include the subject lands. Is there a need for additional residential zoned lands in Dunmanway
Chief Executive's Response	There is sufficient land within the development boundary of Dunmanway to meet population targets.
Chief Executive's Recommendation	No amendment required

Interested Party	Matthew O'Sullivan
DCDP345526322	DCDP345526322
Submission Summary	<p>The following points are highlighted in relation to residential zoning CK-R-07:</p> <ul style="list-style-type: none"> • Not an objection to the housing itself but would like to lodge a strong objection to the lack of any provision for a proper access road to cater for the increased volume of traffic • Volume of traffic on the L4045-0 has risen to dangerous levels in past 15 years • The road has no footpaths with no room for two cars to pass. • The junction onto the Dunmore road has huge delays • Provision for access to the N71 via another means must be provided and there are other options available • Suggested access to the lands via a new purpose built access road from CK-R-07 via the Miles Clogheen Cottages Road L8052 and could provide access for further development • Notes that another +800 houses will be required in the Clonakilty area by the end of the Plan period, considered to be welcome news for the Clonakilty region • Notes that the 8-hectare zoning extends up to the 'Watery Boreen' L40076-0 which is described as a 'Dirt track' used by walkers and tractors, and furthermore, notes that there is no other road adjoining the CK-R-07 zoning. • Highlights that a buffer was to be provided up to this road in the last development plan. • Suggested that between 260-375 extra houses could result in an extra 250+ cars exiting onto the L40076-0 "Watery Boreen". • Images illustrating the difficulties with narrow road widths are provided • Suggested alternative solutions include accessing the CK-R-07 via others roads to the west of this site, will also be needed if other lands are zoned in the area • No objection to additional housing or the Clogheen road being used for pedestrian and cycleway traffic. • Would welcome the upgrade of Watery Boreen to 'greenway' status. • (Road A-B) between the N71 and Junction B on Dunmore Road, is difficult to exit onto the N71 during peak hours. Extra traffic at junction B causing more congestion, noting 38 extra houses already being built on the Dunmore road (18/441) • Compounded by residents parked cars close to this junction (B) • Roads are narrow and without footpaths
Principal Issues Raised	Does the plan, adequately address access and connectivity requirements for the CK-R-07 lands in Clonakilty? Is there a need for additional measures to seek improved connectivity linking the town and the proposed residential zoned lands including improved sustainable travel measures?
Chief Executive's Response	This submission highlights a number of issues relating to the proposed CK-R-07 zoning, particularly in relation to roads and access, and potential impact of additional dwellings on roads infrastructure in the area. The need for improved infrastructure requirements is highlighted particularly pedestrian connectivity.

Chief Executive's Recommendation	Amendment required
Interested Party	Cahalane Bros Limited
DCDP346224103	DCDP346224103
Submission Summary	<p>This submission welcomes the retention of their lands within the development boundary of Dunmanway. It states they are fully committed to the development of their lands however as these lands are easily serviced and ideally located they area more suitable for Medium Density B development. The site is zoned 'Medium C' DY-R-04 in the Draft Plan which is a reduction in density. This submission contends that the site is being regarded as a peripheral site in the plan. It disagrees with this and sees the site as more suitable for urban style development than as a low density alternative to one-off housing. The developer views this as the final phase of an existing development.</p> <p>Submission also considers the lack of progress in solving the issues with the process modifications necessary to satisfy the discharge limits applicable to Dunmanway WWTP will have a very detrimental effect on development within the town. The quality of the discharge from the Dunmanway WWTP and potential impacts on receiving waters has been identified in successive development plans.</p> <p>Submission also considers that relatively minor interventions to the current water supply infrastructure would upgrade the efficiency of the system and allow Irish water to maintain a very cost-effective supply to the town. These are highlighted in the submission.</p> <p>Submission requests:</p> <ul style="list-style-type: none"> • Restore zoning objective of Medium Density B to the subject lands at Ros Geal, Toonafora, Dunmanway • Provide a coherent strategy for the upgrade of the Dunmanway Wastewater Treatment infrastructure and water supply and ensure this is regarded as a priority project for Irish Water. • Include the following additional text to General Objective DY-GO-02 as follows 'A limited number of new developments requiring a connection to the Dunmanway WWTP will be permitted until the necessary infrastructural upgrades are in place
Principal Issues Raised	<p>Should the DY-R-04 lands be rezoned from Medium C to Medium B residential development?</p> <p>Should the following additional text be included to General Objective DY-GO-02 as follows 'A limited number of new developments requiring a connection to the Dunmanway WWTP will be permitted until the necessary infrastructural upgrades are in place</p>
Chief Executive's Response	Having regard to the site context and overall development layout and built up nature of the surrounding lands which are nearing completion, it is considered

	appropriate to zone this site Existing Residential/Mixed Residential and Other Uses.
Chief Executive's Recommendation	Amendment required. See Volume Two Part Four amendments
Interested Party	Cahalane Bros Limited
DCDP346225417	DCDP346225417
Submission Summary	<p>Submission has been prepared on behalf of Cahalane Brothers Ltd who have interest in a number of sites at Dunmanway. This submission focuses on lands in the townland of Dunmanway North, to the north and south of the proposed Northern Relief Road.</p> <p>The purpose of the submission is to seek to strengthen and enhance the contribution these lands will make to the residential growth and development of both Dunmanway and West Cork. The planning policy context for Dunmanway and the sites in question i.e. DY-R-01 and DY-X-01 are highlighted in the submission.</p> <p>Submission request:</p> <ul style="list-style-type: none"> • Advance proposals for development and delivery of the Northern Relief Road. This will assist in unlocking the development potential of lands to the north of Dunmanway in the medium to long term. • Amendment to c. 0.5 ha of lands subject to the DY-R-01 zoning objective for Medium Density B Residential to Existing Mixed Use/General Business/Industrial Use to permit future business development and expansion. Owner currently operates their building contracting service from a location within these lands and wishes to consolidate their builders yard and administrative offices at the location of the existing farm. This change in zoning would not affect the zoning for the remainder of the site and would reflect the previous use of the site and permit them to expand their business operations efficiently. • Inclusion of the following text in Objective DY-X-01: 'A limited number of one-off developments that are sensitive to the characteristics of the site will be permitted subject to the appropriate ecological, architectural, heritage and landscape assessments.' This is a significant strategic opportunity site for the future development of the town and the submission states that smaller bespoke housing developments could be provided which are needed within the town. <p>A flexible approach to the development of the Special Policy Area which would make the site more economically viable in the medium term is advocated. It is stated that this can be achieved without impacting on the site's sensitive cultural or ecological attributes. Submission states that the successful development of a mixed use area will require connectivity and accessibility and new connections could be provided incrementally as part of future small scale development proposals.</p> <p>An indicative location for a link road is included as objective DY-U-05 and a</p>

	new pedestrian and cycle connection are also proposed and included as new objective DY-U-06.
Principal Issues Raised	Amendment to c. 0.5 ha of lands subject to the DY-R-01 zoning objective for Medium Density B Residential to Existing Mixed Use/General Business/Industrial Use to permit future business development and expansion
Chief Executive's Response	The lands are not considered suitable for the uses suggested. No change is proposed to the Medium B residential zoning designation
Chief Executive's Recommendation	No amendment required
Interested Party	Michael Carroll
DCDP343332558	DCDP343332558
Submission Summary	The submission makes the following points:
Principal Issues Raised	Highlights a number of issues in relation to Infrastructure deficits in Dunmanway.
Chief Executive's Response	The issues raised in the submission are noted. These matters are appropriately highlighted in the Draft Plan.
Chief Executive's Recommendation	No amendment required
Interested Party	Michael Keohane
DCDP346435894	DCDP346435894
Submission Summary	This is a request to extend the development boundary of Bantry, as identified on the maps provided, located in the townland of Town Lots to provide for the zoning of lands for residential development. The site is occupied by a pair of semi-detached dwellings, and forms part of the Town Greenbelt. It is described as being located to the rear of the old cinema, lying a few minutes' walk from the town centre. The existing dwellings on the site were constructed in the 1930s and are not considered suitable for modern living. Permission was refused for a development on the site under planning reference no. 20/624. The submission accepts that the site is of significant value in terms of visual amenity. Suggested that access to the site could be obtained from the existing housing estate to the east. The existing properties are stated to be falling into dereliction. Accordingly, the submission urges the rezoning of the lands for residential purposes to meet the housing needs in the town.
Principal Issues Raised	Requests an extension of the development boundary of Bantry located in the townland of Town Lots to provide for the zoning of lands for residential development.
Chief Executive's Response	The lands are considered to be appropriately zoned as part of the GB 1-1. The Chapter 5 Rural polices make provision for replacement dwellings under objective RP5-30
Chief Executive's Recommendation	No amendment required
Interested Party	Michael Minehane

DCDP345970440	DCDP345970440
Submission Summary	This submission relates to the former Ard Phobail Bheantraí 1 ha site on the eastern side of Bantry town. A background to the site is provided outlining that upon closure of the school, the building is now used by Doran Minehane Chartered Accountants which involves the training of accountants, and provision of other financial reporting services. Planning applications 17/167 & 19/747 are discussed, which included a grant of planning permission for An Post Sorting office, extensions to the main office building and ancillary works. Relevant planning policy is discussed including the current zoning of the site as BT-X-01. The submission considers the general wording of the objective to be at odds with the current use of the site and is considered somewhat restrictive regarding future development and overall potential of the lands. The submission requests an amendment to the wording of the objective to better reflect the current use of the lands and its overall potential. The suggested wording is as follows; “Special Policy Area. Support the “continued development” or sustainable development of this site for residential, community, office, employment, or tourism related uses.
Principal Issues Raised	Highlights the current use of a site (former Ard Phobail Bheantraí) located within the BT-X-01 zoning for business and training purposes. Should the Draft Plan be amended to include the wording of the objective as follows; “Special Policy Area. Support the “continued development” or sustainable development of this site for residential, community, office, employment, or tourism related uses.
Chief Executive's Response	The text of the BT-X-01 zoning objective is considered appropriate for this site.
Chief Executive's Recommendation	No amendment required
Interested Party	Michael Morris
DCDP346296818	DCDP346296818
Submission Summary	<ul style="list-style-type: none"> • Submission outlines that Allihies should be designated a Key Village under the new Development Plan, with a Local Area Plan prioritising housing, pedestrian / vehicular infrastructure, connection to Ballydonegan Beach, and conservation of local amenities. • The importance of Allihies in terms of its geographical location is outlined, its role and function serving a wide hinterland and proximity to a number of tourist attractions such as Dursey Island and Ballydonegan Beach, Copper Mines and Museum. As the villages is under severe pressure, it is recommended that these amenities be carefully managed. • Other issues are detailed such as the challenges and opportunities presented by a move towards working from home, increasing demand for housing in the area, and potentially leading to locals being priced out of the housing market, which in turn leads to increased pressure for one-off housing. • The proposed development boundary limit of 10 is deemed insufficient to meet this demand. Suggested that the plan incorporate special development

	<p>zones, to allow for moderate frontage development, cluster housing, local employment opportunities, by extending the development boundary.</p> <ul style="list-style-type: none"> • Submission describes the village parking arrangement as chaotic, there is a need to integrate pedestrian and vehicular spaces, particularly in light of increased outdoor dining. • Submission suggests a number of objectives for the village in relation to footpaths and access. • Lack of meaningful link between the village and Ballydonegan Beach, the short walk is considered dangerous on a road with no footpath. Suggested that this be addressed with access path and formal parking in discreet locations.
Principal Issues Raised	<ol style="list-style-type: none"> 1. Suggests that Allihies be designated as a key village in the Draft Plan 2. Demand for housing and the potential for locals being priced out of market 3. Housing limit of 10 units is insufficient 4. Improved parking arrangement in village and meaningful link to Ballydonegan Beach required
Chief Executive's Response	<p>The issues raised in relation to Allihies are noted. The approach to the settlement network is set out in more detail in Chapter two of the plan, Core Strategy. See also further amendments to the Core Strategy which has been informed by statutory submissions. The growth allocations for each village in the county is also set out in this chapter. There are 12 detailed development boundary objectives relating to Allihies set out in the Draft Plan which address a number of the issues raised particular in relation to roads, and the need to support improved access to the Beach.</p>
Chief Executive's Recommendation	No amendment required
Interested Party	Michael Mullins
DCDP345483166	DCDP345483166
Submission Summary	<p>This submission is the map which shows the plot of land which relates to submission number DCDP345162323. Please refer to the submission summary of DCDP345162323, which outlines the details of request to include this land within development boundary of Rosscarbery.</p>
Principal Issues Raised	<p>Is there a need to extend the development boundary of Rosscarbery to include the lands identified?</p>
Chief Executive's Response	See submission reference no. DCDP345162323
Chief Executive's Recommendation	See submission reference no. DCDP345162323
Interested Party	Michael Mullins
DCDP345162323	DCDP345162323
Submission Summary	<p>This submission is requesting an extension of the development boundary of Rosscarbery village to include a plot of land, which is shown on a map submitted under submission no. DCDP345483166. The submission states that the land is within the village speed limit, is fully serviced, has a way leave to</p>

	allow services through third party lands, and would allow for one house to be built which would commence as soon as a permission was achieved.
Principal Issues Raised	Is there a need to extend the development boundary of Rosscarbery to include the lands identified?
Chief Executive's Response	It is not considered appropriate to extend the development boundary at this location. There are sufficient lands within the development boundary to cater for the growth allocation.
Chief Executive's Recommendation	No amendment required
Interested Party	Michelle & Julie Whyte
DCDP345684778	DCDP345684778
Submission Summary	<p>The following points are made in this submission:</p> <ul style="list-style-type: none"> • Seeks to have areas in village of Lisavaird zoned for development in the 2022-2028 development. The submission is made on the back of a proposal to omit Lisavaird entirely from the draft development plan essentially classifying it as a rural settlement with no plan for its development or improvements. • In addition to retaining the village of Lisavaird, it is also requested to extend the development boundary of Lisavaird to include the land shown on map provided to allow for sustainable low-density housing within the village limits • Previous plan has always maintained the existing zoning boundaries allowing up to 15 houses with only 4 being approved to date. • Lisavaird is a vibrant village with numerous local amenities and numerous other enterprises employing locals notably the Lisavaird Co-Op and adjoining Enterprise Park. • Lisavaird is similar to other settlement such as Ardfield, Shannonvale and Owenahincha which have retained their zoning in the current Draft Plan. • Village is served by good quality public transport, fibre broadband, access to mains water supply. Solutions to the lack of waste water could be solved with a little investment. • Is in keeping with NPF vision for towns and villages. N71 By-pass has been allowed for in previous plans, village is on the N71 West Cork Marine Network • Without a sustainable development plan, village will be left behind, missing out on essential infrastructure. Appropriate small-scale development will benefit the area and allow village to continue to be sustainable.
Principal Issues Raised	Should the settlement of Lisavaird be reinstated in the County Development Plan?
Chief Executive's Response	A review of the settlement network across the County was carried out as part of the preparation of the Draft CDP. This review was based on services provision, size of settlement and potential to deliver housing over the next Plan period to 2028 and led to the recommendation for the removal of the development boundary of most village nuclei, other locations and some smaller villages. Any future housing proposals in these settlements will be assessed on the basis of the rural housing policy applicable in the area. Full detail of the network review is set out in Background Document No. 4 Settlements and Placemaking available at

	https://www.corkcoco.ie/sites/default/files/2020-03/background-document-no-4-settlements-and-placemaking.pdf
Chief Executive's Recommendation	No amendment required
Interested Party	Moira O'Sullivan
DCDP346952628	DCDP346952628
Submission Summary	<ul style="list-style-type: none"> • Submission relates to the residential CK-R-07 proposal for Clonakilty. Not an objection to the housing itself but would like to lodge a strong objection to the lack of any provision for a proper access road to cater for the increased volume of traffic that will result. • Volume of traffic on the L4045-0 has risen to dangerous levels in past 15 years • The road has no footpaths with no room for two cars to pass. • The junction onto the Dunmore road has huge delays, and the Dunmore junction with N71 is operating on an unofficial one-way system due to residents parking. • Provision for access to the N71 via another means must be provided and it is suggested that there are other options available. • Suggested access to the lands could be provided via a new purpose-built access road from CK-R-07 via the Miles Clogheen Cottages Road L8052 and could provide access for further development, that this is a large and suitable access.
Principal Issues Raised	Does the plan, adequately address access and connectivity requirements for the CK-R-07 lands in Clonakilty? Is there a need for additional measures to seek improved connectivity linking the town and the proposed residential zoned lands including improved sustainable travel measures?
Chief Executive's Response	This submission highlights a number of issues relating to the proposed CK-R-07 zoning, particularly in relation to roads and access, and potential impact of additional dwellings on roads infrastructure in the area. The need for improved infrastructure requirements is highlighted particularly pedestrian connectivity.
Chief Executive's Recommendation	Amendment required
Interested Party	Mr Con O Driscoll
DCDP346131813	DCDP346131813
Submission Summary	<p>The submission is requesting an amendment to the Draft plan to create a planning/zoning objective/LAP for a model sustainable rural housing cluster on lands at Lowertown, Schull Co Cork. The vision or objective for this is set in the submission as follows;</p> <ul style="list-style-type: none"> • To allow for a limited no. (3 to 4) exemplar projects where families wish to escape the urban environment and explore sustainable low impact ways to live in an environmentally harmonious way and/or contribute to diversification of agriculture and food production as a way to further the Sustainable Development Goals of the United Nation and objective of the Paris Climate Agreement in a rural Irish context with the following criteria and controls:

	<ul style="list-style-type: none"> • Sites of minimum 1.5 acres (to ensure provision for high grade wastewater treatment and a practicable size of land for meaningful horticulture/ food cultivation/ husbandry in a functionally sustainable manner) • Houses of maximum 200sqm and single storey (to prevent proliferation of overly large and unsustainable dwellings) • Houses to be certified to meet the highest ratings under the Irish Green Building Councils (IGBC)'s Home Performance Index (to 'guarantee' as much as possible a genuine interest and intention to create a green built house) • Requirement that homes be occupied year-round and not offered for sale for 5 years. • Houses to be designed in accordance with Cork Co rural design guidelines. A map has been provided with the submission to indicate the lands which are the subject of the above request.
Principal Issues Raised	Requests that Lowertown would be listed again in the Cork County Development Plan as a Village Nucleus entity.
Chief Executive's Response	A review of the settlement network across the County was carried out as part of the preparation of the Draft CDP. This review was based on services provision, size of settlement and potential to deliver housing over the next Plan period to 2028 and led to the recommendation for the removal of the development boundary of most village nuclei, other locations and some smaller villages. Any future housing proposals in these settlements will be assessed on the basis of the rural housing policy applicable in the area. Full detail of the network review is set out in Background Document No. 4 Settlements and Placemaking available at https://www.corkcoco.ie/sites/default/files/2020-03/background-document-no-4-settlements-and-placemaking.pdf
Chief Executive's Recommendation	No amendment required
Interested Party	Mr. Kevin Fitzgerald
DCDP346253490	DCDP346253490
Submission Summary	Submission relates to the Bothar an Mheirse area of Skibbereen on the northern side of the town, and is requesting the 'realignment of the boundary of the Industrial zoning' as shown on the maps provided. The reason provided for this request is to provide a more rational line that ensures that there is a contiguous pattern of development. The map provided indicates that the re-alignment requested is in effect a request to rezone lands from Green Infrastructure to Industrial use.
Principal Issues Raised	Seeks 'realignment of the boundary of the Industrial zoning'. This request is to rezone lands from Green Infrastructure to Industrial use.
Chief Executive's Response	It is not appropriate to amend the boundary of the zoning as requested as the lands are located in Flood Zone A and are therefore more appropriately zoned as Green Infrastructure.
Chief Executive's Recommendation	No amendment required.
Interested Party	Mr. Sean O'Driscoll

DCDP345936847	DCDP345936847
Submission Summary	<p>The submission seeks to extend the development boundary of the Key Village of Ballydehob, to include lands off Church Road, Ballydehob that are c. 0.66ha in area and abut the northern development boundary of the village.</p> <p>Detailed rationale in support of the zoning is provided in the submission including</p> <ul style="list-style-type: none"> • Various objectives and strategic goals of national, regional, and local planning policy regarding the need for compact urban growth, consolidation of existing settlements and the need to address the decline of rural villages and towns • the increase in home working due to COVID, the attractiveness of villages in West Cork to relocating home workers and the marked increase in housing demand in rural coastal areas. • The subject lands are a 1 minute-walk from Ballydehob village centre, are not in agricultural use and can be developed with minimal impact on the area’s natural heritage, biodiversity, or landscape character. • The subject lands have the benefit of an existing access onto the local road – Church Road – via a permitted development for 5 no. dwellings. There is an opportunity to extend the permitted development into the subject lands and achieve pedestrian connectivity to the village. • The lands are not located in a flood zone risk. • The site is better located than other sites located within the settlement boundary, and would consolidate the village core economically and socially, as well as being environmentally-sound and supporting Objective DB-02. • Relevant planning histories are also provided in the submission to show a recent pattern of dwellings permitted outside the development boundary of the village, especially to the north. To reverse this trend, new development should be directed into settlements. <p>West Cork settlements, such as Ballydehob, must deliver the increased housing demand especially with climate change and the need for integrated land use and transport to direct new development into existing settlements. The submission highlights the following principles from a review of planning policy:</p> <ul style="list-style-type: none"> • From an economic, social, and environmental perspective, the most suitable and sustainable locations for future development are within existing settlements, close to the services, facilities, employment, social life, and infrastructure that settlements support. • The decline of rural villages and towns is of particular concern, is unsustainable and must be addressed in a meaningful way. One of the ways this can be done is to encourage the development of new homes in small towns and villages. • Lands closest to the village centre of Ballydehob are the preferred location for new development in the village., especially where pedestrian activity can be encouraged.
Principal Issues Raised	Should the development boundary of Ballydehob be extended to include the subject lands?

Chief Executive's Response	The growth allocation for Ballydehob is 20 units over the lifetime of the plan. There are sufficient lands within the development boundary to cater for this growth allocation.
Chief Executive's Recommendation	No amendment required
Interested Party	Murnane O'Shea Ltd
DCDP346070267	DCDP346070267
Submission Summary	<p>Detailed submission relating to the BT-AG-01 lands located in Knocknamuck to the east of Bantry Town. Submission seeking the retention of residential zoning objective BT-R-07 of the West Cork MD LAP 2017. Map of the relevant lands is provided. Details of the planning history of the site are provided whereby permission was granted on part of the site under planning reference no. 07/3178 for 54 units refused permission by ABP due to lack of adequate wastewater treatment infrastructure and landscape considerations. The economic downturn prevented progress on this site.</p> <p>Detailed site description and review of review of planning related policy with respect to the CDP 2014 and West MD LAP 2017 provided. A review of relevant policies from the Draft Plan is also provided, noting that the subject site is zoned BT-AG-01 in the current Draft Plan.</p> <p>Submission notes a significant under delivery of housing in the town, influenced by a proliferation of rural housing in the countryside. The reduction of zoned and in Bantry from 101.3 ha to 31 ha is also noted. Uncertainty in relation to the provision of infrastructure serving the BT-R-01, BT-R-05, BT-R-06 and BT-R-08 lands is also referenced. In this respect, the submission fails to see how the growth targets for Bantry will be met. The submission outlines that the extent of state owned lands in Bantry is contributing to this under delivery of housing in the town.</p> <p>The location of the site c. 650m from the town centre and other locational advantages such as access to phase 1 of the relief road, are put forward in support of this submission. The submitter's ownership and long history of delivering housing development is also put forward as an important consideration in this regard, having first engaged with the Council in relation to these lands in 2006. Landscape is acknowledged as being a constraint and to this end, a development strategy is provided detailing the suggested development areas. Development on this site is considered to meet growth targets, and promotes compact growth and consolidation in urban form.</p>
Principal Issues Raised	Should the Draft plan be amended to rezone the subject lands from Agriculture BT AG-01 to residential?
Chief Executive's Response	There is sufficient land within the development boundary of Bantry to meet population targets.
Chief Executive's Recommendation	No amendment required
Interested Party	Neil, Karen, Aoibhin O'Brien
DCDP346166492	DCDP346166492

Submission Summary	<p>The submission is made in relation to zoning objective CK-R-07, outlining the following concerns;</p> <ul style="list-style-type: none"> • Public Health – pedestrian safety, narrow roads without footpaths, • Increased traffic congestion • Lack of suitable infrastructure <p>It outlines that there are potential alternative vehicular access points to these lands, onto public roads to the north and west. The existing road is very narrow, without footpaths or room for footpaths, and is used by children walking into the town centre. The increase in traffic from existing and permitted development is a huge concern in relation to road safety.</p>
Principal Issues Raised	Does the plan, adequately address access and connectivity requirements for the CK-R-07 lands in Clonakilty? Is there a need for additional measures to seek improved connectivity linking the town and the proposed residential zoned lands including improved sustainable travel measures?
Chief Executive's Response	This submission highlights a number of issues relating to the proposed CK-R-07 zoning, particularly in relation to roads and access, and potential impact of additional dwellings on roads infrastructure in the area. The need for improved infrastructure requirements is highlighted particularly pedestrian connectivity.
Chief Executive's Recommendation	Amendment required
Interested Party	Newtown Developments (Bantry) Ltd.
DCDP344175133	DCDP344175133
Submission Summary	<p>This submission relates to land in Reenmeen East, Glengarriff, and notes that the land is excluded from the development boundary, and partially included in a Flood Risk Area and SAC area. The submission states that the lower sloping section of land to the south east has no development potential, however, they feel that the remainder of the site (north-west) section, fronting the N71 has potential. A map is submitted of the area which is requested to be included within the development boundary of Glengarriff, for medium density residential use. The submission states that this would be developed for sheltered housing and has access to services and utilities. The site was previously occupied by a dwelling, destroyed in a fire, and is now demolished.</p>
Principal Issues Raised	Requests that land be included within the development boundary of Glengarriff.
Chief Executive's Response	The growth allocation for Glengarriff is 12 units over the lifetime of the plan. There are sufficient lands within the development boundary to cater for this growth allocation.
Chief Executive's Recommendation	No amendment required
Interested Party	Nicholas Mitchell
DCDP346275982	DCDP346275982
Submission Summary	<p>Submission relates to West Cork Biodiversity and Environmental issues as follows:</p> <p>Clogheen Marsh: States that the Marsh is contained within the boundaries of</p>

	<p>European designated Natura 2000 sites Clonakilty Bay SPA, and SAC and is also a pNHA. Not specifically mentioned in Volume 5, and this is regarded as an omission. Submission refers to BE 15-9 and BE 15-2, and notes that Clogheen Marsh has massive potential as a world class nature reserve, that would benefit the biodiversity and wildlife, local people and schools.</p> <p>The Inchydoney Dunes: Also contained within the boundaries of an SPA and SAC and pNHA. Submission considers that while it may be protected, there is public access to the dunes without dedicated walkways or no go areas. As a result the Dunes are being degraded over time.</p> <p>The Warren, Rosscarbery: This is not protected under an SAC, there is public access to the area with no protection for fauna or flora such as ground nesting birds.</p> <p>Submission considers that the county needs a well-funded unit, dedicated to Identifying, maintaining areas of local biodiversity value, that are features of BE 15-2. Identifying and setting up nature reserves, and development and improving eco-tourism.</p>
Principal Issues Raised	<ol style="list-style-type: none"> 1. Highlights a need to designate Clogheen Marsh as a Nature Reserve. 2. Noted that Inchydoney Dunes are being degraded due to public access in the absence of dedicated walkways. 3. Concerns that The Warren Rosscarbery is being degraded 4. Need for well-funded dedicated unit in the county designated to identifying and maintaining local biodiversity areas.
Chief Executive's Response	<ol style="list-style-type: none"> 1. The designation of Nature Reserves is provided for under the Wildlife Act (sections 15 and 16) (as amended). The responsibility for designating Nature Reserves is a matter for the Minister for Housing, Local Government and Heritage, not Local Authorities. 2. Noted 3. Noted 4. Noted. This issue is outside the scope of the County Development Plan Review
Chief Executive's Recommendation	No amendment required
Interested Party	Nick Harrison
DCDP338810552	DCDP338810552
Submission Summary	<p>This submission highlights the following points in relation to Clonakilty residential zoning CK-R-07</p> <ul style="list-style-type: none"> • Notes that the 8-hectare zoning extends up to the 'Watery Boreen' L40076-0 which is described as 'Dirt track' used by walkers and tractors, and furthermore, notes that there is no other road abutting the CK-R-07 zoning. • The last development plan proposed a buffer area on the landward side of the 'Dirt Track' • States that this could result in potentially approx. 400 additional houses and 500 additional cars exiting onto this road. • Road A-B between the N71 and Junction B Dunmore Road L4011-62 traffic issues highlighted, heavy back up particularly at peak times, and

	<p>compounded by residents parking.</p> <ul style="list-style-type: none"> • Junction B Road B-C i.e the L4045-0 is narrow and without footpaths. • One-way system would create a high-speed danger, existing road not fit for purpose for existing houses, let alone another 100 plus houses. • Images illustrating the difficulties with narrow road widths are submitted. • No objection to additional housing or use of road by pedestrians or cycle traffic or the upgrade of the 'Watery' Boreen to a greenway to serve the town.
Principal Issues Raised	Does the plan, adequately address access and connectivity requirements for the CK-R-07 lands in Clonakilty? Is there a need for additional measures to seek improved connectivity linking the town and the proposed residential zoned lands including improved sustainable travel measures?
Chief Executive's Response	This submission highlights a number of issues relating to the proposed CK-R-07 zoning, particularly in relation to roads and access, and potential impact of additional dwellings on roads infrastructure in the area. The need for improved infrastructure requirements is highlighted particularly pedestrian connectivity.
Chief Executive's Recommendation	Amendment required
Interested Party	Noreen Burke and Eugene O Driscoll
DCDP346282477	DCDP346282477
Submission Summary	This submission outlines the submitter's 'grave concerns' about the proposed zoning of CK-R-07 for Medium Density Residential Development which suggests a growth of 20-50 housing units. The submission notes that the site is adjacent to a narrow road called "Watery Boreen".
Principal Issues Raised	Highlights concerns regarding the Ck-R-07 zoning objective
Chief Executive's Response	The submission is noted. It is intended to amend the text and zoning map to address the issues raised in the broad context of appropriate residential land supply in Clonakilty.
Chief Executive's Recommendation	Amendment required
Interested Party	Norena Limited
DCDP345844386	DCDP345844386
Submission Summary	This submission is in response to a submission received at pre-draft stage reference no. PDP 207555563 made by Union Hall Harbour Committee. The submission refers to the sketch plan (superimposed on google map) within that submission, and states that it is clear that the area in question includes land privately owned by their client. Furthermore, it states that their client has a fully documented legal title to the land in question, and that the submission was made without their clients knowledge, permission or consent. Therefore, it is outlined that the submission cannot therefore be considered to be validly made. The submission goes on to make a number of requests including a confirmation that the PDP 207555563 submission is invalid.

Principal Issues Raised	Notes that lands shown for a suggested development in the pre-draft submission 207555563 made by Union Hall Harbour Committee are within the submitter's land ownership.
Chief Executive's Response	The matters raised in this submission are outside the scope of the County Development Plan review process.
Chief Executive's Recommendation	No amendment required
Interested Party	Nuala Gallwey
DCDP345799047	DCDP345799047
Submission Summary	<p>The submission notes the following in relation to CK-R-07 zoning in Clogheen, Clonakilty.</p> <ul style="list-style-type: none"> • No objection to housing development per se in the Clogheen area but refers to road improvements and usage on Clogheen Road C-D and an upgrade of Clogheen Road E-G could facilitate multi modal traffic on these roads. • Clogheen Road B-C L4050-0 already poses an issue for road users serving 65 houses in the area. • Access to the N71 is difficult, traffic converges at junction B from the Clogheen road and the Ardfield/Dunmore direction, making to slow to access the N71. • The Clogheen road is without a footpath on either side and is not wide enough for two vehicles to pass. • The Clogheen road C-D (known locally as The Rocky Road) and the Clogheen Road E-G (known locally as The Watery Boreen) could be developed as walkways/cycle routes, and as such would be an added asset to the area for locals and tourists alike. • Zoning lands for housing development brings with it a responsibility to ensure that already problematic traffic/road usage in an area is not further exacerbated by any such development.
Principal Issues Raised	This submission highlights a number of issues relating to the proposed CK-R-07 zoning, particularly in relation to roads and access, and potential impact of additional dwellings on roads infrastructure in the area. The need for improved infrastructure requirements is highlighted particularly pedestrian connectivity.
Chief Executive's Response	This submission highlights a number of issues relating to the proposed CK-R-07 zoning, particularly in relation to roads and access, and potential impact of additional dwellings on roads infrastructure in the area. The need for improved infrastructure requirements is highlighted particularly pedestrian connectivity.
Chief Executive's Recommendation	Amendment required
Interested Party	Oliver O'Sullivan
DCDP346157727	DCDP346157727
Submission Summary	The submission relates to the lands zoned CR-AG-02 in the new Draft Plan which have been shown on a map provided. An extract from the 2017 West MD LAP zoning map is also provided. The lands in question are zoned CR-R-

	02 in the 2017 LAP, and the submission requests that this residential zoning be retained in the Draft Plan, noting the shortage of zoned residential lands in Castletownbere. The submission considers that the proposed change would only compound this situation.
Principal Issues Raised	Requests that the lands currently zoned CR-AG-02 be zoned for residential development. Is there a need for additional residential zoned land in Castletownbere.
Chief Executive's Response	There is sufficient land within the development boundary of Castletownbere to meet population targets.
Chief Executive's Recommendation	No amendment required
Interested Party	Ortelo Holdings Ltd
DCDP336392240	DCDP336392240
Submission Summary	<p>This submission relates Bantry and outlines the legislative provisions for making a development plan, aspects of the main policy material from the Draft CDP and key provisions of the National Planning Framework. Submission supports Bantry's role in accommodating population growth and notes the availability of underutilised land to facilitate compact development and higher densities, and also the availability of greenfield sites that can be integrated with the existing built up area, availing of public transport and sustainable travel modes etc.</p> <p>The submission suggests that it would be reasonable for up to 20% of population growth targeted at the town centre and suburban area, to be accommodated in the wider suburban area outside the town and within suburbs or contiguous zoned areas, and that this would be in addition to the growth identified for the town centre area. Such growth would be subject to the condition that it would be infill in nature or comprise a 'sustainable urban extension', served by public transport or significant employment or amenity provision, and working from home would be an example of this. Submission continues to refer to Bantry as a Key Town for the West Cork area and references policy in relation to the settlement strategy, population and housing targets, retail etc.</p> <p>The submission concludes by requesting that lands at Newtown Bantry (Site of 19/567, 1.0 ha approx., fronting the N71 near the GAA club and South East of Lidl), which are zoned for green infrastructure in the Draft Plan, be rezoned for residential use. It is suggested that this would facilitate the sustainable development of Bantry and be consistent with planning policy for the area. The submission indicates that the lands are serviceable (Tier 1), within the existing built-up footprint of the town and are available for development.</p>
Principal Issues Raised	<ol style="list-style-type: none"> 1. Is it appropriate to rezone a section of the lands from Green Infrastructure BT-GC-01 to Residential Uses? 2. Is there a need for zoning of additional residential land in Bantry?

	3. Are there sufficient lands zoned within the existing footprint of Bantry to provide for the compact and sustainable growth of the town during the plan period?
Chief Executive's Response	The land supply requirements have been reviewed. There is sufficient land zoned within the development boundary to meet these targets. The lands identified are elevated and visually prominent on the main approach to the town, accordingly it is appropriate to zone these lands as green infrastructure.
Chief Executive's Recommendation	No amendment required.
Interested Party	Owen & Eileen McCarthy
DCDP344180000	DCDP344180000
Submission Summary	This submission is requesting that lands located at Tullyneasky West, Clonakilty be zoned for residential purposes. The submission sets out that the lands adjoin the public road, within a speed control zone, and have access to mains water supply and have potential for modest development of private dwellings houses/sites with on-site sewage treatment system. The site is described as an infill between commercial and residential development and near Lissavard Village where schools/church and shops are located.
Principal Issues Raised	Should the settlement of Lisavard be reinstated in the County Development Plan? Should the land be included within the development boundary of Lisavard.
Chief Executive's Response	A review of the settlement network across the County was carried out as part of the preparation of the Draft CDP. This review was based on services provision, size of settlement and potential to deliver housing over the next Plan period to 2028 and led to the recommendation for the removal of the development boundary of most village nuclei, other locations and some smaller villages. Any future housing proposals in these settlements will be assessed on the basis of the rural housing policy applicable in the area. Full detail of the network review is set out in Background Document No. 4 Settlements and Placemaking available at https://www.corkcoco.ie/sites/default/files/2020-03/background-document-no-4-settlements-and-placemaking.pdf
Chief Executive's Recommendation	No amendment required
Interested Party	P Allis
DCDP345145366	DCDP345145366
Submission Summary	The submission welcomes the comprehensive Draft Plan and the CK-R-04 zoning which can contribute to compact and sustainable growth of Clonakilty in accordance with National and Regional Policy guidance. The submission requests that the following sentence be deleted from the proposed CK-R-04 zoning objective. "The overall approach to the development of the site (including road access proposals and the provision of pedestrian and cycleway links) should be coordinated with the development of the adjoining

	<p>lands to the east”.</p> <p>The reasons for requested change are detailed in the submission as follows:</p> <ul style="list-style-type: none"> • The town centre site has vehicular, pedestrian and cycle access to the west directly from McCurtain Hill. • It has direct access along its southern boundary to the proposed pedestrian walkway/cycle route CK-U-04 linking MC Curtain Hill to Molaga Street. • It is independent of any new residential or educational development and should be treated in this way. • It is suggested that the overall approach to the CK-R-04 residential development does not need to be coordinated with the development of educational zoned land CK-C-02 to the east, noting that the CK-C-02 lands have existing access to educational lands (schools) which have access to the south onto main street. • The wording would be inconsistent with the approach to the text of CK-R-03 and CK-R-02 which do not have similar wording.
Principal Issues Raised	<ol style="list-style-type: none"> 1. Submission supports the proposed residential land use zoning CK-R-04. 2. Should the objective CK-R-04 be amended to delete the following sentence “The overall approach to the development of the site (including road access proposals and the provision of pedestrian and cycleway links) should be coordinated with the development of the adjoining lands to the east”.
Chief Executive's Response	<ol style="list-style-type: none"> 1. Noted. 2. The wording of the objective is considered appropriate, making provision for adequate connectivity between development sites. No change is proposed.
Chief Executive's Recommendation	No amendment required
Interested Party	Paddy & Yvonne Ryan
DCDP344231326	DCDP344231326
Submission Summary	<p>This submission highlights the following points in relation to Clonakilty residential zoning CK-R-07</p> <ul style="list-style-type: none"> • Notes that the 8-hectare zoning extends up to the ‘Watery Boreen’ L40076-0 which is described as a ‘Dirt track’ used by walkers and tractors, and furthermore, notes that there is no other road abutting the CK-R-07 zoning. • The last development plan proposed a buffer area on the landward side of the ‘Dirt Track’. Concerned that all vehicular traffic from this development will exit onto this laneway. • Concerns regarding potential of between 260 – 375 dwellings being developed with the only access from the Clogheen Road. • Road A-B between N71 and Junction B Dunmore Road L4011-62 traffic issues highlighted, heavy back up particularly at peak times, and compounded by residents parking. • Junction B Road B-C i.e the L4045-0 is narrow and without footpaths. • Images illustrating the difficulties with narrow road widths are submitted. • Concerns that any further zoning of the adjacent agricultural zoned lands

	<p>will result in increased traffic.</p> <ul style="list-style-type: none"> • Highlights that there is other sufficient land to facilitate alternatives for vehicular traffic from other public roads to the north and west. • No objection to additional housing or use of road by pedestrians or cycle traffic on the L-40076-0 and L-8048 or the upgrade of the Watery Boreen to a greenway to serve the town.
Principal Issues Raised	Does the plan, adequately address access and connectivity requirements for the CK-R-07 lands in Clonakilty? Is there a need for additional measures to seek improved connectivity linking the town and the proposed residential zoned lands including improved sustainable travel measures?
Chief Executive's Response	This submission highlights a number of issues relating to the proposed CK-R-07 zoning, particularly in relation to roads and access, and potential impact of additional dwellings on roads infrastructure in the area. The need for improved infrastructure requirements is highlighted particularly pedestrian connectivity.
Chief Executive's Recommendation	Amendment required
Interested Party	Pat & Margaret O Sullivan
DCDP341349264	DCDP341349264
Submission Summary	<p>This submission highlights the following points in relation to Clonakilty residential zoning CK-R-07</p> <ul style="list-style-type: none"> • Notes that another +800 houses will be required in the Clonakilty area by the end of the Plan period, considered to be welcome news for the Clonakilty region and its surrounds. • Notes that the 8-hectare zoning extends up to the 'Watery Boreen' L40076-0 which is described as a 'Dirt track' used by walkers and tractors, and furthermore, notes that there is no other road adjoining the CK-R-07 zoning. • It is suggested that 350 houses could result in an extra 500+ cars on the L40076-0 "Watery Boreen" onto an already overly congested network. • Highlights the potential health and safety risk that could arise in an emergency situation whereby any emergency vehicle trying to navigate the N71 and Junction B onto the L4011-62 or through the B-C L-4045-0 at peak times. • These roads are described as being at gridlock at peak times and serve 65 houses. • The L4045-0 is extremely narrow with blind spots, where two cars cannot pass. • There will be extra traffic at junction B causing more congestion, noting houses already being built on the Dunmore road (18/441) • Congestion already experienced at Junction B from terraced housing parking area on the road and is considered dangerous to pedestrians. • Images illustrating the difficulties with narrow road widths are submitted. • Solutions are suggested including access to the land via new links roads to the west, furthermore, it is recommended that the Watery Boreen be upgraded to a greenway status. It is suggested that a greenway could provide numerous possibilities including links to the Rocky road, leading to the Causeway, Inchydoney to the Model Village.

Principal Issues Raised	Does the plan, adequately address access and connectivity requirements for the CK-R-07 lands in Clonakilty? Is there a need for additional measures to seek improved connectivity linking the town and the proposed residential zoned lands including improved sustainable travel measures?
Chief Executive's Response	This submission highlights a number of issues relating to the proposed CK-R-07 zoning, particularly in relation to roads and access, and potential impact of additional dwellings on roads infrastructure in the area. The need for improved infrastructure requirements is highlighted particularly pedestrian connectivity.
Chief Executive's Recommendation	Amendment required
Interested Party	Patrick and Gillian O'Donovan
DCDP344632886	DCDP344632886
Submission Summary	<p>Detailed submission relating to lands in Ownahinchy as identified on the maps provided. Submission requests the following provisions;</p> <ul style="list-style-type: none"> • That opportunities for delivery of policies and objectives found in Chapter 7 Marine, Coastal and Islands and Chapter 10 Tourism are realized in objectives for individual settlements found in Volumes 3,4 and 5. • Inclusion of additional lands within the settlement boundary of Ownahinchy to provide new tourism uses and indigenous employment opportunities by introducing a new Objective X-05 • Extend U-02 objective to south to further contribute to the walkway proposed to Ownahinchy. <p>Details of the site are provided, some of the holding lies with the settlement boundary, the remainder approx. 1.8 ha of the former hotel site lie outside the existing settlement boundary. Site is approx. 250 metres from the strand. Site is the location of the former Castlefreke Motel, which ceased operation 30 years ago, the existing derelict hotel buildings remain in situ. An existing pitch and putt course on site is no longer in operation and is overgrown but provides an indication of the extent of recreational lands in the area. Various planning policy is discussed including the Cork County Development Plan 2014 and West Cork 2017 LAP. Relevant policies contained in the Draft plan are also noted, including Chapter 7, Chapter 10. Submission requests that the development boundary be extended and consideration for zoning of additional land in Ownahinchy in order to make a contribution to these wider objectives. Lands can play an important role in the tourism offering, supporting indigenous employment. A new tourism objective could provide for for an eco-camping uses and broaden tourist accommodation such as glamping sites. A new X-05 objective is requested for the following; "Opportunity site for tourism and recreation uses which are sympathetic to the tourism function of the settlement and integrate into the visual and scenic landscape environment along the coastline.</p>
Principal Issues Raised	The submission seeks an extension to the development boundary of Ownahinchy to make provision for a new special policy area zoning in order to expand the tourism product of the area.
Chief Executive's Response	There is adequate land within the existing development boundary to provide for the tourism accommodation and facilities requirements of the

	settlement. The land identified for inclusion is on the outer extremity of the settlement, in an elevated and visually prominent location.
Chief Executive's Recommendation	No amendment required
Interested Party	Paul Di Rollo
DCDP345821812	DCDP345821812
Submission Summary	<p>The submission requests reconsideration of their proposal to remove the zoning of Lisbealad for non-ribboned, non-clustered, low density residential development.</p> <p>The area of Lisbealad is extremely well positioned to serve the towns of Dunmanway and Clonakilty. It is well serviced by the provision of good quality transport links, excellent schools and modern amenities. There are good local shops, churches and community recreation facilities within the vicinity, zero flood risk and abundant opportunity for the provision of water and sewerage treatment.</p> <p>Ireland is in the middle of a huge housing crisis. There is low supply of quality housing stock in the area yet the demand to live in rural West Cork remains extremely high, especially as the effects of the Covid pandemic are becoming increasingly acute.</p> <p>Furthermore, while Dunmanway town is strangled by a sewerage treatment system that is deemed to be full to capacity thereby making it impossible for planners to grant permission for the construction of residential (or commercial) property that requires access to the system, it would appear to defy logic to remove residential development zoning in areas within close proximity.</p> <p>The submission also states that they would be compelled to pursue compensation for any financial impact the de-zoning would have on their property.</p>
Principal Issues Raised	Should the settlement of Lisbealad be reinstated in the County Development Plan?
Chief Executive's Response	<p>A review of the settlement network across the County was carried out as part of the preparation of the Draft CDP. This review was based on services provision, size of settlement and potential to deliver housing over the next Plan period to 2028 and led to the recommendation for the removal of the development boundary of most village nuclei, other locations and some smaller villages. Any future housing proposals in these settlements will be assessed on the basis of the rural housing policy applicable in the area. Full detail of the network review is set out in Background Document No. 4 Settlements and Placemaking available at https://www.corkcoco.ie/sites/default/files/2020-03/background-document-no-4-settlements-and-placemaking.pdf</p>
Chief Executive's Recommendation	No amendment required
Interested Party	Paul Kingston

DCDP345769674	DCDP345769674
Submission Summary	<p>Submission relates to lands located to the east of Bantry town, in the townland of Caherdaniel. Details of permission for 34 houses granted permission to the west of these lands under planning reference no. 19/444, which is due to commence shortly, is provided.</p> <ul style="list-style-type: none"> • Lands are currently zoned residential in the 2017 MDLAP under objective BT-R-02. • Lands can be easily accessed through the permitted adjoining development, and provision was made in the design of that scheme for the servicing of the subject lands. • Under the permitted proposals, the public road will be widened, will improve accessibility to the town. Potential also to provide a pedestrian access to the Drombrow Road. • These lands will be readily developed once the estate to the west is constructed. • Bantry has suffered from a significant shortfall in residential development, continues to be difficult to justify residential developments in difficult sites. • Considers the inclusion of the subject lands within the greenbelt is not in the interest of the proper development of the town. Accordingly, submission requests lands be zoned residential.
Principal Issues Raised	Should the development boundary of Bantry be extended on the western side to rezone lands from greenbelt to residential? Should development boundary be extended to include site and zone for Agriculture use. ?
Chief Executive's Response	There is sufficient land within the development boundary of Bantry to meet population targets.
Chief Executive's Recommendation	No amendment required.
Interested Party	Paul Murphy
DCDP346224262	DCDP346224262
Submission Summary	<p>The submission requests that a specific objective be included for the Marine Hotel at the Pier in Glandore so that its future as a commercial and community space is protected.</p> <p>The building merits special consideration as it was subject to a Planning Application some months ago for conversion to apartments. This application attracted over 64 objections, all from people who wish to see its commercial/hospitality use retained in some form.</p> <p>Objective DB-04 for other uses in the village is limited and therefore a specific objective for the Marine Hotel is considered necessary especially as the site zoned for “sailing club house and convenience store” may not come forward for development (as the sailing club has already acquired a club house).</p> <p>A draft document outlining the Marine Hotel as a mixed retail/hospitality/commercial/community use (referred to as the ‘Marine Meitheal’ vision) is attached to the submission and shows how it would support policies in the Development Plan. The document highlights The Marine as the best opportunity to bring back cohesion to the village as a sustainable social and cultural commercial amenity to be enjoyed by</p>

	everyone and breathe life back into an integral part of the village and special part of the world.
Principal Issues Raised	Can the Draft Plan include a specific reference to the Marine Hotel in Glandore so that its future as a commercial and community space is protected? Is the objective DC-04 considered limited and is a specific objective for the Marine Hotel required?
Chief Executive's Response	The Draft Plan addresses the broad land use requirements for settlements across the County. The Draft Plan is considered to address these issues appropriately for Glandore. There is no change proposed to objective DC-04
Chief Executive's Recommendation	No amendment required.
Interested Party	Paul O'Shea Motors & McCarthy Family
DCDP345807917	DCDP345807917
Submission Summary	It is requested that lands, identified on a map provided, be included within the development boundary of Castletownbere to provide for possible use of the site as serviced sites and Business Use to accommodate a Car Sales and repair workshop. The lands are described as being fully serviced and adjoining the existing development boundary and within walking distance of the town centre. The submission also notes that the location will also be adjoining the preferred option and long-established route for a relief road CR-U-03 to the north of the town centre, which would facilitate the re-alignment with the CR-U-02 at the eastern end of the town. Furthermore, the submission outlines that the proposal will not impact on scenic routes S113, S117 and S118 in the town. Finally, the submission notes that this proposal is made in partnership with an existing Car Sales and Repair premises in the town who have indicated their preference to relocate their business to provide a service for the Beara Peninsula as their current premises along the R572 is restrictive for parking and access.
Principal Issues Raised	Should the development boundary of Castletownbere be extended to provide for the zoning of lands for Business & General Employment Use?
Chief Executive's Response	There are sufficient business and general employment lands zoned in the Draft Plan to meet growth targets. It is the intention that all the employment lands in the County, will be subject to a review within 2 years of the adoption of the plan.
Chief Executive's Recommendation	No amendment required.
Interested Party	Paul O'Sullivan
DCDP345803479	DCDP345803479
Submission Summary	A request is made in this submission to substitute the map provided with submission Reference no. DCDP342571984. The only revision made is to the eastern boundary where it is realigned to correspond with the natural contour and boundary line of the subject lands. See also DCDP342571984 for summary of related submission.
Principal Issues Raised	Revised map submitted with submission reference no. DCDP342571984
Chief Executive's Response	See submission reference no. DCDP342571984

Chief Executive's Recommendation	See submission reference no. DCDP342571984
Interested Party	Paul O'Sullivan
DCDP342571984	DCDP342571984
Submission Summary	This submission is seeking an extension to the development boundary at the northern side of Ballydehob village to include 1 hectare of undeveloped land with potential for three serviced sites. The submission refers to the growth in the food and hospitality sector, noting that there are 14 bars/restaurants in the village, and rising population. Furthermore, the submission refers to the Ceramocs Ireland factory and recommends that this should also be mentioned in the Draft Plan. It is considered that this employment growth has resulted in an increased demand for local housing. It is argued that housing completions are less than 50% projected in the 2017 LAP due to constraints such as topography and an overloaded septic tank in the village. Accordingly, the submission considers that the potential for development of serviced sites with onsite sewerage treatment systems will help meet this anticipated demand.
Principal Issues Raised	<ol style="list-style-type: none"> 1. Should the development boundary of Ballydehob be extended to allow for the development of three serviced sites. 2. Highlights need to refer to the Ceramocs Ireland Factory. 3. Highlights constraints to development in the village such as topography, inadequate waste water treatment.
Chief Executive's Response	The growth allocation for Ballydehob is 20 units over the lifetime of the plan. There are sufficient lands within the development boundary to cater for this growth allocation.
Chief Executive's Recommendation	No amendment required
Interested Party	Peter Foley
DCDP346062969	DCDP346062969
Submission Summary	<p>The submission welcomes the designation of Clonakilty as a key town and reflects on the vision that this growth provides high quality places where people want to live, visit and a high quality of life that works with the natural and built environment. The 39% uplift in population growth is considered to bring opportunities as well as challenges. In particular, the submission highlights the need to ensure that this planned growth occurs in a sustainable way, supported by appropriate levels of social, environmental and physical infrastructure that addresses current shortfalls and future needs. Changes in national policy, and the requirements of the Climate Action Bill place a significant shift in how sustainable communities are delivered. Covid 19 pandemic has also contributed to this shift in travel patterns with a renewed focus on walking and cycling, and demand for access to local services and amenities. The submission outlines concerns regarding the following issues;</p> <ul style="list-style-type: none"> • Clonakilty Green Infrastructure (Section 2.5.22-2.5.25) – The play and recreational amenities serving Clonakilty are difficult to reach other than by car. There appears to be little or no policy to address the shortfall of recreational amenities in the town centre or to address the deficit in

	<p>accessing facilities by walking to cycling</p> <ul style="list-style-type: none"> • The location of Inchydoney Beach is more than 3km away, the plan fails to provide adequate level of amenities in the town or safe walking/cycling to Inchydoney. • Plan should address future and current shortfalls in green infrastructure within the town that would accommodate all users and strengthen tree planting and biodiversity • A Green Infrastructure and Amenity Strategy should be developed for Clonakilty as part of the plan, with a clear implementation strategy included to identify how and when this green infrastructure would be delivered during the life of the plan period. • Deliver a Greenway Link between Clonakilty and Inchydoney – prepare study and feasibility route option – current government commitments to sustainable travel will provide funding streams to secure the route. • Plan lacks an implementation strategy in relation to the identification of transport infrastructure required to accommodate sustainable active growth. • Sections 2.5.4 to 2.5.51 – Movement – The Clonakilty Traffic and Transport Strategy is more than 11 years old and any studies supporting same are likely to be older. The study is unlikely to be addressing significant recent policy shifts in Active travel. • Figure 5.2.3 Clonakilty Transport Diagram – The submission considers that the development of an Inner Relief Road in the context of transport Infrastructure need in Clonakilty in the context of current transport and climate action policy to be preposterous, the time, effort and cost would be better directed towards sustainable transport infrastructure. • Clonakilty needs an up to date Local Transport Plan (LTP) as identified in the RSES. • The submission identifies a number of areas that the LTP should concentrate on including safe pedestrian and cycle infrastructure, public realm, development of active town concept, reducing car and vehicle dominance, infrastructure required for zoned land, connections to the town centre and other key destinations. • LTP should be developed in the short term, in tandem with growth, and must have an implementation plan for the delivery of measures over the lifetime of the plan. • Volume 1 Chapter 19, and Section 2.5.64 of Volume 5, fails to identify a clear implementation strategy for the measures it has identified for Clonakilty. The submission states that it is a prerequisite of the development plan, that the measures identified deliver social, community, environmental and physical infrastructure within the time frame of the plan.
Principal Issues Raised	<ol style="list-style-type: none"> 1. Suggests the Clonakilty Traffic and Transportation Study is no longer likely to address traffic issues in the town. Requests the Council provides a commitment to delivering a Local Transport Plan for the town. 2. Queries the status of delivering a Greenway link from Clonakilty to Inchydoney.
Chief Executive's Response	<ol style="list-style-type: none"> 1. The planning authority recognises the need for a Local Transport Plan for the town and is committed to delivering this within the lifetime of the plan.

	2. Furthermore, the Council will continue to progress proposals to improve sustainable travel options between Clonakilty and Inchydoney where possible.
Chief Executive's Recommendation	1. Amendment required. See Volume One amendments to Chapter 12. 2. No amendment required
Interested Party	Philomena O'Byrne
DCDP345524738	DCDP345524738
Submission Summary	This submission is requesting a reassessment of land zoned Agriculture/Scenic Area to be included in the development boundary of Skibbereen. In support of this, the submission outlines that the land is very close to the town centre and would be very practical for housing due to its proximity to the town centre, eliminating the need for transport. The submission states that some of the landholding is included in the development boundary and to include the remainder of the land would be of benefit to the Draft Plan.
Principal Issues Raised	Should the development boundary of Skibbereen be extended to include the lands? Is there a need for zoning of additional residential land in Skibbereen?
Chief Executive's Response	There is sufficient land within the development boundary of Skibbereen to meet population targets.
Chief Executive's Recommendation	No amendment required.
Interested Party	Philomena O'Byrne
DCDP347810540	DCDP347810540
Submission Summary	An additional map is submitted to clarify the lands which are subject to a request under submission reference DCDP345524738, to include additional lands within the development boundary of Skibbereen. See DCDP345524738 also.
Principal Issues Raised	Additional map providing clarification of the lands referred to in DCDP345524738.
Chief Executive's Response	See response to DCDP345524738.
Chief Executive's Recommendation	See response to DCDP345524738.
Interested Party	Pike Construction Ltd
DCDP345865610	DCDP345865610
Submission Summary	Detailed submission in relation to a 2.58 ha site located in Templebryan that is zoned for residential development in the adopted 2017 West Cork MDLAP, which is intended to be developed. Submission sets out that the Draft Cork County Development 2021 has unjustifiably proposed to de-zone the site, removing the site from the development boundary of Clonakilty and designating it as part of the greenbelt.

Requests the site be brought back into the development boundary and zoned for Medium B Density residential development.

The submission sets out a detailed rationale for this request, as follows.

- De-zoning of site will impact on the supply of housing required to meet the projected growth in population in Clonakilty over the plan period.
- Site can be connected to services, it is an objective in the Draft Plan to improve pedestrian facilities in the Templebryan area, a key constraint in the refusal of planning permission for a development on this site under planning reference no. 19/208. ABP 307218. Submission considers it frustrating that the Council are proposing to de-zone the site when there is now an objective in the Draft Plan to improve pedestrian facilities and accessibility in Templebryan.
- There are no other constraints to development, and the submission considers that the site would fall within Tier 1 land as categorized by the NPF.
- Greenbelt designation serves no useful purpose and will sterilize this site forever. The site has no known environmental issues or biodiversity sensitivities associated with it.

A background to the company is provided, who are committed to delivering residential developments in West Cork and on this site. A detailed description of the site is provided together with a review of other zoned sites in the Draft Plan. Submission considers that the subject site is closer to the town centre than other sites such as CK-R-01 and CK-R-07 which have retained their zoning in the Draft Plan.

Detailed Review of relevant national and regional policy is presented. Residential development on the site is considered to be compliant with a number of national and regional policy objectives. The role of Clonakilty as defined in the 2014 County Development Plan is set out and West Cork MDLAP 2017 provisions, together with a review of the Core Strategy figures in Volume 1 of Draft Plan. A detailed review of the need for housing developments at appropriate densities is provided. Their assessment that the overall density of development being proposed for the 7 currently proposed zoned sites in Clonakilty at 50u/Ha is considered to be unrealistically high. Therefore, there is a concern that the proposed residential zoned sites may not be able to accommodate the level of housing output required over the lifetime of the plan to meet anticipated population growth needs.

A review of the seven zoned sites is provided, and their potential development constraints is also noted. In addition, there are concerns that a number zoned sites have been carried forward from previous plans despite the fact that there has been no planning applications on these suggesting that there are constraints to their development. Subject site is considered to be favourably serviced, and reference is made to emerging objective CK-GO-08. The provision of pedestrian connectivity in Templebryan is considered to greatly enhance the delivery of housing on the subject site. Zoning is justified on the basis of sequential approach to development and proximity to town

	<p>centre. Submission notes that other zoned sites in the plan are dependent on the delivery of services and roads infrastructure such as CK-R-02, and there is no guarantee these will come forward. The subject site is considered to be less constrained.</p> <p>Submission states that if the site is not to be zoned again for residential, then it should be zoned agriculture rather than greenbelt. Finally, the submission requests the following;</p> <ol style="list-style-type: none"> 1. Removal of the site from Greenbelt 2. Development boundary to be extended to include site 3. Site zoned Medium B residential 4. Objective should not limit housing to single storey.
Principal Issues Raised	<ol style="list-style-type: none"> 1. Is it appropriate to extend the development boundary of Clonakilty to include the subject site? 2. Is there a need to zone the site for residential use.? 3. Is the site considered to be a Tier 1 site? 4. Is it appropriate to dezone alternative lands for residential development in in Clonakilty? 5. Would the site be more appropriately zoned agriculture rather than greenbelt. ?
Chief Executive's Response	The planning authority notes the issues raised. The site is zoned as GB 1-1 having regard to the rural character of the area, and its peripheral location away from the existing built footprint. While other sites may be further away, they are largely located surrounded by built footprint. The lands in question are not fully serviced and are therefore not considered to be Tier 1.
Chief Executive's Recommendation	No amendment required
Interested Party	Richard Ashen
DCDP344891354	DCDP344891354
Submission Summary	In relation to Development boundary objective DB-05 for Kilcrohane which states "Develop a looped amenity walk along the shoreline from Kilcrohane Pier to Farranamanagh Lake and back toward the village. The walk shall be designed to ensure that it is compatible with the protection of the Farranamanagh Lough Special Area of Conservation". The following observation is made "Unless very expensive work is carried out on stabilising the adjacent sea cliffs it would be foolhardy to consider this loop walk as an option based on safety concerns."
Principal Issues Raised	Raises concerns regarding the feasibility of Development Boundary Objective DB-05.
Chief Executive's Response	The issues raised in this submission are noted.
Chief Executive's Recommendation	No amendment required
Interested Party	S. O'Mahony
DCDP339744527	DCDP339744527

<p>Submission Summary</p>	<p>This submission discusses a range of issues, the items discussed in points 5-8 primarily relate to the Volume 5 West Cork Draft Plan. The items discussed from 1-4 are comments relating to items covered in Volume One. The submission also sets out a number of suggested requirements to be addressed in the Draft Plan. While it notes areas for improvement, it also comments on the impressive positive achievements embodied in the plan.</p> <p>1. Development Objectives. In relation to Section 2.15.7/CS2-6 West Cork Development objectives, it is suggested that the development objectives which recognise the need for something does not identify the desired end result or the proposed means of achieving it. It is suggested that objectives should be rephrased where necessary to clarify the specific objective and the policies and actions needed to achieve it.</p> <p>2. Highway 71 It is suggested that the Objective CS2-6 Part (b) “recognising the need to Upgrade the N71.....” should be deleted and recast in a meaningful form. An example of how this should be worded is provided in the submission to seek to ‘ensure that all sections of the N71 are upgraded, in conjunction with the TII / relevant national authority’.</p> <p>3. Rural Roads The submission considers that there is inadequate information or discussion of, the status, usage, and management of the rural network. It seeks practical matters to be addressed on recreational or tourist routes such as on the Wild Atlantic Way, such as signage, passing bays and viewing points, restricting vehicle sizes and control of peak holiday traffic. It seeks information on the current and future needs and priorities, standards, policies and objectives.</p> <p>4. Settlement Boundaries The submission questions the statement in Volume 1, Section 2.16.8 in relation to removal of the development boundaries from the village nuclei and discontinuation of some Other Locations. It questions the connection between removing restrictions on development in the smallest villages will somehow encourage more development in larger centres, which it states makes no sense. They consider the obstacle to growth in urban development is inadequate infrastructure. The submission also notes that the growth of housing in rural areas is not dependant on the location of settlement boundaries.</p> <p>5. Skibbereen Circulation Issues The submission notes that the Draft Plan contains no prioritization or timing indication for the implementation of the Skibbereen Traffic and Transportation Study recommendations. The need to complete the Gortnaclohy Link/Distributor/Relief road to relieve the chronic traffic congestion on North Street is also highlighted. The submission notes that there is no indication of how and when the line of this route identified in this Draft Plan and in the previous plan might be translated into a physical reality on the ground.</p> <p>6. Skibbereen - The Central Space The submission considers that the potential for a civic use for the Marsh Area to the north of the River, has not been addressed in the Draft Plan. It is</p>
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	<p>stated that it ignores the conclusions for this area set out in the Traffic Study and fails to confirm any specific development objectives for it. It is requested that a proper analysis of the space's potential contribution to any future development in the town centre based on the Traffic & Transportation Study with urgent preparation of site development plan compatible with that assessment.</p> <p>7. Skibbereen – The footbridge The submission refers to the fact that the footbridge, that would be used as a connection between Main street and a potential central green space, is not open to the public. The bridge is essential to a walkway system and providing potential for the creation and use of a proper central bus stop/station. It is requested that the footbridge's significant in the town's future development be identified and an explanation for the prolonged delay in opening it to the public be provided, and a commitment to opening same.</p> <p>8 Skibbereen Zoning Map There are a number of queries regarding the zoning map.</p> <ul style="list-style-type: none"> • Proposed walkway routes referred to in Section 2.7.16 and 2.7.22 have not been shown, the central footbridge is also not identified. • It is suggested that additional community uses could be illustrated on the map for example the Community college. • It states that in addition to the Northeastern Relief Road, the Traffic & Transportation Study proposed a new street running from the southern roundabout to a point on Rossa road, this route has not been shown on the map. • The submission notes that a large area of Town Centre zoning shown on the 2009-2015 Plan on the south-west side of the town has not been shown on the Draft Plan zoning map. It notes that there seems be no justification for removing the long-established housing from these areas.
<p>Principal Issues Raised</p>	<ol style="list-style-type: none"> 1. Considers that objectives should be rephrased where necessary to clarify the specific objective and the policies and actions needed to achieve it. 2. Suggests that objective CS2-6 Part (b) should be reworded to seek to 'ensure that all sections of the N71 are upgraded, in conjunction with the TII / relevant national authority'. 3. Rural Roads should be addressed in the plan. 4. Queries the justification for removing the settlement boundaries of some settlements. 5. Notes that the Draft Plan contains no prioritization or timing indication for the implementation of the Skibbereen Traffic and Transportation Study recommendations 6. Considers that the potential for a civic use for the Marsh Area to the north of the River, has not been addressed in the Draft Plan 7. Requests that the footbridge's significant in the town's future development be identified and an explanation for the prolonged delay in opening it to the public be provided, and a commitment to opening same. 8. Proposed walkway routes referred to in Section 2.7.16 and 2.7.22 have not been shown on the zoning map, the central footbridge is also not identified.

	<ol style="list-style-type: none"> 9. Additional community uses could be illustrated on the map for example the Community college. 10. Northeastern Relief Road, the Traffic & Transportation Study proposed a new street running from the southern roundabout to a point on Rossa road, this route has not been shown on the map. 11. No justification for removing the long-established housing from these areas from the town centre zoning
Chief Executive's Response	<ol style="list-style-type: none"> 1. Noted 2. Noted 3. These are reference in Volume One Chapter 12 of the Plan. 4. The Planning Authority reviewed the settlement network of the County as part of the review of the plan and it was decided to discontinue some of the smaller settlements across the county. The rationale for this is detailed in Background Document No. 4 Settlements and Placemaking, published as part of the pre-draft stage of the review of the plan. This document is available at this link. https://www.corkcoco.ie/sites/default/files/2020-03/background-document-no-4-settlements-and-placemaking.pdf 5. Traffic and Transport requirements are discussed in the plan. 6. The Marsh area is appropriately zoned as Green Infrastructure. 7. The Council is currently progressing this matter 8. An amendment showing Walkways is proposed. 9. Noted 10. This is included in the Table of Transport Measures 11. The town centre zoning is considered to reflect the commercial core of the town centre
Chief Executive's Recommendation	Amendment required. See Volume Two Part Four Amendments.
Interested Party	Sara Bament
DCDP346078653	DCDP346078653
Submission Summary	<p>Submission raises a number of suggestions on the following topics:</p> <p>Electricity – Submission would like to see a thorough review into the proliferation of windfarms in the centre of West Cork. Many conflicting views exist as to the efficiency and viability of these turbines and the impact on nature and the residents who live under them. Nine new turbines of a height of 175 metres are planned for the Shehy mountain joining dozens of others locally.</p> <p>Housing - Essential to start building affordable homes for our young people. Pre-fab homes modular form homes could be a solution. The lives of the older population could be enhanced by providing more communal retirement villages in West Cork. This would be beneficial in counteracting isolation and loneliness and help free up larger houses for young families.</p> <p>Beaches and tourist amenities - More toilets facilities at beaches are required to facilitate outdoor lifestyles e.g. Long Strand and Ballyrisode. Council run campsites (similar to those on the continent) providing affordable simple places for tents and camping would help boost tourism.</p>

	Woodland - Concerned that Ireland has the lowest tree coverage in Europe. Urge the council to make plans to plant more native woodlands which would have many positives including the creation of new community projects for local people.
Principal Issues Raised	<ol style="list-style-type: none"> 1. Highlights issues relating to wind farm development in West Cork. 2. Highlights the potential benefit of pre-fab modular homes as a solution to shortage of houses in the County. 3. Requests additional amenities at beach locations. 4. Highlights need for increased tree planting including native woodland projects.
Chief Executive's Response	The issues raised in the submission are noted. The Draft Plan includes detailed policies in relation to the issues raised.
Chief Executive's Recommendation	No amendment required
Interested Party	Scott Tallon Walker
DCDP346052082	DCDP346052082
Submission Summary	<p>This submission relates to a site in Baltimore Village (map included in submission) which was previously a HSE Dispensary. The split-level house is currently vacant and included in Special Policy Area X-01 in the Draft Plan which supports marine related activity but excludes any new residential element.</p> <p>The submission seeks an amendment to the text in Special Policy Area X-01 zoning to allow the adaptive re-use of habitable buildings to residential use that are located adjacent to the village centre as follows:</p> <p>“Marine Related Activity including selected new piers, mixed commercial, marine related industry, community, tourism, and leisure activities, excluding any new residential, however due consideration will be given to existing non-marine related habitable buildings for the adaptive re-use to residential use that are located adjacent to the village centre. This zone is adjacent to the Roaring Water Bay and Islands Special Area of Conservation.</p> <p>The submission sets out the policy and planning rationale for the proposed amendment to the Development Plan including the National Planning Framework, the Regional Spatial and Economic Strategy for the Southern Region, Development Plan and Local Area Plan policy, site suitability factors, heritage value and benefits to the village.</p>
Principal Issues Raised	Submission seeks an amendment to the text in Special Policy Area X-01 zoning to allow the adaptive re-use of habitable buildings to residential use that are located adjacent to the village centre. Indicative text is suggested as follow; “Marine Related Activity including selected new piers, mixed commercial, marine related industry, community, tourism, and leisure activities, excluding any new residential, however due consideration will be given to existing non-marine related habitable buildings for the adaptive re-use to residential use that are located adjacent to the village centre. This

	zone is adjacent to the Roaring Water Bay and Islands Special Area of Conservation.
Chief Executive's Response	The planning authority have reviewed this issue and it is considered appropriate to remove the structure in question from the X-01 zoning such that the structure will form part of the general village lands rather than being included in the X-01 zoning. There is therefore no requirement to amend the text of the X-01 as requested.
Chief Executive's Recommendation	Amendment required. See number 5.2.14.6
Interested Party	Sean Ahern
DCDP346078023	DCDP346078023
Submission Summary	<p>This is a detailed submission in relation to lands located in Clonakilty located within a residential area situated at Pat Hennessy Way in the town centre. (Outline of land shown on the map provided). A number of policies and objectives are discussed which provide context for these lands in Clonakilty including; the NPF, RSES, CCDP2014 and Clonakilty Town Plan 2009.</p> <p>The lands have residential and open space zoning objectives applicable in the 2009 Town Plan. There is also the proposed Relief Road (short term) route going through the lands. The various policies for Clonakilty from the Draft Plan 2022-2028 are also discussed including Core Strategy figures and need to secure 828 new units over the lifetime of the plan. The Traffic and Transportation measures are also outlined. The lands which are the subject to this submission, are zoned Existing Residential/Mixed Residential and Other Uses in the Draft Plan. With respect to the indicative route for the Short Southern Relief Road that relates to the subject lands, the submission notes that it has no permission, or definitive road design or finalized layout. The submission states that the lack of funding surrounding the delivery of the road impacts on the development potential of the subject lands.</p> <p>The question is asked if these assessments are still valid or whether the construction of the new road can be justified, and that there is also questionable whether it is desirable to deliver it at all. The inclusion of the proposed route in the Draft Plan is therefore considered to be premature. The submission argues that in accordance with TII guidance, it would be preferable to focus on improvement of existing infrastructure rather than the building of new roadways and would be more reflective of the transport, sustainability, climate action and other environmental legislation brought into force since the Transport Studies were carried out in 2010. The proposal is therefore considered to have a weak justification in both practical and policy terms and should not be interpreted as a reservation where no development can take place. An approach to how planning applications have dealt with this proposed route has also been provided. Failing the removal of the indicative route corridor, the submission requests that an appropriate development objective be included in the final plan to allow development adjoining indicative routes be progressed during the plan period without the risk of being refused on the basis of prematurity.</p>

Principal Issues Raised	Requests further clarity and certainty in relation to the proposed indicative route for the 'Short Southern Relief Road' in Clonakilty town.
Chief Executive's Response	The Transport requirements for Clonakilty have been reviewed. It is considered in this context that the route should be retained as an Active Travel Route.
Chief Executive's Recommendation	Amendment required. See 5.2.5.18
Interested Party	Sean Conmy
DCDP344704611	DCDP344704611
Submission Summary	<p>This submission is requesting that lands to the east of Skibbereen town in the townland of Gortnaclohy and zoned SK-AG-02 in the Draft plan be zoned for Residential use. It is stated that the lands are currently zoned SK-R-02 (Medium B) in the CDP 2014. The submission outlines their concerns regarding the proposed agricultural zoning, having regard to their location within walking distance of the town centre, schools and available water services. It is stated that the lands are suitable for 5/6 self-contained sites, either developed as a scheme or independently.</p> <p>The lands are considered to be strategically located close to the proposed Bypass, and while it is noted that the lands are within the proposed development boundary, it is requested that the residential land use be retained. The lands are considered to be readily accessible, and to remove same would add to the issue of diminished residential areas. Relevant maps are included, together with a letter from the Ludgate Hub Manager, who supports the proposal, noting their intention to create 500 jobs in West and the need for housing to help achieve this goal.</p>
Principal Issues Raised	Should the lands be rezoned from SK-AG-02 to residential use. Is there a need for zoning of additional residential land in settlement Skibbereen?
Chief Executive's Response	There is sufficient land within the development boundary of Skibbereen to meet population targets.
Chief Executive's Recommendation	No amendment required
Interested Party	Sean Nagle
DCDP345835750	DCDP345835750
Submission Summary	The submission relates to land currently zoned R-06 in the Clonakilty Town Development Plan 2009. The R-06 objective refers to a need to have regard to the proposed Bypass. A submission was also made at pre-draft stage reference no. PDP223257897 in relation to this issue. The submission notes that the zoning has changed in the Draft Plan from Residential R-06 to the Existing Residential /Mixed Residential and other Uses designation, and trust that this will not preclude future development of the lands. The submission outlines their disappointment that the Draft Plan still includes a provision for a "Short Southern Relief Road" in paragraphs 2.5.43 & Figure 5.2.3 with the wording "Protection of indicative route corridors for the proposed Northern Inner Relief road, Short Southern Route and N71 Western Relief Road

	Scheme. The submission outlines that this provides uncertainty for the development of these lands for housing, and that the lack of certainty regarding this route is a barrier to development. An amendment is requested, seeking Cork County Council to engage with landowners affected by these protection corridors to facilitate development in the short to medium term rather than waiting for future generations to be able to do this, when and if any relief road aspirations become a reality.
Principal Issues Raised	Requests the removal of indicative route corridor for the Short Southern Relief Road on the basis that plans for the delivery of same have not been advanced and may never be even progressed.
Chief Executive's Response	The Transport requirements for Clonakilty have been reviewed. It is considered in this context that the route should be retained as an Active Travel Route.
Chief Executive's Recommendation	Amendment required. See 5.2.5.18
Interested Party	Sekeeta Crowley
DCDP345995061	DCDP345995061
Submission Summary	<p>Vol 1. 14.1.1 Green infrastructure- the zoning could enable a park/amenity space rich in biodiversity shift to a more formal park or a GAA pitch with far less biodiversity value and still come under 'green infrastructure'. It would therefore not be obvious within the Development Plan that hedges and trees have been removed nor marshes drained. Our wild areas and habitats are under serious threat and areas rich in biodiversity but outside the SPA/ SAC/ NHA designated areas should be zoned within the Green Infrastructure classification as areas 'reserved for biodiversity' and protected in planning law.</p> <p>Specific recommendations are made in relation to the following paragraphs/objectives in Volume 5:</p> <ul style="list-style-type: none"> • 2.7.75-2.7.78, 2.7.58.- The marshland to the north of the river Ilen in Skibbereen identified in Section 2.7.25 should be saved as an area rich in biodiversity, especially as part of a green ribbon along the river, which could/ should be part of a wildlife corridor. A pedestrian bridge and boardwalk into town is requested and a walkway along the river on the southern side from Chapel quay to Thornhills would provide another scenic view of the marsh area over the river. • 2.7.55, 2.7.59- Public transport, pedestrian and cycle infrastructure in Skibbereen to be improved. If parking out of town is necessary, use existing hardstanding areas (e.g. lands North of Hurley's garage along the bypass). The Marsh should not be considered for such developments. • 2.7.68- The loss of greenspace from the Skibbereen flood protection works should be mitigated by replacement and enhancement of other areas e.g. the space on the Baltimore Road, where the plastics factory was planned, should be used for planting a community forest that would be linked to the town via footpaths and cycle lane. • Safe cycle and pedestrian routes to schools should be prioritised including schools in Skibbereen and from Baltimore village out to the National School

	<p>at Rath. Buses and Greenways like the Lea to the Sea and a greenway linking Skibbereen and Baltimore are welcomed.</p> <ul style="list-style-type: none"> • Loch Hyne Nature reserve- visitor numbers and impacts need to be carefully monitored. Temporary toilets are needed and it is requested to consider closing Lough Hyne for a period during the year. • 2.14.27, 2.14.23- 2.14.24. X-03 Baltimore- The Plan should recognise the Wild Atlantic Pool and Fitness Centre, the Community Hall, Dun na Sead Castle which is open to visitors over the summer months, as well as residents activities such as bridge, card playing and book clubs, scrabble, drama and keep fit classes. The size of the local permanent population would not support a secondary school. A number of historic buildings in need of protection and restoration are identified including the Old School in Baltimore, the derelict BIM boatyard and the old station. The ring fort is being studied as another heritage asset to the community, resident and visitors. For housing, the social housing renovation project is welcomed and more such permanent homes for all year round residents are needed. Not more holiday homes. • Completed local biodiversity action plans should be written into the County Development Plan, and where not, that there should be a requirement to get one done. The Baltimore Biodiversity Action Plan is currently being drawn up by SECAD's Wildworks. • 2.14 24 mentions 'sufficient land zoned for open space', but a lot of it is in private ownership: GR-01. Some of this less biodiversity rich area could be used as small well designed camping site as there are no facilities or camper vans or tents in Baltimore. • 2.14.28 onwards- text to be amended as no large scale developments are desirable here. • 2.14.31 – the area is located alongside the SAC and should be protected, so any development should be limited accordingly. • Overdevelopment of West Cork tourist destinations is a real threat- Car parks wreck the natural beauty of an area and destroy biodiversity. Better transport links allow the cars to be left elsewhere, ideally at home. Decent internet links should be delivered to enable working from home and reduce the need to travel. • Waste facilities for visitors are needed. A supervised disposal bin suggested. • Does not support marinas – they will ruin the natural beauty of the area that people who live here permanently wish to enjoy after the visitors have gone home. Neither is a marina compatible with the SAC protection, nor the image of wildlife, bird watching and whale watching it has become known for. • Baltimore has geographic limits to its expansion. Time has to be called on the development of the area for tourists for the sake of the environment and for its permanent residents. Don't let it be ruined by over-development. • Specific Development Objectives are supported so long as the protection of landscape, visual amenities, habitats and biodiversity are prioritised.
Principal Issues Raised	Skibbereen

	<ol style="list-style-type: none"> 1. Highlights need for areas rich in Biodiversity value outside of the SPA/SAC/NHA designations and to reserve areas for biodiversity in the plan. 2. Biodiversity potential of area to the north of river. 3. Highlights need to address traffic issues. 4. Need for additional green spaces in the town 5. Need for improved safe cycling, public transport, and walking. 6. Need for improved access to amenities <p>Baltimore</p> <ol style="list-style-type: none"> 1. Requests mention of the Community Hall, Wild Atlantic Pool and Fitness Centre 2. Dun na Sead, the Castle is restored and open to visitors. 3. Need to protect and renovate the Old School building in the village 4. The derelict BIM Boatyard needs sensitive restoration 5. The old Station could be used as a Museum 6. Potential of ringfort also highlighted. 7. Highlights other issues relating to Green Infrastructure and threat of overdevelopment.
<p>Chief Executive's Response</p>	<ol style="list-style-type: none"> 1. The Plan provides for comprehensive measures to improve areas of biodiversity value across the County. The plan includes a list of policies and commitments in relation to biodiversity protection which relate to areas of responsibility of the Local Authority. This includes policies: <ul style="list-style-type: none"> • BE 15-1 (Support and comply with national biodiversity protection policies); • BE 15-2 BE 15-2 (Protect sites, habitats and species); • BE 15-3 (Local Authority plan making); • BE 15-4 (Local Authority development and projects); • BE 15-5 (Biodiversity on Council owned and managed land); and BE 15-6 (Biodiversity and new development). In addition, it is proposed to include information in Chapter 19 Plan Implementation setting out how the implementation of these policies will be (include appropriate amendment ref). 2. The land to the north of the river which forms the Marsh area is zoned green infrastructure. The zoning objective notes that there is some potential for recreation and amenity purposes. It also highlights the potential opportunities for biodiversity enhancement within this area. 3. Noted 4. A number of additional green infrastructure spaces are proposed as amendments to the Draft Plan. See Section 12 (4) Chief Executive's Report Volumes Two Parts Two, Three and Four: Proposed Amendments to the Draft Volumes Three, Four and Five. 5. Noted 6. Noted 7. The points raised under 1-7 Baltimore are noted. Factual corrections to the text of the final plan will be incorporated where possible.
<p>Chief Executive's Recommendation</p>	<p>No amendment required</p>

Interested Party	Senator Tim Lombard
DCDP345883466	DCDP345883466
Submission Summary	<p>The submission seeks redevelopment/widening of the R572 road from the L4901 junction towards Dursey Island, and adequate parking for the Dursey cable car. The submission also seeks a strategy to manage the expected increase in tourists and tour buses to this location arising from a potential tourism centre at Dursey Island.</p> <p>The road at present is too narrow to accommodate the volume and type of traffic on the road. In addition, parking is an issue -cars and driveways can be blocked for entire days during summer because of parked vehicles left by visitors going to Dursey island.</p>
Principal Issues Raised	Does the Draft Plan highlight the need for the widening of the R572 road from the L4901 junction towards Dursey Island, and provision of adequate parking for the Dursey cable car?
Chief Executive's Response	The issues raised are highlighted in the Draft Plan. Section 2.23.11 highlights the need for a Visitor Management Plan to manage the number of people visiting the Island to an acceptable level. Any proposal which may result in an increase in traffic or visitor numbers will have to address how this may impact on the existing road network and to submit proposals to address same accordingly.
Chief Executive's Recommendation	No amendment required.
Interested Party	Shannon Vale Foods
DCDP345859550	DCDP345859550
Submission Summary	<p>Detailed submission requesting the designation of Shannon Vale Foods existing facility as Existing Mixed/General Business/Industrial Use and to zone their additional landholding c 3.39 ha as Industry in Gallanes Clonakilty. Proposed zoning is required to facilitate the future expansion of the existing food production facility.</p> <p>The unzoned landholding is in agricultural use, bounded to the west by the N71, to the north by the R600, the community hospital is located across the road from the lands in question. A detailed background and historical development of the Shannonvale Foods Company is provided in the submission. It is an Irish owned family business, dedicated to the production and manufacture of quality poultry and meat products.</p> <p>A detailed account of the business is provided including product development, customers and markets. The company is a key employer with 200 staff with 36 farmer growers contracts whose premises are sited in various Counties in Munster. The existing site at Gallanes is considered to have limited capacity for expansion, due to steep embankments to the east and existing houses to the north. The additional landholding to the south was acquired with a view to providing capacity for future expansion of the factory as the need may arise.</p> <p>Planning policy is discussed in the submission with regard to the RSES</p>

	<p>objective RPO 23 to strengthen the employment led growth of Clonakilty in particular food production. The 2014 CCDP relevant policies are also set out. The existing facility and additional landholding are located outside the town development boundary and within the GB 1-1 Town Greenbelt in the 2017 MDLAP. A review of the planning history is provided. Clonakilty's strategic aims and employment role as detailed in Volume 1 of the Draft plan are referenced with respect to objective CS 2-6 and CS 2-7. Reference to appropriate uses in Industrial areas including the location of food related industry is made. The zoning of the land as GB 1 in the Draft Plan is also discussed.</p> <p>Submission notes that there is only one parcel of land zoned Industry CK-I-01 which is located over 3 km away on the western side of the town. To facilitate economic growth, a need has been identified to expand production in the medium to long term, the locational advantages of the subject lands are outlined. The designation of the lands as Greenbelt GB 1 is not considered to accurately reflect the fact that an industrial use has been established since 1970s. The request to zone the land to the south of the R600 as Industry requires a specific objective to provide for the future expansion of the established industry.</p>
Principal Issues Raised	<p>Should the Draft plan be amended to include the lands within the development boundary of the town and zone the existing facility on the northern side of the town and currently within the GB 1-1 Greenbelt as Existing Mixed/General Business/Industrial Use.</p> <p>Should the additional land to the south of the facility c 3.39 ha as Industry in Gallanes Clonakilty.</p>
Chief Executive's Response	<p>The subject lands are within the Town Green GB 1-1 and are located in a rural area on the outskirts of the town, where it is an objective of the Town Greenbelts to retain the identity of towns, to prevent sprawl and to ensure a distinction in character by maintaining a greenbelt around the towns. Objective RP 5-16 of Chapter 5 Rural recognises the requirements of long-established commercial uses located within the greenbelt which may make proposals for expansion / intensification of existing uses.</p> <p>It is not considered necessary or appropriate to extend the development boundary or to zone the lands for Existing Mixed/General Business/Industrial Use.</p> <p>It is intended to amend the text of the plan to highlight the Shannonvale facility and their proposals to seek an expansion of their facility in the future.</p>
Chief Executive's Recommendation	Amendment required. See amendment no. 5.2.5.20
Interested Party	Sherkin Island Development Society
DCDP345772957	DCDP345772957
Submission Summary	<p>The submission provides detailed recommendations/amendments for Volume 5 as follows:</p> <p>2.27.2 There is no temporary or permanent marina on Sherkin Island.</p> <p>2.27.5 There is no hotel, or heritage centre. There is one B&B</p>

	<p>2.27.5 Sherkin Island has many young people and families looking to reside on the Island. However, housing is the key concern.</p> <p>2.27.17 : The development of the main pier and extension of the breakwater would greatly aid economy and employment on the island.</p> <p>2.27.18 It is vital that access to education is provided if the plan is to enable young families to live on the island. Equal Access to education is imperative. The children have to cross a body of water each day to attend school. This crossing should be included in an educational bus ticket along with a companion pass. This is vital to maintain population.</p> <p>2.27.23 The Dock Pier wall needs to be faced off to enable more boats to dock.</p> <p>The Main Pier is in need of serious improvements. The community have preliminary drawings for improving the main pier and the extending the breakwater. The Abbey Strand beach by the main pier has severe coastal erosion. The back wall is in need of reinforcing.</p> <p>2.27.26: A subsea fibre broadband cable runs from Baltimore to Sherkin. It is in need of connection.</p> <p>2.27.27 There are no public toilets on the island.</p> <p>2.27.29 Waste Disposable is run by the community group. The cost of transport is expensive for removing waste and greatly increases the cost for islanders.</p> <p>2.27.34 There are four approved walking routes on the island.</p> <p>Objective GDO-01 for Sherkin Island -Development of cluster housing located within walking distance of the Harbour is an unrealistic aim. If we are to increase our population development needs to be considered outside of a cluster. Building on an island is 1/3rd more expensive than on the mainland. We need to be cognisant that islanders may have land on other parts of the island. They deserve a home also.</p> <p>Objective GDO-11- Prepare pier management plans. Also prepare plans for extension of Breakwater and Pier development.</p> <p>The submission requests a number of new objectives as follows:</p> <ul style="list-style-type: none"> • Support equal access to education • Support green economy and clean energy transition. • Conserve the landscape and cultural quality of Sherkin Island while recognising the needs of its occupants and improving service provision to the island. • Encourage the provision of small-scale incubator business units subject to provision of adequate infrastructure, good quality design and landscaping of the site. • Promote the development of land and water-based leisure activities.
Principal Issues Raised	<ul style="list-style-type: none"> • Submission identifies a number of factual corrections required to the Draft Plan text in relation to Sherkin Island. These corrections will be reflected in the final version of the plan. • Submission identifies that lack of Housing is a key issue affecting people who wish to live on the Island. • A number of areas where investment is required to address issues such as pier infrastructure, public toilets, coastal erosion, access to employment such as Incubator units, transition to green economy.

	<ul style="list-style-type: none"> • Need to conserve the landscape and cultural quality of the Island. • Costs association with building on the Island, waste disposal amongst other issues are highlighted.
Chief Executive's Response	The planning notes the content of submission received. The Draft plan section 2.21 sets out the approach to housing in the Islands. The Draft plan is supportive of measures which improve economic opportunities on the site where appropriate.
Chief Executive's Recommendation	No amendment required
Interested Party	Skibbereen Greenways
DCDP346300667	DCDP346300667
Submission Summary	<p>The submission provides background information on Skibbereen Greenways, its ethos and approach as well as its main aim of finding a way to create Greenways from and through Skibbereen whilst maintaining all aspects of wildlife conservation value along the routes and preserve and if possible, enhance the fauna and flora.</p> <p>The submission requests a greenway network throughout Skibbereen Town (proposed route shown on a map attached to the submission) with a detailed supporting document that provides a detailed breakdown of the potential route into various sections being 1) Gortnaclohy to Schools 2) Gortnaclohy - Sports Centre, Playground and clubs on the northside of the town 3) Gortnaclohy & Cois Caol to Abbeystrewry National School, Playschool & Astro turf South side 4) Abbeystrewry National School, Playschool & Astro turf and Baltimore Road 5) Fairfield / Ludgate / Uillinn art centre / The Bridge seating area / Main Street / Town centre and 6) Ilen River Way and Heritage Centre - East and West / Newbridge to Bypass Bridge & the Marsh.</p> <p>A broader network stretching westward from Skibbereen to Schull, eastward to Tragumna and south Baltimore is also requested. As the routes for the second part involve complex considerations such as “buy-in” from landowners the submission’s details are limited and it is described as a ‘suggested greenway network’.</p> <p>The requested amendments to the Development Plan would support objectives in Volume 1 & 5 that seek to reduce congestion, support tourism and provide cycling infrastructure. It would represent a significant step towards reducing carbon emissions, reducing motorised vehicular dependence and delivering the ‘10 minute town’ in Skibbereen.</p>
Principal Issues Raised	Submission requests a greenway network throughout Skibbereen Town (proposed route shown on a map attached to the submission) with a detailed supporting document that provides a detailed breakdown of the potential route into various sections.
Chief Executive's Response	The planning authority notes the detailed submission received and the need to promote sustainable travel and a network of active travel routes in the County where possible. Both Chapter 10 (Tourism) & Chapter 12 (Transport and Mobility) discuss the benefit of preparing a greenway strategy for the County to guide consideration of future greenway identification and

	development in a plan-led approach to the development of future greenways in the county. The Council recognises the need for continued consultation with local community in the identification of suitable greenways and active travel routes.
Chief Executive's Recommendation	No amendment required
Interested Party	St Patrick's Boys' National School Skibbereen
DCDP345852833	DCDP345852833
Submission Summary	<p>Submission concerns lands to the rear of St. Patrick Boys National School, Gortnaclohy, Skibbereen, Co. Cork which submitter understands are currently zoned for residential purposes and are subject to a pending application for residential development.</p> <p>Submits that the lands should be zoned for educational purposes being in an area within which are located a number of schools and a Community Sports Centre. Welcomes the provision of sustainable living accommodation within the town but believes that residential development on the subject lands would have a negative impact on the current operation and future development of the school. Submission focuses on school expansion needs and traffic congestion issues.</p> <p>Outlines that the land was zoned in the 2009 Skibbereen Town Development Plan and that, out of a total 55HA that was zoned in that plan, only a fraction was developed. Suggests that planning be granted on lands which are proven to be the most suitable in terms of road and pedestrian safety, stating that in relation to the pending application it references this does not appear to be the case.</p> <p>Makes reference to recent and future growth in the school's enrolment figures stating that the site is the only option for expansion of the school and that it has potential for partial development as a pitch, adding that the school does not have access to a pitch.</p> <p>Submits that the traffic assessment in support of the current application to develop the lands is based on the traffic counts taken in the 2009 Skibbereen Traffic & Transportation Study and that this does not take account of any increase in traffic in the intervening years or assess the junction with the R-595 at peak traffic times.</p> <p>Submits that the existing public road serving school and other premises is a cul de sac which suffers congestion and, due to reversing and turning of cars and school buses, creates hazards for pedestrians and cyclists. Feels that further increase in traffic in the area as a consequence of residential development of lands to the rear of the school would exacerbate this. Raises issue of lack of onsite parking available to school staff. Submits that current application for residential development would result in loss of parking and safe drop off location. Makes reference to the requirement of sustainable development and planning to provide for improvement to pedestrian and cycling needs and outlines the school's efforts regarding the promotion of active travel. Suggests that residential development on the lands (adjoining the school) contravenes active travel targets and worsens the current</p>

	<p>situation.</p> <p>Raises additional concerns regarding possible proximity of residential development to school.</p>
Principal Issues Raised	<ol style="list-style-type: none"> 1. Should the land to the rear of St. Patrick Boys National School, Gortnaclohy, Skibbereen for zoned for educational purposes. 2. Submits that a residential zoning would be detrimental to the operation and future development of the school.
Chief Executive's Response	<p>The lands subject lands are currently zoned for residential use in the Draft Plan. Residential use is considered appropriate having regard to similar land uses in the area. The zoning of the lands for residential use is also considered appropriate in the text of promoting the compact growth of the town centre in line with the requirements of the current guidelines and policies and objective contained in Volume One of the Draft Plan.</p> <p>The other issues raised are matters for the development management section. There are lands zoned for a special policy area in Skibbereen that have the potential to provide additional school accommodation as community uses can be considered in this area. The Department of Education submission have stated in their review of Skibbereen that at primary level, there is no anticipated requirement for additional capacity.</p>
Chief Executive's Recommendation	No amendment required
Interested Party	Sustainable Skibbereen
DCDP346295917	DCDP346295917
Submission Summary	<p>An additional Green Infrastructure objective for the Marsh area to become a biodiversity park/area is requested as follows:</p> <p>"To develop a biodiversity restoration project on Skibbereen Marsh (SK GR-04 to 10) to regenerate the wetlands and other pre-existing habitats to enhance Skibbereen's biodiversity cost-effectively.</p> <ol style="list-style-type: none"> a) without compromising the flood alleviation function of these areas b) while making biodiversity highly accessible to people in the town, the surrounding communities around, and tourists c) while serving as an exemplar of a well-managed urban biodiversity-rich area that would create scientific/policy interest; also by connecting it to as many ecological corridors as possible, especially along the river and by creating "biodiversity-friendly infrastructure", such as boardwalks, to allow people of all abilities to enjoy this aspect. Also for health reasons. <p>Equally, a wetland will help to sequester carbon".</p> <p>Comments from some of the participants of Sustainable Skibbereen and the West Cork Doughnut Economy Network are provided in the submission which shows the concerns, knowledge and potential for biodiversity in the area.</p> <p>Sustainable Skibbereen commits to pro-actively mapping existing biodiversity in Skibbereen in collaboration with the residents and requests extending and protecting biodiversity at the highest policy level. A balance between "nature's needs" and the "people's needs" is required e.g. traffic in</p>

	town, The Marsh etc. Supports the creation of a town plan that reduces congestion, encourages active travel and efficient public transport, and prioritizes biodiversity everywhere.
Principal Issues Raised	The submission requests an additional Green Infrastructure objective for the Marsh area to become a biodiversity park/area.
Chief Executive's Response	The lands identified are part of the flood storage zone which requires careful management to ensure that the flood management requirements of the town can be appropriately deployed. The management of this area is a matter for the Council's Flood Management Departments. Green Infrastructure is an appropriate zoning for these lands.
Chief Executive's Recommendation	No amendment required
Interested Party	Suzy Renwick
DCDP339855714	DCDP339855714
Submission Summary	This submission includes a map and written statement. The map outlines a site which is currently in a rural area outside the development boundary of Inchydoney. The written submission requests a 'material alteration/restoration of zoning' for a small piece of land in a row of existing houses. The submitters housing circumstances are outlined and difficulties finding suitable living accommodation for their family in the area. A self-build option is considered a realistic and affordable option in this regard. The submitters link to the local community are also outlined.
Principal Issues Raised	Is it appropriate to extend the development boundary of Inchydoney to include the submitter's lands?
Chief Executive's Response	Having regard to the highly scenic and sensitive coastal landscape, it is not considered appropriate to include the lands identified within the development boundary of Inchydoney and it is not proposed to extend the development boundary. The site is located in an area where the rural housing policy applies, a proposal for a rural dwelling required to meet rural generated housing need can be assessed in accordance with that policy.
Chief Executive's Recommendation	No amendment required
Interested Party	T Murray
DCDP345617158	DCDP345617158
Submission Summary	This submission is requesting the inclusion of lands within the development boundary of Ballylickey, the lands have been identified on a map attached to the submission. The submission outlines that these lands would provide suitable and available lands for small-scale one-off housing. Furthermore, the submission considers the lands to be infill, accommodating a local housing need in a planned progression of the existing permitted development in the area. The site is considered serviced by public mains and suitable for individual private waste water treatment systems.
Principal Issues Raised	Is there a need to extend the development boundary of Ballylickey to include the lands identified?

Chief Executive's Response	The submission identifies a large area of land to the east of the village for inclusion within the development boundary of Ballylickey. The lands located in a high value landscape, and are not contiguous with the current boundary, the northern portion of the lands forms the flood risk zone associated with the Owvane River. Roads access is restricted. The overall growth target for the village is 10 units. There is sufficient lands within the development boundary to meet growth targets. Irish Water currently have no plan to provide an upgrade of the waste water treatment system. Accordingly, an extension boundary of the village is not considered appropriate.
Chief Executive's Recommendation	No amendment required
Interested Party	T.J. Collins
DCDP344178159	DCDP344178159
Submission Summary	This submission is requesting lands identified on a map submitted, be included within the development boundary of Leap. The lands lie to the northwest side of the village, and adjoin the current boundary, with access to the public road and services. It is envisaged that the site could accommodate serviced sites and or medium density housing. If a specific zoning was included for this site, it would lend to sustainable development for Leap which is within easy reach of the village for pedestrians.
Principal Issues Raised	Is there a need to extend the development boundary of Leap to include the identified lands on the western side of the village.?
Chief Executive's Response	There is sufficient land within the development boundary of Leap to cater for projected growth which in the current Draft Plan is 20 additional units. There is no requirement for additional land and it is not proposed to extend the development boundary.
Chief Executive's Recommendation	No amendment required
Interested Party	Tadhg O'Driscoll
DCDP343105989	DCDP343105989
Submission Summary	This submission relates to Heir Island identifying a number of issues as follows: Section 2.24 – Queries how the population of the Island can be stabilised and increased when there is no property available to rent or purchase on the Island for people to try living on the Island. Considered that none will become available due to restricted planning in place under the 2017/2018 area plan. 2.24.7 – Notes that all available properties are family owned. When property does come up for sale it is snapped up for use as second homes. 7-year rule clause prevents people from getting planning. 2.24.11 – Considers the potential for Congested District Board Cottages to be used as studio space, is misleading as there is only one such cottage on the Island, which is used as a family building. 2.24.12 – Welcomes the aspiration to expand tourism on the Island but notes that the restrictive planning regulations introduced in the 2017/2018 area plan are in contradiction to this aim. Reference to a planning application to refurbish a cottage, for use as a short-term self-catering

	<p>cottage, but was refused two times is made. It is requested that planning conditions be reversed so that derelict buildings can be restored in keeping with the vernacular of the Island to expand and consolidate the growth in tourism and sustain the economy of the Island.</p> <p>2.24.13 – Inaccurate reference to shop on Island. There is no shop on the Island, it closed 5 years ago, there is only a grocery service from a supplier in Skibbereen now.</p> <p>2.24.15 – The reference to sailing school is inaccurate. It has ceased operation and also ceased to provide accommodation.</p> <p>It is requested that data be revised and that enterprise on the Island should be encouraged by allowing derelict buildings to be they derelict/unused farm buildings or former dwellings be refurbished with sensitivity to add to the accommodation stock on the Island to secure the economy of the Island through short term lettings. A more positive and less restrictive policy is needed towards granting planning permission for business purposes on the Island.</p> <p>In relation to 00805 The Schoolhouse listed in the Volume 2, it is stated that this was illegally listed as a Protected Building in the early 2000s. The submission highlights that in an agreement with Cork County Council & Ombudsman’s Office, this was to de-listed from the record of Protected Structures, it is requested to know why this was not done.</p>
Principal Issues Raised	<ol style="list-style-type: none"> 1. Submission identifies a number of factual corrections required to the text of the Draft Plan. 2. Highlights the lack of housing options available for people who wish to live on the Island. 3. Queries Proposed Protected Structure reference no. 00805 The Schoolhouse listed in the Volume 2, highlighting that it was previously agreed that the structure should be de-listed.
Chief Executive's Response	<ol style="list-style-type: none"> 1. The Planning Authority notes the issues raised. Matters which have been identified for correction will be addressed in the text of the plan. 2. Chapter 5 Rural details the policies for the Renovation or Replacement of Uninhabitable or Ruinous Dwellings. The overall strategy for the development on the Islands is set out in Chapter 2 Core Strategy. 3. Please See Volume Two Amendments No. 2.1.10. The removal of RPS 00805, Heir Island is recommended for removal.
Chief Executive's Recommendation	<ol style="list-style-type: none"> 1. Amendment required 5.2.24.2 2. No amendment required 3. Amendment required. See Amendments to Volume Two Heritage & Amenity
Interested Party	Ted & Angela Murphy
DCDP337060479	DCDP337060479

Submission Summary	<p>This submission highlights the following points in relation to Clonakilty residential zoning CK-R-07</p> <ul style="list-style-type: none"> • Notes that the 8-hectare zoning extends up to the 'Watery Boreen' L40076-0 which is described as a 'Dirt track' used by walkers and tractors, and furthermore, notes that there is no other road abutting the CK-R-07 zoning. • The last development plan proposed a buffer area on the landward side of the 'Dirt Track'. Concerned that all vehicular traffic from this development will exit onto this laneway. • Concerns regarding potential of between 260 – 375 dwellings being developed with the only access from the Clogheen Road. • Road A-B between N71 and Junction B Dunmore Road L4011-62 traffic issues highlighted, heavy back up particularly at peak times, and compounded by residents parking. • Junction B Road B-C i.e the L4045-0 is narrow and without footpaths. • Images illustrating the difficulties with narrow road widths are submitted. • Concerns that any further zoning of the adjacent agricultural zoned lands will result in increased traffic. • Highlights that there is other sufficient land to facilitate alternatives for vehicular traffic from other public roads to the north and west. • No objection to additional housing or use of road by pedestrians or cycle traffic on the L-40076-0 and L-8048 or the upgrade of the Watery Boreen to a greenway to serve the town.
Principal Issues Raised	Does the plan, adequately address access and connectivity to the CK-R-07 lands in Clonakilty? Is there a need for additional measures to seek improved connectivity between the town and the residential zoned lands including improved sustainable travel measures?
Chief Executive's Response	This submission highlights a number of issues relating to the proposed CK-R-07 zoning, particularly in relation to roads and access, and potential impact of additional dwellings on roads infrastructure in the area. The need for improved infrastructure is highlighted particularly pedestrian connectivity.
Chief Executive's Recommendation	Amendment required
Interested Party	The Ludgate Hub
DCDP345347914	DCDP345347914
Submission Summary	<p>Submission relates to the Ludgate Hub in Skibbereen and welcomes support of same in the Draft Plan. Submits that the operators of Ludgate have long term aspirations to develop the subject site as a digital campus centred on the reuse and refurbishment of the existing buildings to expand their current operation and that an application is currently being prepared to change the use of the building and refurbish the existing buildings on site.</p> <p>The site forms part of Special Policy Area SK-X-01 in the Draft Plan and the submission states that whilst the principles of this Special Policy Area are broadly supportive of submitter's aspirations for the site, there are a number of issues which would prevent the site being brought forward.</p>

	<p>Makes reference to the following which it feels would constrain development of the site: the requirement for coordinated development of the site - states that the site is in multiple ownerships; the requirement for the preparation of a number of site wide assessments, such as a landscape plan, surface water drainage scheme and a traffic management and access plan; the proposal that future development for the site take account of the proposed Gortnaclohy relief road - states that this road does not border the subject site and does not form part of the adjoining land parcels. Proposes that the subject site forms part of its own special policy area and proposes specific objective text which includes redevelopment for office, education and community, incorporating reuse of existing buildings and preservation of the prominent setting of this site within the town, implementation of phasing proposals and preparation of a Traffic Management Plan.</p> <p>Outlines employment significance of Ludgate. Outlines recent history/status of site : permission to refurbish and extend former Mercy Heights Secondary School which it states had restrictive conditions attached to the permission due to their reliance on separate development coming forward at a neighbouring site outside of the control; request for a section 5 declaration to facilitate the immediate change of use and refurbishment of the Former School, which it states was approved; preparation of a further planning application to change the use of the subject site and refurbish the buildings on site to align with their long term vision for the subject site to form a digital campus to better serve the West Cork region and other regions. Sets out Planning Policy Context including reference to Ludgate in the 2014 CDP, reference to support for E-Centres/Digital Hubs and Incubator Units in chapter 8 of the Draft Plan and to support for Ludgate Digital Hub in Volume 5 of the Draft Plan.</p>
Principal Issues Raised	Should the Draft Plan be revised, to provide for a specific standalone objective for these lands.
Chief Executive's Response	The SK-X-01 zoning is considered appropriate for these lands.
Chief Executive's Recommendation	No amendment required
Interested Party	The Sheeps Head Way
DCDP340634861	DCDP340634861
Submission Summary	<p>This submission outlines a proposal for a wheelchair accessible shoreline route, running west from the edge of Durrus village along the foreshore of Dunmanus Bay on the road to Ahakista. Running off road and waterside, an initial first phase would run for approximately 1 to 1.5 km. The aim is to help address current pedestrian and traffic congestion on the Wild Atlantic Way between Durrus and Ahakista and the submission states that this will deliver five development objectives in the Draft Plan.</p> <p>The provision of a shore side/inner harbour amenity area from east of Durrus Pier is suggested also. The submission states that the project would align with Fáilte Ireland's Three Peninsulas Visitor Experience Development Plan. Furthermore, it would create job opportunities and economic activity by enhancing visiting tourists, in a manner in sympathy with Ireland's</p>

	<p>commitments under the EU Water and Habitat Directives for waterways, wetlands and shorelines.</p> <p>The proposal would enhance new and untapped coastal and wildlife appreciation and provide a local year-round amenity. A sketch proposal has been provided and phase 1 general site location shown. This is to be achieved by a safe and protected shoreline walkway, facilitating all needs and groups potentially incorporating seating and recessed platform areas, with further options including a shoreline classroom/observation facility for school and specialist use.</p>
Principal Issues Raised	Highlights the need for a shoreline walkway running west from edge of Durrus Village along the foreshore of Dunmanus Bay on the road to Ahakista.
Chief Executive's Response	Both Chapter 10 (Tourism) & Chapter 12 (Transport and Mobility) discuss the benefit of preparing a greenway strategy for the County to guide consideration of future greenway identification and development in a plan-led approach to the development of future greenways in the county. The Council recognises the need for continued consultation with local community in the identification of suitable greenways and active travel routes. The identification of additional routes will be guided by this strategy to ensure a plan-led approach where possible.
Chief Executive's Recommendation	No amendment required
Interested Party	Theresa O'Donovan
DCDP342225606	DCDP342225606
Submission Summary	This submission relates to Clonakilty zoning reference CK-R-07 and outlines a number of concerns regarding access to the site. The submission states that there is no objection to housing development itself but considers there is a need for proper access road to cater for the much increased volume of traffic that will result. The submission outlines the deficiency in the road network between the site via the road L4045-0, lack of footpaths and narrow width. The delays experienced at the junction with the Dunmore road are also noted, together with one-way traffic only in parts. Provision for access to this site other than from the Local road L4045-0 is therefore being sought.
Principal Issues Raised	Does the plan, adequately address access and connectivity to the CK-R-07 lands in Clonakilty? Is there a need for additional measures to seek improved connectivity between the town and the residential zoned lands including improved sustainable travel measures?
Chief Executive's Response	This submission highlights a number of issues relating to the proposed CK-R-07 zoning, particularly in relation to roads and access, and potential impact of additional dwellings on roads infrastructure in the area. The need for improved infrastructure is highlighted particularly pedestrian connectivity.
Chief Executive's Recommendation	Amendment required. See Volume Two Part Four Amendments
Interested Party	Therese & Jerry O'Neill
DCDP344686759	DCDP344686759

Submission Summary	<ul style="list-style-type: none"> • Notes that another +800 houses will be required in the Clonakilty area by the end of the Plan period, welcomed news for the Clonakilty region and its surrounds. • Notes that the 8-hectare zoning extends up to the 'Watery Boreen' L40076-0 which is described as a 'Dirt track' used by walkers and tractors, and furthermore, notes that there is no other road abutting the CK-R-07 zoning. • The last development plan proposed a buffer area on the landward side of the 'Dirt Track'. Concerned that all vehicular traffic from this development will exit onto this laneway. • Concerns regarding potential of between 260 – 375 dwellings being developed with the only access from the Clogheen Road. • Road A-B between N71 and Junction B Dunmore Road L4011-62 traffic issues highlighted, heavy back up particularly at peak times, and compounded by residents parking. • Junction B Road B-C i.e the L4045-0 is narrow and without footpaths. • Images illustrating the difficulties with narrow road widths are submitted. • Concerns that any further zoning of the adjacent agricultural zoned lands will result in increased traffic. • Highlights that there is other sufficient land to facilitate alternatives for vehicular traffic from other public roads to the north and west. • No objection to additional housing or use of road by pedestrians or cycle traffic on the L-40076-0 and L-8048 or the upgrade of the Watery Boreen to a greenway to serve the town.
Principal Issues Raised	Does the plan, adequately address access and connectivity to the CK-R-07 lands in Clonakilty? Is there a need for additional measures to seek improved connectivity between the town and the residential zoned lands including improved sustainable travel measures?
Chief Executive's Response	This submission highlights a number of issues relating to the proposed CK-R-07 zoning, particularly in relation to roads and access, and potential impact of additional dwellings on roads infrastructure in the area. The need for improved infrastructure is highlighted particularly pedestrian connectivity.
Chief Executive's Recommendation	Amendment required
Interested Party	Tim, Cillian & Daniel Fitzpatrick
DCDP336686635	DCDP336686635
Submission Summary	This submission is made in relation to lands at the townlands of Youghals on the southern side of Clonakilty town. It notes that a portion of the site has been designated 'Green Infrastructure' on the eastern and elevated portion of the lands in the Draft Plan zoning map. It notes that the remaining holding to the western portion of the holding, are included in the 'Existing Residential/Mixed Residential and Other Uses'), it is specifically requested that these lands be zoned for Residential Use of Medium Density, noting that the lands have direct access to the public road and utility services.
Principal Issues Raised	Is it appropriate to rezone a section of the lands Green Infrastructure & 'Existing Residential/Mixed Residential and Other Uses'), to Residential Use? Is there a need for zoning of additional residential land in Clonakilty?

Chief Executive's Response	There is sufficient land within the development boundary of Clonakilty to meet population targets.
Chief Executive's Recommendation	No amendment required
Interested Party	Tom Collier
DCDP346453402	DCDP346453402
Submission Summary	<p>Baltimore is relatively unspoilt and should be kept that way to maintain its attractiveness.</p> <p>The railway station in Baltimore should be protected, preserved, and used as a museum, visitors centre or library.</p> <p>Within the village centre there has been sensitive development. However, development east of the station is uncontrolled and low-quality development is detracting from the village e.g. Mariner's Cove.</p>
Principal Issues Raised	Highlights a number of issues in relation to Baltimore, noting its attractiveness, which should be preserved. Also, highlights the potential to designate the Railway station as protected structure.
Chief Executive's Response	The issues highlighted in this submission are noted. The designation of the Railway Station as a Protected Structure is a matter for Volume Two Heritage and Amenity. The importance of the building is noted, together with its architectural and historical heritage value. A number of amendments are proposed for Baltimore, See Volume Two Part Four.
Chief Executive's Recommendation	No amendment required
Interested Party	Tommy Collins
DCDP346288571	DCDP346288571
Submission Summary	<p>The Draft plan brings exciting opportunities for the town including the proposal to upgrade the R586 to a national route, the provision for a northern relief road for the town and development of walkways which would help bolster the recreational facilities in the town and bring the water features that influence the geography of the town into more prominent standing.</p> <p>Submission makes a number of comments/suggestions as follows:</p> <p>Roads Infrastructure Supports the upgrading of the R586 which forms the middle corridor through West Cork to a standard equivalent to the National Roads standard. Dunmanway - traffic and movement patterns in the town have a negative impact on the quality of the urban and shopping environment. Submission outlines some of the junction/roads improvements required.</p> <p>Town Centre and Retail Dunmanway - Prioritise existing retail units in the town centre. Encourage development of new and diverse retail outlets and the renewal of vacant sites and buildings in the town. Designate West End Yard as a public car park</p>

	<p>with a footbridge access across the Dirty River to the town centre and develop a carpark off Castle Street as on-street parking is becoming an issue.</p> <p>Development of a Tourism and Recreational Package</p> <ul style="list-style-type: none"> - Plan should actively support and invest in the development of a tourism product on the R586 routeway from Bandon to Bantry. State investment is needed. - In Ballineen and Enniskeane there are a number of significant and potential walkways which require development. - Plan should support the development of a tourism package for Dunmanway based on cultural, heritage and outdoor pursuits in the area. - Plans are already in place to establish walking trails emanating from the town and plan should support such to sustain employment in tourism in Dunmanway. Inclusion of DY-U-03 and DY-U04 is welcomed. - Plan should be ambitious in the creation of a greenway linking Drimoleague, Dunmanway, Ballineen Enniskeane and Bandon using rural roads, former rail line and rivers. <p>Conclusion:</p> <ul style="list-style-type: none"> - In the last two decades the locations of Dunmanway, Ballineen and Enniskeane have lagged behind growth in other settlements in West Cork as a result of limited infrastructural investment and the removal of the national status from the R586 serving the area. - To deliver on the potential for growth investment in roads and water and wastewater treatment is vital and the requirement for this needs to be set out in the strongest of terms in the County Development Plan.
<p>Principal Issues Raised</p>	<p>The submission raises a number of issues as follows</p> <ol style="list-style-type: none"> 1. Need to upgrade the R586 to National Primary Roadway status and seek improvements to traffic management in Dunmanway 2. Need to examine opportunities to improve the Town Centre public realm including provision of additional car parks and pedestrian linkages 3. Suggests measures to improve the Tourism Product in the area and the need for the development of a Tourism product to benefit areas along the R586
<p>Chief Executive's Response</p>	<ol style="list-style-type: none"> 1. Noted. The Draft Plan highlights the need for investment in the road network and supports the upgrading the R586 regional road to national road status. 2. Chapter 9 Town Centre & Retail sets out detailed policies in relation to the need for village and town centre enhancement and measures to improve public realm in the towns and villages in the County. 3. Cork County Council will continue to work with all the relevant stakeholder to improve the tourism product in the County in line with the policies and objectives outlined in Chapter 10 Tourism. Chapter 10 (Tourism) & Chapter 12 (Transport and Mobility) discuss the benefit of preparing a greenway strategy for the County to guide consideration of future greenway identification and development in a plan-led approach to the development of future greenways in the county.

Chief Executive's Recommendation	No amendment required
Interested Party	Vincent Kingston
DCDP345800858	DCDP345800858
Submission Summary	<p>This submission relates to lands which are currently zoned CK-R-03 in the 2014 CDP (2017 West MD LAP). A map has been provided of the lands in question, it is outlined that these lands, together with the neighbouring lands are to be removed from the current zoning and are proposed to be zoned Greenbelt 1. The submission requests that this approach not be adopted and that the lands retain their current CK-R-03 residential zoning. It is outlined that development did not progress due to inadequate services including sewer and water services, but that these have now been upgraded. The submission refers to planning application 19/389, which was subsequently withdrawn. The submission notes that additional lands were acquired in order to facilitate safe road access. The submission considers the lands suitable for development save for some minor issues, including adjoining laneway, linking O'Connor's cross with Clonakilty can be upgraded as a suitable walkway/cycle route. The reduction in residential zonings will severely impact on Clonakilty's ability to absorb further population growth. Infrastructure upgrades will be under-utilised as a result. The submission considers that other zoned lands in the plan will not success due to constraints and would seem to aspire to the impossible. A number of other points in support of Clonakilty as a destination of growth from a policy perspective are provided. The suitability of the lands for development is further outlined, noting that some broader matters relating to access/connectivity beyond the control of individual landowners required strategic direction from the local authority.</p>
Principal Issues Raised	Seeks the zoning of land for residential use in Clonakilty that were subject to a previous planning application 19/389. Will the reduction in residential zonings severely impact on Clonakilty's ability to absorb further population growth and result in under-utilised Infrastructure upgrades?
Chief Executive's Response	Chapter 2 Core Strategy sets out the detailed methodology for determining the appropriate scale of growth for each settlement in the County. The population growth target for Clonakilty is in accordance with legislative requirements, meets the requirements of the guidelines, and has been further revised in line with the Office of the Planning Regulators Recommendations. There is sufficient zoned land to meet these population growth targets in the revised land supply provisions.
Chief Executive's Recommendation	No amendment required.
Interested Party	Walsh Group & Others
DCDP345922604	DCDP345922604
Submission Summary	<p>The following are the main issues highlighted in this submission.</p> <ul style="list-style-type: none"> • Approach taken in the Draft Plan is welcomed, particularly the important role that SC-R-02 can make in compact and sustainable growth in Schull. • It is requested that further consideration be given to the provisions of Section 2.10.9 and 2.10.11 and whether the proposal to provide serviced

	<p>sites on zoned lands is still a valid one when the quantum of zoned land has been reduced to just two parcels, where it might compromise the Medium B Density objective and the broader principles of sustainable development.</p> <ul style="list-style-type: none"> • It is questioned whether there is a need for fresh thinking in respect of concerns regarding holiday homes and the balance between permanent residents and holiday visitors in the context of the recent experiences from Covid-19. The ability to work from home provides opportunities to support the town and services and the Council is asked whether the potential for this dramatic cultural change should be acknowledged, stating that the new requirements for social and affordable housing should be sufficient to ensure that housing for the local market will always be available. • In relation to Sanitary services, it is requested that the status of the infrastructure provision is monitored and text is included in the final Plan that leaves no doubt that all sanitary services are in place to support the planned development of the town. • The submission is seeking an amendment in the zoning of c.6.5 acres of former Golf Course lands at Coosheen from GB 1-1 to GB 1-2 so that the range of housing options can be broadened, to provide a limited number of larger houses on their own sites at Coosheen; and • The submission is seeking the Council’s support in re-establishing the Courtyard as a hub of commercial activity, and year-round employment, by accommodating a range of restaurant/bar/bakery, retail and residential uses and to deliver a digital employment hub in Schull. It has the potential to create 10-15 jobs on site. • Maps are provided of the sites where a change in zoning has been requested.
<p>Principal Issues Raised</p>	<ol style="list-style-type: none"> 1. Is there a need to revise Section 2.10.9 and 2.10.11. Will the provision of serviced sites impact on the delivery of the Medium B density ? 2. Need for fresh approach to deal with working from home, holiday homes in light of Covid-19 pandemic. 3. Seeks lands at Coosheen be changed from GB 1-1 to GB 1-2 zoning. 4. Seeks the Councils support in establishing the Courtyard as a Commercial hub.
<p>Chief Executive's Response</p>	<ol style="list-style-type: none"> 1. It is considered appropriate to retain the need for provision of some serviced sites in Schull to provide for a mix of house types to meet the various house needs of the local community. 2. The Draft Plan policies have been carefully considered in terms of the benefits of remote working, these issues as outlined in Chapter 8 Economic Development. 3. There is sufficient land within the development boundary of Schull to meet population targets. The Draft Plan has also identified two substantial parcels of land in the Town Greenbelt where it may be possible to accommodate limited numbers of individual dwellings in accordance with the GB 1-2 zoning designation. There is no requirement for additional land for housing development in Schull and no change to the GB 1-2 designations is proposed. 4. Chapter 8 Economic Developments outlines the policy to support the development of commercial spaces across the County, where appropriate.

Chief Executive's Recommendation	No amendment required.
Interested Party	Wavemakers
DCDP345271875	DCDP345271875
Submission Summary	<p>This submission outlines a site of a derelict historic building at Thornhill Mill, Long Quay, Skibbereen that it identifies as a potential site for Wavemakers Arts Hub, and proposes that it be identified as a regeneration area in the CDP. It describes the arts Hub project and what it seeks to create including the following: a physical hub, a workspace, flexible space for workshops, events etc., and commercial arts outlet. States that a LEADER funded feasibility study for the project is due to be completed in July 2021. Sets out alignment with policy frameworks making reference to “A Framework for Collaboration - An agreement between the Arts Council and the County and City Management Association” and to ‘Our Rural Future’ - Rural Development policy 2021 – 2025.</p> <p>States that completed flood relief works create an opportunity in a central location within the town and that the development of a public walkway would lead past the building.</p> <p>Making reference to the ‘Growing Tourism in Cork Strategy’, 2016, which it states highlighted the underperformance of Cork against its Tourism potential it outlines that the project seeks to assist with economic development via urban regeneration, increase tourism potential and provide pathways to viable rural based job opportunities for creative entrepreneurs.</p> <p>States that the Mill is viewed as a heritage building within the town and that its strategic location, presents an opportunity to develop the ‘cultural quarter’ of the town and to promote it as a significant tourist destination, in turn, addressing town-centre vacancy and continuing to develop and the focus of the town towards the River Ilen.</p> <p>Feels that the reference in the Draft Plan to there being few derelict sites or locations requiring special development consideration whose redevelopment would be of significant importance to the town is inaccurate. Also submits that although the Draft Plan states that “Skibbereen has a range of community and recreational facilities, such as community centres [...]”, Skibbereen does not have a community centre and that development of community spaces should be highlighted in the plan as they are much needed in the town, adding that this shortfall was identified and verified by a survey with 415 participants through SECAD’s ‘My Town, My Plan’ initiative in 2020.</p>
Principal Issues Raised	<p>Highlights the potential benefit of a ‘Wavemakers Arts Hub’ in Skibbereen town centre providing space for workshops, events etc., and other commercial arts outlet uses, to assist with economic development via urban regeneration, increase tourism potential and provide pathways to viable rural based job opportunities for creative entrepreneurs. The Thornhill Mill building is suggested as a suitable location for such a venue, providing an opportunity to address vacancy and development of town centre towards Ilen River. Also highlights the need for additional community spaces.</p>

Chief Executive's Response	<p>Chapter 16 Built and Cultural Heritage outlines a number of detailed policies and objective which recognise the importance of protecting and promoting the cultural heritage of the County. Objective HE 16-23 supports balanced development of Arts Infrastructure to meet the cultural and artistic needs of communities. Furthermore, it promotes the development of arts spaces and facilities where appropriate.</p> <p>It is considered appropriate that Thornhill Mill should be recognised as an opportunity site in the town with potential for restoration in the interests of preserving the built and cultural heritage of the town.</p>
Chief Executive's Recommendation	Amendment required. See Volume Two Part Four amendments
Interested Party	West Cork Child and Family Support Network
DCDP345926377	DCDP345926377
Submission Summary	<p>The submission is summarised under topic headings as follows:</p> <p>Housing</p> <ul style="list-style-type: none"> • Lack of housing in West Cork due to increased demand since COVID, housing stock being used as second homes or Airbnb/self catering holiday homes (and only used in the summer); • Emergency accommodation should not rely on B&B/Hotel accommodation as these are unavailable in summer months. Seasonal homelessness / housing shortages arise as tourism is prioritised. • A stamp duty should be levied (by the Council) on second home owners; • The Development Plan should specify how many social and affordable homes will be delivered. Affordable housing should be allocated to full-time residents of an area where tourism/second houses is causing homelessness; <p>Traveller Specific Issues</p> <ul style="list-style-type: none"> • Projects committed to under the 2019-2024 Traveller Accommodation Programme should be listed as objectives in the Development Plan with clear timelines as per the Housing (Traveller Accommodation) Act 1998 PART III (27) (10) • Sites should be identified and zoning of land for Traveller specific accommodation, including transient accommodation, should be mapped and illustrated in the programme, in line with the Planning and Development Act, (2000) as amended, particularly s10(2)(i). • Given the lifespan of the development plan, consideration should also be given for how sites will be identified for the next Traveller Accommodation Programme. • The Development Plan should identify Travellers as a priority group in its plans to address homelessness and identify what tangible steps will be taken to reduce the overrepresentation of Traveller's in homeless figures in the West Cork County Council area. This should also take into account the high level of hidden homelessness in West Cork, where families are living in chronic overcrowding, or without basic facilities of their own, or security of tenure, with plans to alleviate this clearly outlined. • Section 94 (2) of the Planning and Development Act, 2000, as amended, sets out that Development Plans should ensure that they counteract undue segregation. With this in mind, sites identified for Traveller specific accommodation should be well located, close to key amenities, and chosen

in consultation with the community. Plans should include sufficient green areas and children's play areas.

Childcare

- Insufficient affordable childcare in all the towns- some towns have no crèche facilities/ childcare facilities.

Youth support

- West Cork needs a comprehensive youth programme across the MD (not just Clonakilty) that is properly resourced for the long-term. This needs to be demonstrated in the Development Plan as a way of combatting anti-social behaviour and promoting community responsibility.

Family Support

- None of the Family Resource Centres are mentioned in the Development Plan and they should be as a major community and family resource for people living in Dunmanway, Adrigole, Castletownbere and Skibbereen.
- The absence of Family Resource Centres for Clonakilty and Bantry also needs to be highlighted in the Development Plan with potential sites identified. Space for a family resource centre in Skibbereen could also be identified.

Population Growth

- Families across the West Cork MD are already experiencing difficulties in accessing services and facilities. The increase in population needs to be planned for with additional resources delivered including schools, GP services, Disability Services, childcare, Primary Care and Mental Health services, youth services and family support services.

Older People

- Provision of Meals on Wheels/ Community Catering and Social Centres are not identified in the Plan.
- Provision of housing for aging populations is not identified in the plan.
- That the likelihood of increasing dereliction of some houses (due to deaths of residents) is not desirable

Transport

- Access to Dunmanway and Bantry from the towns and villages between Clonakilty and Skibbereen and from towns and villages North and West of Bantry is an issue.

The submission also provides detailed recommendations on each settlement/area as follows:

Bantry - Bantry (and parts thereof) has the highest Deprivation Score and lacks facilities and supports (No youth service, family services or front line support and no Family/Community Resource Centre). Increasing over 65 age group and households without successors will become unoccupied and derelict. Issue of second homes (largely unoccupied during off peak times) is becoming more acute. Traditional forms of fishing and farming need to be looked at in terms of sustainability and impact on environment. There are innovative ideas for change and positive contribution to biodiversity, carbon sinks etc.

Dunmanway- Lack of youth services, the Youth Café needs to be reopened. Consideration needs to be given as to how population increase can be accommodated by local services e.g. incentivising current or new service providers to expand their provision. No community childcare in the town.

Recognition of Dunmanway Family Resource Centre and Dunmanway Community Catering & Social Centre should be recognised and supported. Dunmanway needs to become an “Age Friendly Town” to facilitate accessibility and increase its attractiveness as a destination for shoppers and visitors. Vacant property strategy is needed for the town. A shuttle bus service (e.g. provide via LocalLink) is needed on certain days (e.g. pension day).

Clonakilty- Significant investment will be required in community infrastructure to meet the needs of the planned growth in population. This should include community/family support services and specified spaces, School Completion Supports for the Community College, Youth Spaces, and provision for purpose built childcare facilities to accommodate the increase in population. The Direct Provision/Accommodation centre should be recognised in the Plan.

Skibbereen- Recognise the Family Resource in the Plan and identify a permanent site for it. The childcare facility in Skibbereen is inadequate to serve the current population –the Plan should increase provision for childcare. Access to GP facilities is difficult.

Beara-Lack of suitable housing, increased housing would have an impact on water supply in the area, wastewater upgrades needed, employment concerns as fishing and tourism have been affected by COVID, the village of Adrigole (longest parish in Ireland) is not included in the plan, lack of youth services and safe spaces for young people in Beara, inadequate G.P capacity a concern in catering for population growth.

Ardgroom- Ecologically sensitive area of Glamore Bog SAC which includes Glenbeg Lake, constant problems with water supply with frequent disruption in supply. The Owagappul River has freshwater pearl mussels which are extremely susceptible to change and particularly run-off from agricultural operations. Any further abstraction from the lake would have a detrimental impact on this fragile ecosystem.

Housing: new homes in the village is welcomed provided that affordable accommodation for full-time residents is delivered as part of it.

Glengarriff- The Plan needs to address the following deficits: No preschool or crèche facility, no Family Resource Centre no family support services, no youth service for Glengarriff and no youth space. Families drive (or avail of Caha Bus) to Caha Childcare in Adrigole or Coomhola to the east of the village. This then requires access to a car. The village lies in a Nature Reserve and the waters of the bay support mussels. A sewerage treatment plant is required before more housing can be built.

Castletownbere- None of the three hotels in and around the home are currently open and the Garda station is only part-time and controlled from Bantry. The following need to be added to the plan:

- Recognition of the Family Resource centre.
- Economic security/ viability – Castletownbere is the largest white fish harbour in Ireland – Under new EU policy fishermen are having to travel further and for longer distances to get their catches.
- Traffic and parking is always a problem in the town – any housing is planned for town centre which will already have an impact on same. 5

	<p>housing units in town centre locations have recently been refurbished – all are now let for the holiday market. A scheme to ensure affordable housing is available for full-time residents of Castletownbere is required.</p> <ul style="list-style-type: none"> • Parking and accessibility are major issues in Castletownbere including narrow footpaths, cars parked on footpaths and busy roads.
Principal Issues Raised	The issues raised in the submission are noted.
Chief Executive's Response	<p>The planning authority notes the content of submission received. Where appropriate, additional text and/or specific objectives will be included to address issues raised. The submission addresses the issue of housing. Chapter 4 Housing includes policies and objectives which address the matters raised. There are a number of amendments of relevance also as set out in Volume One Part One of the Chief Executive's report. There is no amendment required under the Volume 5 chapter in relation to this issue. The Draft plan includes a revised zoning for community use in Clonakilty which broadens the community uses which are appropriate in line with Chapter 18. Cork County Council are supportive of providing new and improved community amenities where possible and will work in partnership with other relevant agencies to assist in delivering these facilities.</p>
Chief Executive's Recommendation	No amendment required.
Interested Party	West Cork Music
DCDP345735278	DCDP345735278
Submission Summary	<p>This detailed submission sets out the background to West Cork Music (WCM) which is a Bantry based arts organization described as having a world class music, literary and educational output, and curator and presenter of three annual flagship festivals, and in turn acts as a key driver of the tourism economy in Ireland's southwest. The submission outlines an urgent need for a dedicated venue, the groups intention and current project status. A purpose-built chamber music venue is described as being Bantry's first music education facility, and only space for large indoor public gatherings. A review of the project's alignment with various National, Tourism and Culture based development strategies including Culture 2025, Creative Ireland, Our Rural Future and Project 2040 are provided. The value of the BMC is set out under the Headings: Dynamic, Attractive, Multi-functional Centre, Placemaking, Social Inclusion, Cultural Excellence, Resilience and Employment generation. The submission provides details of the site selection process undertaken, based on 12 criteria which commenced in 2015. A site has been selected adjacent to the Library, in the town centre, currently occupied by Biggs Catering Supply and carpark. The positive attributes associated with the site in support of the proposal are provided. The centre will provide a resource to meet the needs of a music and arts centre, supporting population growth and tourism economic development. Finally, the submission notes that WCM will submit a Strategic Assessment for the project in the coming weeks.</p>
Principal Issues Raised	Should the Draft Plan be amended to include a reference to the Bantry West Cork Music Proposal?

Chief Executive's Response	Having regard to the potential positive impact of a cultural venue in the town, it is considered that an additional text could be included in the plan to support such a proposal.
Chief Executive's Recommendation	Amendment required. See 5.2.6.8
Interested Party	West Cork Travellers
CDP345961839	DCDP345961839
Submission Summary	<p>There is a crisis in accommodation nationally for Travellers. Despite statutory requirements Travellers continue to live in poor conditions throughout Ireland on roadsides, in temporary Halting sites and in overcrowded conditions in standard and Traveller specific accommodation, with associated health and safety risks. Travellers are also significantly over-represented within homeless figures nationally (up to 50% in some local authority areas).</p> <p>Specific recommendations/amendments to the Draft Development Plan are requested as follows:</p> <ul style="list-style-type: none"> • Projects committed to under the 2019-2024 Traveller Accommodation Programme should be listed as objectives in the Development Plan with clear timelines as per the Housing (Traveller Accommodation) Act 1998 PART III (27) (10) • Sites should be identified and zoning of land for Traveller specific accommodation, including transient accommodation, should be mapped and illustrated in the programme, in line with the Planning and Development Act, (2000) as amended, particularly s10(2)(i). The legislation requires that a Development Plan shall include objectives for: 'The provision of accommodation for Travellers'. The Development Plan should identify Travellers as a priority group in its plans to address homelessness and identify what tangible steps will be taken to reduce the overrepresentation of Traveller's in homeless figures in West Cork. This should also take into account the high level of hidden homelessness in Cork County Council, where families are living in chronic overcrowding, or without basic facilities of their own, or security of tenure, with plans to alleviate this clearly outlined. • Given the lifespan of the development plan, consideration should also be given for how sites will be identified for the next Traveller Accommodation Programme. • Section 94 (2) of the Planning and Development Act, 2000, as amended, sets out that Development Plans should ensure that they counteract undue segregation. With this in mind, sites identified for Traveller specific accommodation should be well located, close to key amenities, and chosen in consultation with the community. Plans should include sufficient green areas and children's play areas. • Cork County Council to develop positive relations and work closely with the West Cork Travellers organisation in each town in West Cork.
Principal Issues Raised	The submission raises a number of issues in relation to Traveller Accommodation, noting that travellers continue to live in poor conditions throughout Ireland on roadsides, in temporary Halting sites and in

	<p>overcrowded conditions. The submission details a number of points including specific recommendations and amendments to the Draft Plan in relation to the Traveller Accommodation Programme, requests identification of sites and zoning of land for traveller specific accommodation. It requests that Travellers be identified as a priority group in its plans to address homelessness and identify what tangible steps will be taken to reduce the overrepresentation of Travellers in homeless figures in West Cork. sites identified for Traveller specific accommodation should be well located, close to key amenities, and chosen in consultation with the community. Plans should include sufficient green areas and children's play areas. Requests that Cork County Council develop positive relations and work closely with the West Cork Travellers organisation in each town in West Cork.</p>
Chief Executive's Response	<p>The content of the submission is noted. Cork County Council will continue to seek to address Traveller Accommodation issues across the County in consultation with the relevant stakeholders. Volume One Chapter Four Housing sets out the detailed planning policy in relation to Accommodation for Travellers. The issue of Traveller Accommodation arose in statutory submissions including the submission of the Office of the Planning Regulator. It is proposed to insert an amendment to the Draft Plan to address the issues raised in these submissions. See Volume One Amendment 1.4.6; this provides details of the Council's approach to the provision of Traveller Accommodation including the West Cork Municipal District Area.</p>
Chief Executive's Recommendation	<p>Amendment required. See the amendments to the Housing Chapter.</p>
Interested Party	William Aylmer
DCDP342242564	DCDP342242564
Submission Summary	<p>This submission is seeking an extension to the development boundary of the northern side of Castletownshend village to include 1 hectare of land, that is contiguous to the village boundary. The submission outlines a proposal to convert traditional vernacular outhouses into apartments for short- and medium-term lettings aimed at the tourist market. This is considered to align with the Draft Plan tourism policy to include more diverse, smaller scale solutions to meet changing market requirements, reference is made to a number of Draft plan objectives TO 10-1, TO 10-10 and TO 10-15, in this regard. The proposal is also considered to be in keeping with a number of the Castletownshend Development boundary objectives, DB 02 and DB 05 are referenced. The proximity of the site to the village centre, and other infrastructure and services are also highlighted in support of the submission.</p>
Principal Issues Raised	<p>Is it appropriate to extend the development boundary of Castletownshend to include the subject lands on the western side of the village?</p>
Chief Executive's Response	<p>The planning authority note the proposal to convert existing traditional outhouses into short term let apartments within an existing farm complex. The subject lands are contiguous to the development boundary of the village in a rural area where the rural policies of Chapter 5 apply. It is considered appropriate that the site should continue to form part of the rural character of the area and should not be included within the development boundary of the settlement. The Draft Plan Chapter 5 rural policies such as RP 5-28 apply</p>

	to this type of site, and therefore an extension to the development boundary is not required.
Chief Executive's Recommendation	No amendment required.



Comhairle Contae Chorcaí
Cork County Council