



Cork County Development
Plan Review

Section 12(4)
Chief Executive's Report

Volume Two Part Three:
*Proposed Amendments to the
Draft Plan Volume Four South
Cork*

24th September 2021



Comhairle Contae Chorcaí
Cork County Council

Table of Contents

Carrigaline Municipal District.....	7
Carrigaline	13
Passage West/ Glenbrook/ Monkstown.....	49
Key Villages.....	58
Ringaskiddy	60
Crosshaven and Bays.....	85
Villages.....	95
Ballinhassig.....	97
Ballygarvan.....	102
Halfway.....	105
Minane Bridge	106
Waterfall.....	111
Cobh Municipal District.....	113
Carrigtwohill.....	115
Cobh.....	149
Little Island.....	174
Monard.....	200
Key Villages.....	202
Carrignavar.....	204
Glounthaune	209
Watergrasshill.....	220
Marino Point.....	225
Villages.....	227
Knockraha.....	228
Whitechurch.....	231
Haulbowline.....	232
Spike Island.....	235
East Cork Municipal District.....	237
Midleton.....	241
Youghal.....	275
Key Villages.....	295

Castlemartyr.....	298
Cloyne.....	308
Whitegate & Aghada.....	315
Killeagh	324
Villages.....	327
Ballincurrig.....	329
Ballycotton.....	330
Ballymacoda.....	331
Dungourney.....	332
Ladysbridge.....	333
Lisgoold.....	335
Mogeely.....	336
Saleen.....	339
Shanagarry/ Garryvoe.....	341
Redbarn.....	343
Macroom Municipal District.....	347
Macroom.....	351
Millstreet.....	370
Key Villages.....	388
Killumney/Ovens	389
Beál Átha an Ghaothadh.....	391
Baile Bhuirne/ Baile Mhic Ire.....	393
Coachford.....	401
Villages.....	403
Aghabullogue.....	404
Aherla.....	405
Ballynora.....	407
Cloghduv.....	408
Clondrohid.....	409
Courtbrack.....	410
Crookstown.....	411
Inchigeelagh.....	412

Killmurry.....	417
Cill na Martra.....	418
Model Village Drispey.....	419
Rylane/ Seicne.....	420
Stuake/ Donoughmore.....	422
Upper Drispey.....	423
Guagán Barra.....	428

Volume Two Part Three:

Proposed Amendments to the Draft Plan Volume Four South Cork

Carrigaline MD

PROPOSED AMENDMENT NO. 4.1. 2.1

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Core Strategy

PROPOSED AMENDMENT

Update Table 4.1.2 Water and Wastewater Infrastructure across the Network to reflect the revised Core Strategy figures.

And replace with as follows:

Table 4.1.2 Water and Wastewater Infrastructure across the Network			
Settlement Name	Scale of Development (CDP Core Strategy 2020 to 2028)	Drinking Water Status	Waste -Water Status
Main Towns (2)			
Carrigaline	1,944 1,806		
Passage West/Glenbrook/Monkstown	393 379		
Total Main Towns	2,337 2,185		
Key Villages (2)			
Ringaskiddy	45		
Crosshaven and Bays	103		*
Total Key Villages	148		
Villages (5)			
Ballygarvan	45		**
Halfway	10		
Waterfall	22		
Minane Bridge	10		
Ballinhassig	20 15***		
Total Villages	107 102		

Overall Total	2,592 2,435			
Water Services Key	Capacity			
	Future capacity subject to Irish Water Investment Plan			
	Some capacity			
	No capacity			
<p>*Not all of this settlement is treated. Crosshaven village now served by Lower Harbour Sewerage Scheme since December 2016 however no provision in Bays area.</p> <p>**IW Investment Plan 2020-2024 - Ballygarvan WWTP. No project listed on IWCR.</p> <p>***15 within Carrigaline MD and 30 within Bandon Kinsale MD</p>				

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.1. 2.2

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Core Strategy

PROPOSED AMENDMENT

Update Table 4.1.1 Distribution of population within the Carrigaline Municipal District 2016 to reflect the revised Core Strategy figures.

And replace with as follows:

Table 4.1.1: Distribution of population within the Carrigaline Municipal District 2016			
	Settlements	Population 2016	%
Main Towns	Carrigaline (15,770), Passage West/Glenbrook/Monkstown (5,843)	21,613	61%
Key Villages	Crosshaven and Bays (2,577), Ringaskiddy (580)	3,157	9%
Villages	Ballygarvan (449 481), Halfway (280 300), Waterfall (224 240), Minane Bridge (146 157) Ballinhassig (63 181)	1,162 1,359	4%
Rural areas		9,286 8,999	26%
Total Population		35,336	100%
* Village and Rural Area Populations are estimated figures			

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.1. 2.3

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Core Strategy

PROPOSED AMENDMENT

Update paragraph 1.1.1 to reflect the revised Core Strategy figures.

1.1.1 The Carrigaline Municipal District is located to the south and south west of Cork City and in 2016 the population of the area stood at ~~35,218~~ **35,336**. This population is spread across a network of settlements in particular 2 Main Towns, 2 Key Villages and 5 smaller settlements and the open countryside, as detailed in Table 4.1.1 below. The Municipal District is largely urban based with over 61% of the population living in the 2 Main Towns, ~~12%~~ **13%** living in key villages and smaller settlements and ~~27%~~ **26%** living in the open countryside i.e. not within a settlement.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.1.2.4

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the settlement maps of various settlements to include updated flood zones, as follows:

See individual maps.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.1.2.5

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

This amendment is a consequential amendment arising from changes to the zoning and flood zone maps.

PROPOSED AMENDMENT

Update the Green Infrastructure Diagrams for the Main Settlements in Carrigaline Municipal District to reflect changes to the zoning and flood maps proposed through other amendments.

MAP CHANGE ONLY

Main Towns

Carrigaline

PROPOSED AMENDMENT NO. 4.1.3.1

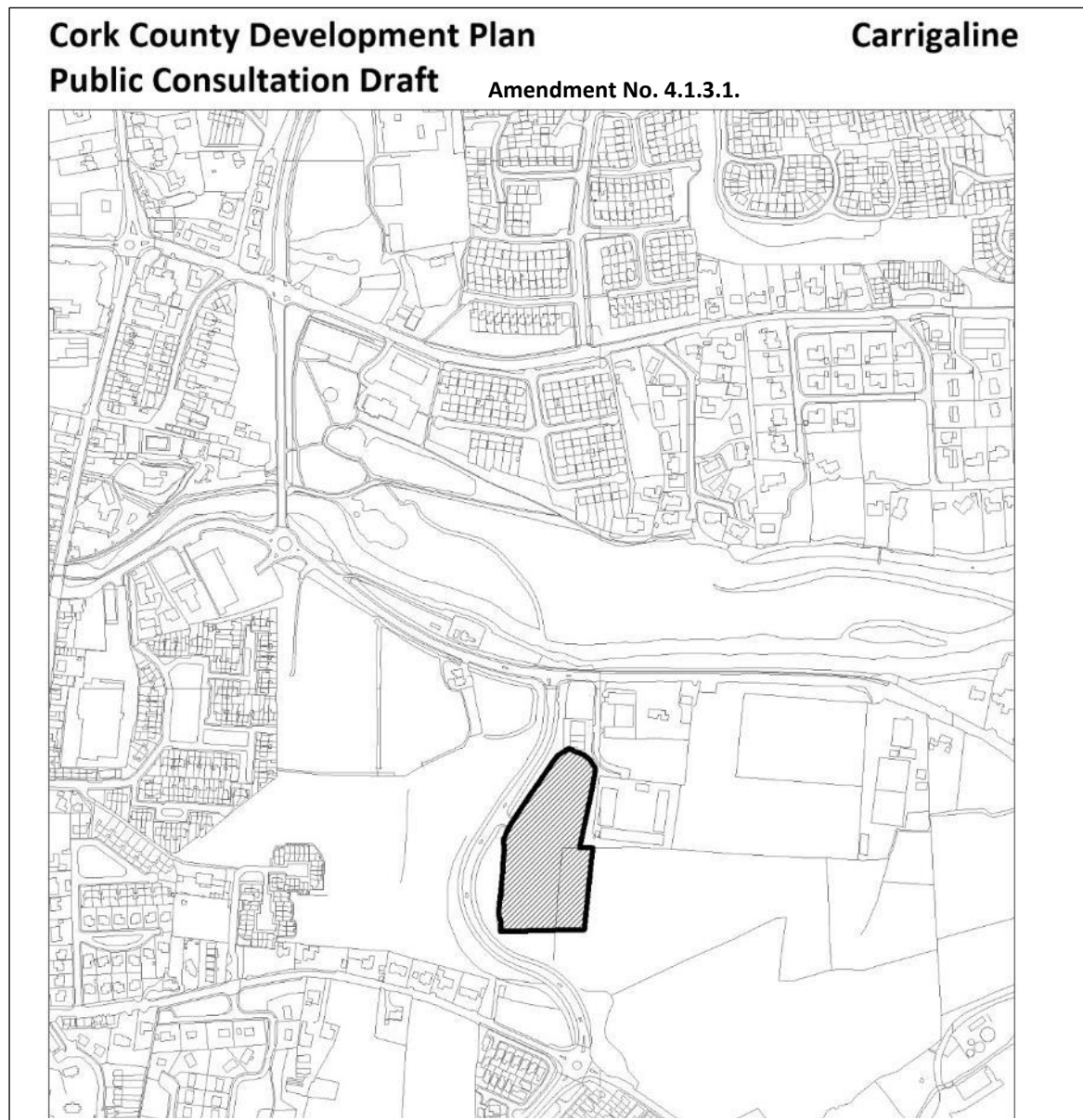
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions.

PROPOSED AMENDMENT

Amend zoning CL-R-01 to new zoning CL-C-03 in Table 4.1.8 in Carrigaline and Carrigaline Zoning Map. Include wording as follows:

CL-C-03 Provision of Primary School by the Department of Education and Skills. 1.7ha



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1.3.2

ORIGIN OF AMENDMENT

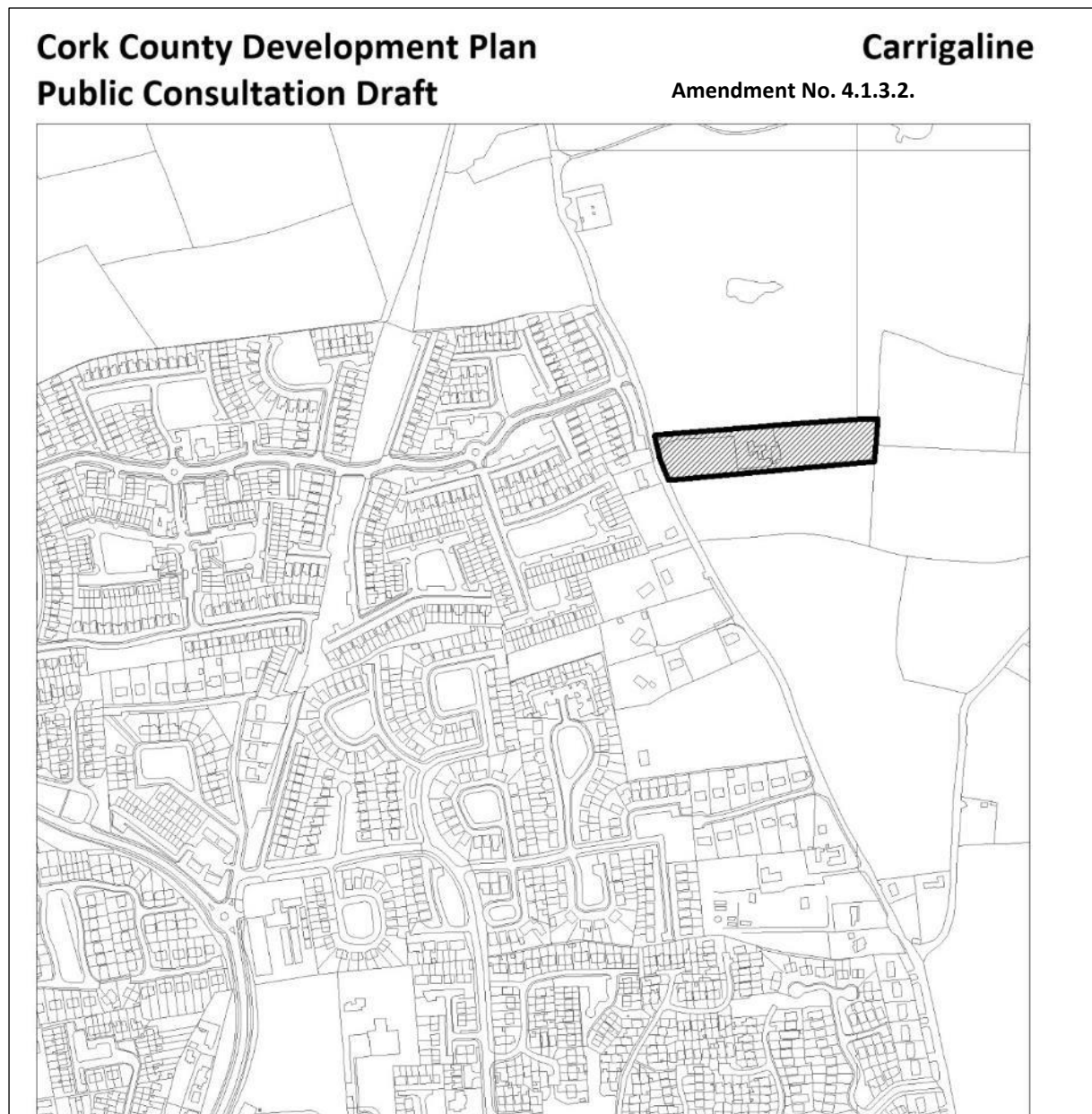
This amendment is required to address issues raised by Submissions.

PROPOSED AMENDMENT

Remove area of land from CL-B-02 and change zoning to Existing Residential, Mixed Residential and Other Uses. Amend Table 4.1.8 to reflect reduced area of CL-B-02 and update the Carrigaline Zoning Map accordingly.

Amend wording as follows:

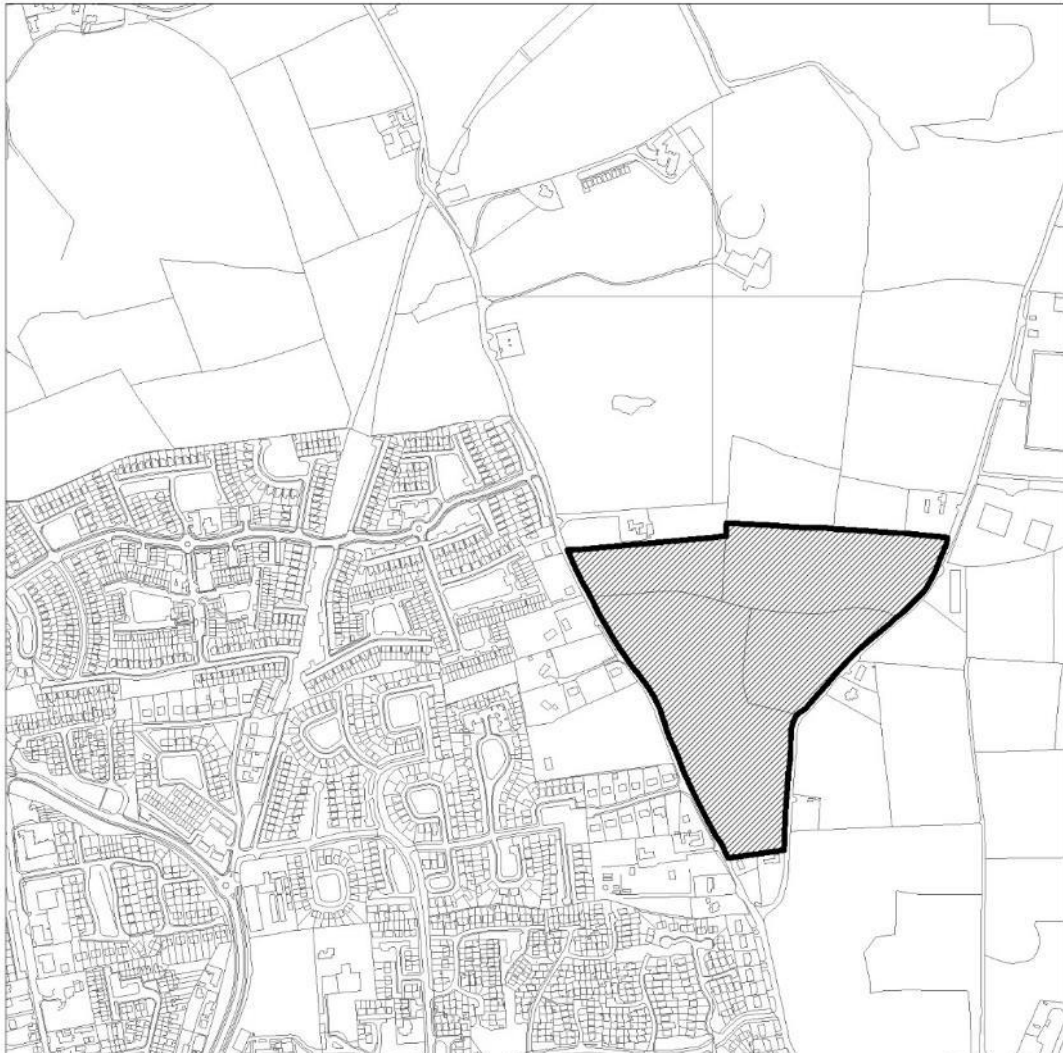
CL-B-02 Business and General Employment Business development suitable for small to medium industrial and office-based industry. * 14.5*13



Amendment No. 4.1.3.2.

**Cork County Development Plan
Public Consultation Draft**

Carrigaline



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1.3.3

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SEA.

PROPOSED AMENDMENT

Amend zoning objective CL-GR-03 in Table 4.1.8 as follows:

And replace with as follows:

CL-GR-03 Open space for informal public recreation including the provision of pedestrian walks, playing pitches and, indoor and outdoor courts and buildings for community-based organisations. Any development on this site will need to take account of the biodiversity sensitivities of the site and area *and must be of an appropriate scale so as to not result in a substantial loss of open space*. Parts of this site are at risk of flooding. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.1.3.4

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions.

PROPOSED AMENDMENT

Amend Shannonpark Urban Expansion Area to reflect current permissions and future plans for the site. Include map changes to CL-GR-09, CL-U-01 and CL-C-02 to reflect on-site infrastructure.

1.3.82 The principal site for accommodating the substantive part of the residential growth envisaged in Carrigaline is the site to the north of the town and to the south of the Shannonpark Roundabout. A master plan for the area was developed, which comprises a total site area of 44 hectares. It is estimated that the master plan could make provision for approximately 1000 new housing units, to date approximately 307 of those units have already been delivered.

1.3.83 The Master Plan was proposed and adopted in 2011 and to date Phase 1 of the Master Plan is completed. Since then three sites to the west of the UEA (formerly zoned CL-R-11, 12 and 13) have been developed and the remainder of the UEA will form a significant part of residential growth within the town. The following sections refer to the remaining undeveloped sites in the UEA.

Site Location and Size

1.3.84 The Urban Expansion Area (UEA) is located mainly to the north of the town along the main Cork Road (R611) and is adjacent to the Shannonpark Roundabout and the N28 road to Ringaskiddy. A small portion of the land in the north will be cut by the proposed re-alignment of the N28 to create the M28 motorway to Ringaskiddy. The eastern boundary of the site is the Fernhill Expansion Area.

Master Plan Concept

1.3.92 The design and layout of the Master Plan site has strong underlying principles which has and will continue to help deliver an innovative layout and format that will integrate with Carrigaline.

1.3.93 The concept of the site layout was also guided by a detailed sitespecific flood risk assessment that identified a central area measuring 8.5 hectares at risk of flooding. This informed the layout of the Master Plan site with open space and additional recreation areas being allocated here.

- Promote a strong sense of identity and distinctiveness through the provision of the primary amenity space at the centre of the site.
- Ensure strong connectivity with Carrigaline and the hinterland through the arrangement of the linear park in its central location
- Utilise the old railway line as an active amenity and promote same as a real route and asset
- Break down the scale of the development through the provision of individual neighbourhoods, each with their own character and identity
- Preserve existing vegetation, topographical feature and field patterns (mature hedgerows) where appropriate.

- Prioritise the quality of architectural and urban design.

- Watercourses should be maintained as close to their natural state as possible with minimal culverting. A mixture of open banks and over hanging bank side vegetation is considered the most natural.

1.3.94 A total of three development phases (1, 2 and 3) are identified within the development site. As stated above Phase 1 is completed. The Master Plan specifies, for each phase, the number of residential units, commercial uses, educational facilities, social facilities, amenities, physical infrastructure and access strategy required, thereby setting out the enabling works that are required to allow development to commence. The remaining phases equate to residential zoning objectives in this County Development Plan.

1.3.95 Development within each phase should vary in terms of housing type in order to avoid uniformity in design. The overall layout will include an east west street link the construction of which will be shared by the developer or developers.

The phased area descriptions are not intended to be overly prescriptive regarding the form and visual appearance of future development, but rather set out an overall framework which will include guidance on land use mix that will inform future planning applications. This guidance should lead to a series of co-ordinated high quality developments across the Master Plan site which can respond to specific site characteristics and plan for facilities.

Phasing and Implementation

1.3.96 Specific development guidance on the required infrastructure provision for each development phase is outlined in this County Development Plan. This approach allows infrastructure providers and project developers to plan for the long term without having to provide large cost infrastructure in advance of its need.

1.3.97 The financing and timely delivery of the physical, social and community infrastructure required for the lands needs to be clearly outlined to inform project advancement.

1.3.98 The phasing of the Master Plan site will consist of three phases; phase 1 which is completed, phase 2 and phase 3.

1.3.99 Phase 2 will be approximately 500 houses and Phase 3 upwards of 200 houses. The traffic assessment details the infrastructure requirements before development commences and what is required for each phase.

1.3.100 The residential densities on the entire Master Plan site are guided by the requirements of Medium 'A' in the Cork County Development Plan.

Phase 1

1.3.101 This phase of the development was divided in two parts; phase 1a and phase 1b and covered a developable area of approximately 12.8 hectares (CL R 11, CL R 12 and CL R 13 as per LAP 2017). Phase 1 of the plan has been completed with the development of a section of the Janeville residential estate. Permission has been granted for a nursing home as part of CL R 11.

Phase 2

1.3.102 This phase of the development covers an area of approximately 14.1 hectares on either side of the east west link street and will provide approximately 500 residential units. Phase 2 is divided into 2 precincts:-

- CL R 11 (previously CL R 14) measures approximately 7.9 hectares and will include provision of a site for a primary school of 1.14 hectares (CL C 02). It is critical that the layout and design of this area allows for connectivity with the existing Herons Wood housing estate to the south.

- CL R 12 (previously CL R 15) measures 6.2 hectares.

Phase 3

1.3.103 This phase of development measures approximately 9.3 hectares and is expected to deliver approximately 250 houses in CL-R-13 (previously CL-R-16) and CL-R-14 (previously CL-R-17). Phase 3 will require the continuation of the construction of the open space (CL-GR-09), the construction of the east west estate road (CL-U-01), the upgrading of Rock Road (CL-U-12) and the greenway project (CL-U-13), which will connect into the wider cycle network in the locality. The draft stage 3 flood risk assessment prepared does not extend to this portion of the site. However this area has been identified as being at pluvial risk through the OPW PFRA and this will require a flood risk assessment.

And replace with as follows:

1.3.82 The principal site for accommodating the substantive part of the residential growth envisaged in Carrigaline is the site to the north of the town and to the south of the Shannonpark Roundabout. A master plan for the area was developed, which comprises a total site area of 44 hectares. It is estimated that the master plan could make provision for approximately 1000 new housing units, to date approximately 307 of those units have already been delivered. Approximately 621 units have been granted permission over a phased basis in Shannonpark Urban Expansion Area.

1.3.83 The Master Plan was proposed and adopted in 2011 and Phase 1 of the Master Plan is now completed with three sites to the west of the UEA been developed. The remainder of the UEA will make a significant contribution to residential growth within the town. The zonings CL-GR-09, CL-U-01 and CL-C-02 have been amended since the ~~from~~ Master Plan was adopted to reflect on-site infrastructure. The following sections refer to the remaining undeveloped sites in the UEA.

Site Location and Size

1.3.84 The Urban Expansion Area (UEA) is located mainly to the north of the town along the main Cork Road (R611) and is adjacent to the Shannonpark Roundabout and the N28 road to Ringaskiddy.

Master Plan Concept

1.3.92 The design and layout of the Master Plan site has strong underlying principles which has and will continue to help deliver an innovative layout and format that will integrate with Carrigaline.

1.3.93 The concept of the site layout was also guided by a detailed site specific flood risk assessment that identified a central area measuring 8.5 hectares at risk of flooding. This informed the layout of the Master Plan site with open space and additional recreation areas being allocated here.

- Promote a strong sense of identity and distinctiveness through the provision of the primary amenity space at the centre of the site.*
- Ensure strong connectivity with Carrigaline and the hinterland through the arrangement of the linear park in its central location*
- Utilise the old railway line as an active amenity and promote same as a real route and asset*
- Break down the scale of the development through the provision of individual neighbourhoods, each with their own character and identity*
- Preserve existing vegetation, topographical feature and field patterns (mature hedgerows) where appropriate.*
- Prioritise the quality of architectural and urban design.*
- Watercourses should be maintained as close to their natural state as possible with minimal culverting. A mixture of open banks and over hanging bank side vegetation is considered the most natural.*

1.3.94 A total of three development phases (1, 2 and 3) are identified within the development site. As stated above Phase 1 is completed. The Master Plan specifies, for each phase, the number of residential units, commercial uses, educational facilities, social facilities, amenities, physical infrastructure and access strategy required, thereby setting out the enabling works that are required to allow development to commence. The remaining phases equate to residential zoning objectives in this County Development Plan.

1.3.95 Development within each phase should vary in terms of housing type in order to avoid uniformity in design. The overall layout will include an east west street link the construction of which will be shared by the developer or developers.

The phased area descriptions are not intended to be overly prescriptive regarding the form and visual appearance of future development, but rather set out an overall framework which will include guidance on land use mix that will inform future planning applications. This guidance should lead to a series of co-ordinated high-quality developments across the Master Plan site which can respond to specific site characteristics and plan for facilities.

Phasing and Implementation

1.3.96 Specific development guidance on the required infrastructure provision for each development phase is outlined in this Plan. This approach allows infrastructure providers and project developers to plan for the long term without having to provide large cost infrastructure in advance of its need.

1.3.97 The financing and timely delivery of the physical, social and community infrastructure required for the lands needs to be clearly outlined to inform project advancement.

1.3.98 The phasing of the Master Plan site will consist of three phases; phase 1 which is completed, phase 2 and phase 3.

1.3.99 Phase 2 will be approximately 500 houses and Phase 3 upwards of 200 houses. The traffic assessment details the infrastructure requirements before development commences and what is required for each phase.

1.3.100 The residential densities on the entire Master Plan site are guided by the requirements of Medium 'A' in the Cork County Development Plan.

Phase 1

1.3.101 This phase of the development was divided in two parts; phase 1a and phase 1b and covered a developable area of approximately 12.8 hectares. Phase 1 of the plan has been completed with the development of a section of the Janeville residential estate. Permission has been granted for a nursing home as part of CL-R-11.

Phase 2

1.3.102 This phase of the development covers an area of approximately 14.1 hectares on either side of the east west link street and will provide approximately 500 residential units. Phase 2 is divided into 2 precincts:-

- CL-R-11 measures approximately 7.9 hectares and will include provision of a site for a primary school of 1.14 hectares (CL-C-02). It is critical that the layout and design of this area allows for connectivity with the existing Herons Wood housing estate to the south.
- CL-R-12 measures 6.2 hectares.

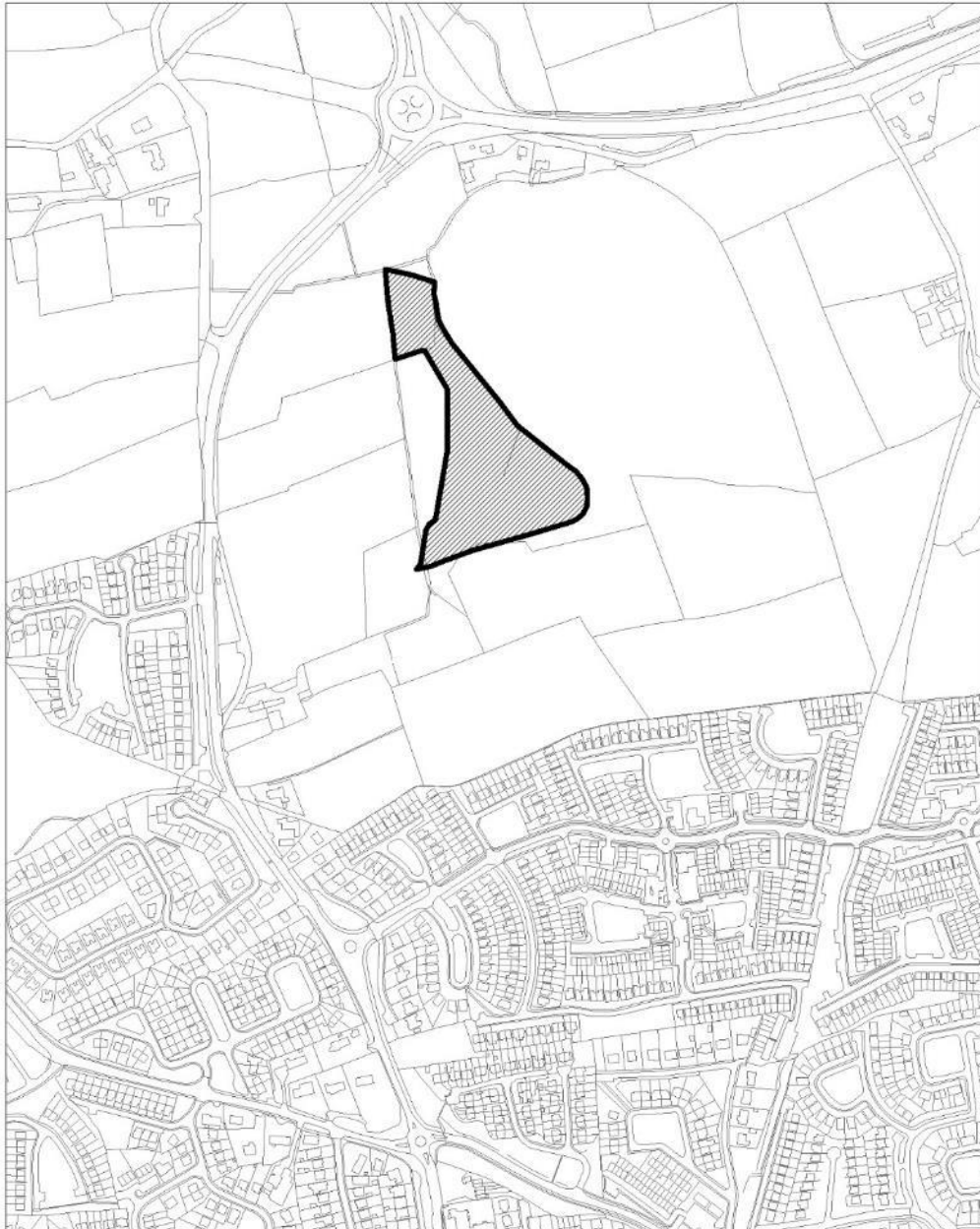
Phase 3

1.3.103 This phase of development measures approximately 9.3 hectares and is expected to deliver approximately 250 houses in CL-R-13 and CL-R-14. Phase 3 will require the continuation of the construction of the open space (CL-GR-09), the construction of the east west estate road (CL-U-01), the upgrading of Rock Road (CL-U-12) and the greenway project (CL-U-13), which will connect into the wider cycle network in the

locality. The draft stage 3 flood risk assessment prepared does not extend to this portion of the site. However, this area has been identified as being at pluvial risk through the OPW PFRA and this will require a flood risk assessment.

**Cork County Development Plan
Public Consultation Draft**

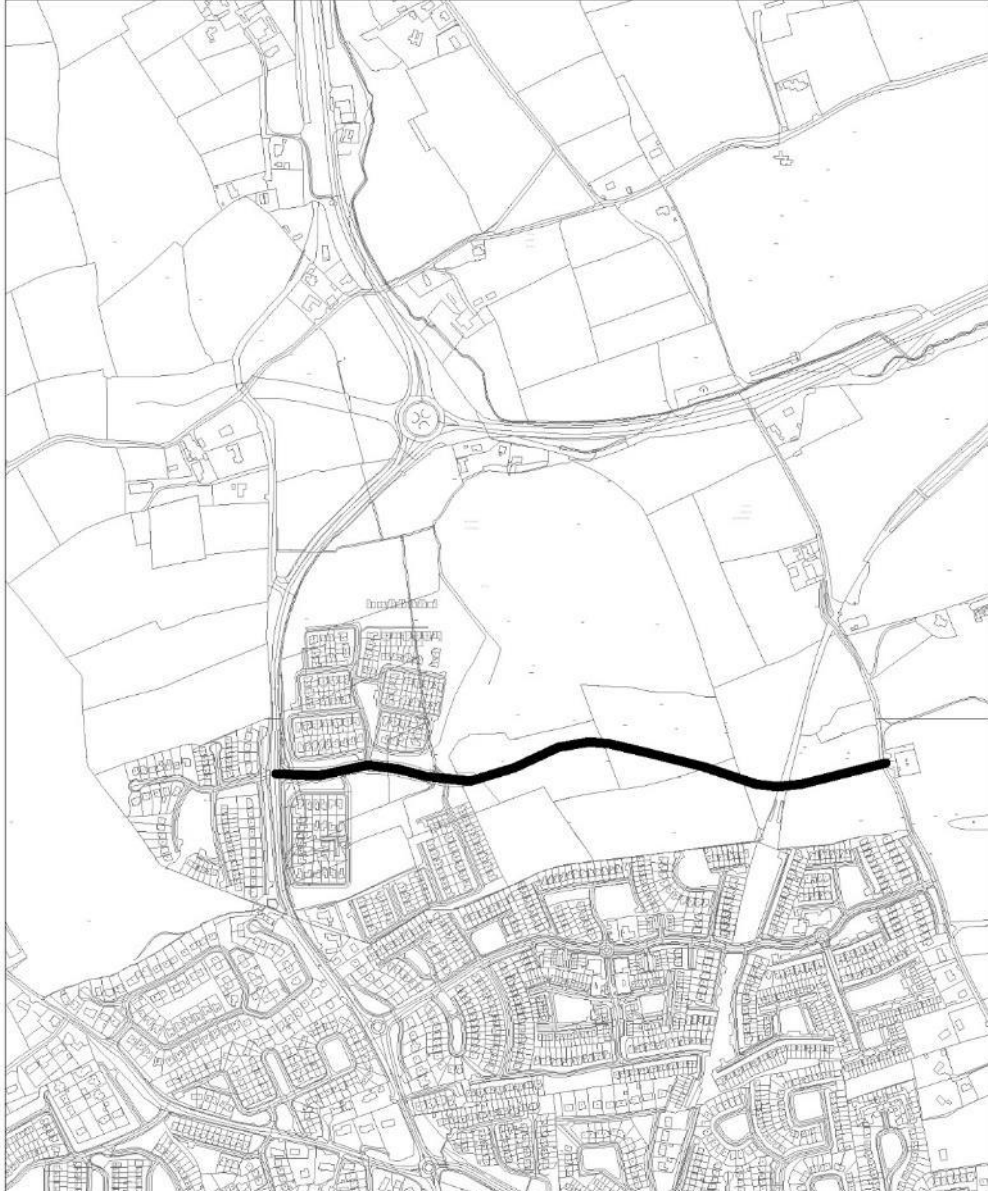
**Carrigaline
Amendment No. 4.1.3.4.**



Amendment No. 4.1.3.4.

**Cork County Development Plan
Public Consultation Draft**

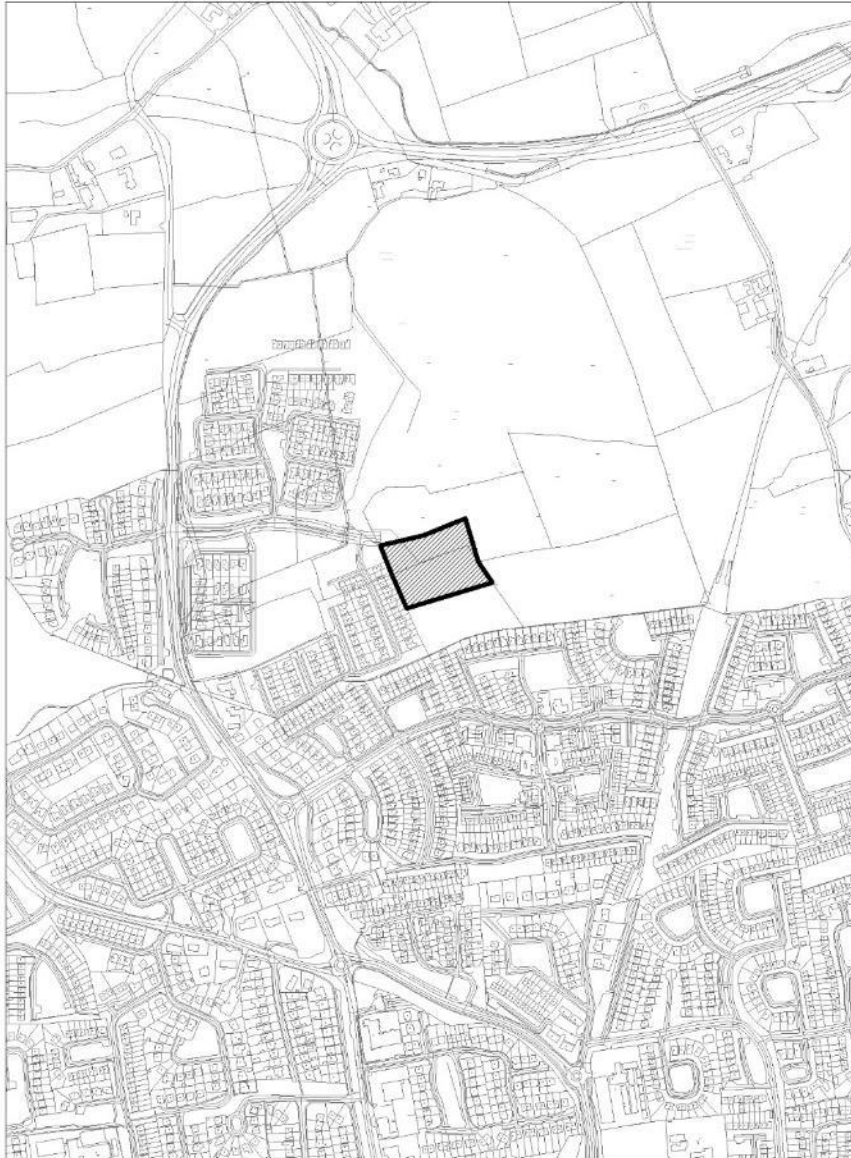
Carrigaline



Amendment No. 4.1.3.4.

**Cork County Development Plan
Public Consultation Draft**

Carrigaline



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1.3.5

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Core Strategy

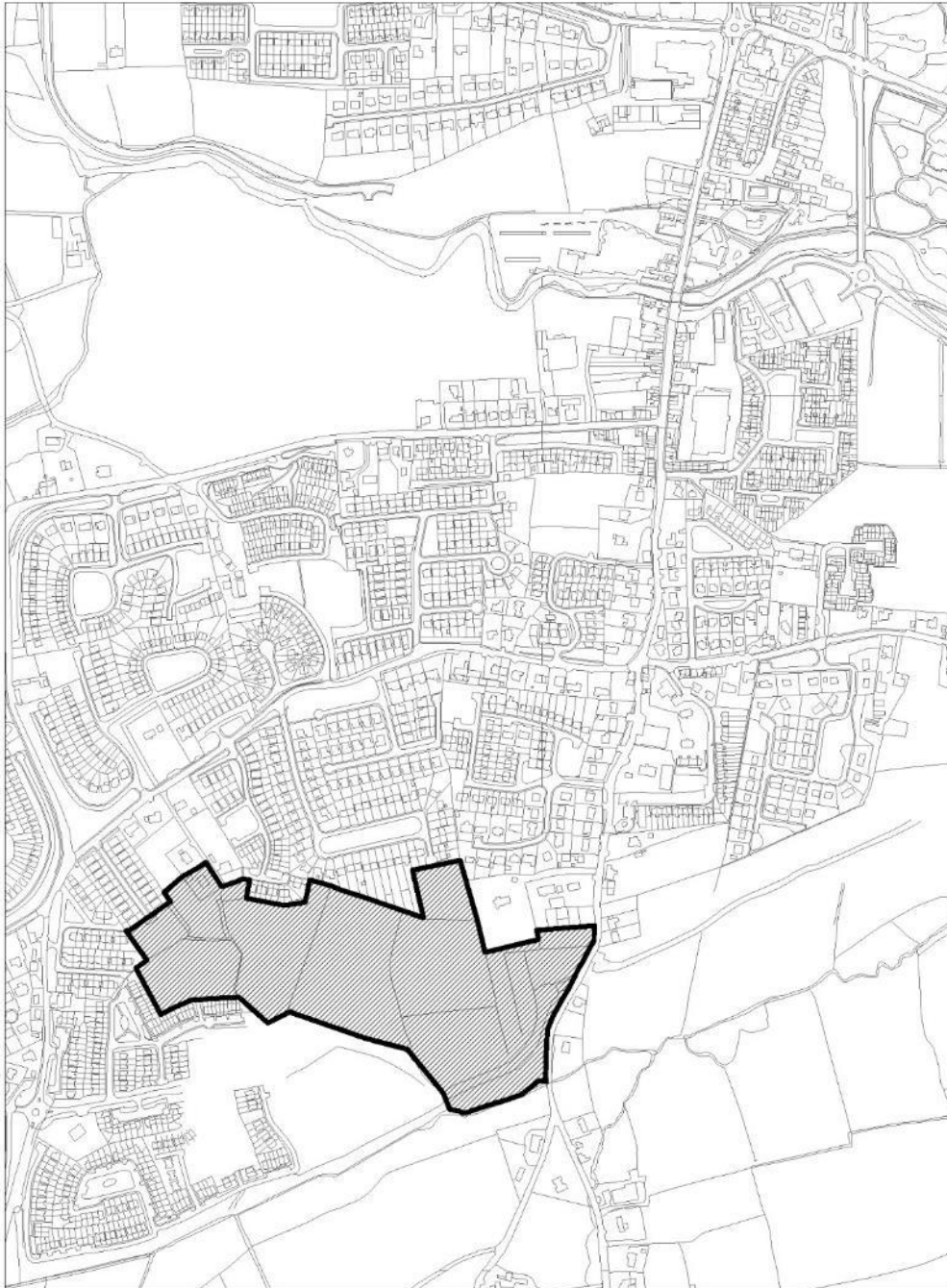
PROPOSED AMENDMENT

Amend residential zoning CL-R-08 to Existing Residential, Mixed Residential and Other Uses, and remove CL-R-08 objective and re-number CL-R-15 as CL-R-14.

~~CL-R-15 Medium A residential development. Any development of this site will require road and pedestrian improvement to be funded by the developer. Specific arrangements will be made for the provision and construction of the link road (CL-U-07) an inner relief road (CL-U-10), amenity walk (CL-U-08). * 2.43~~

And replace with the following:

CL-R-14 Medium A residential development. Any development of this site will require road and pedestrian improvement to be funded by the developer. Specific arrangements will be made for the provision and construction of the link road (CL-U-07) **the southern inner relief road**, amenity walk (CL-U-08). * 2.43



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1.3.6

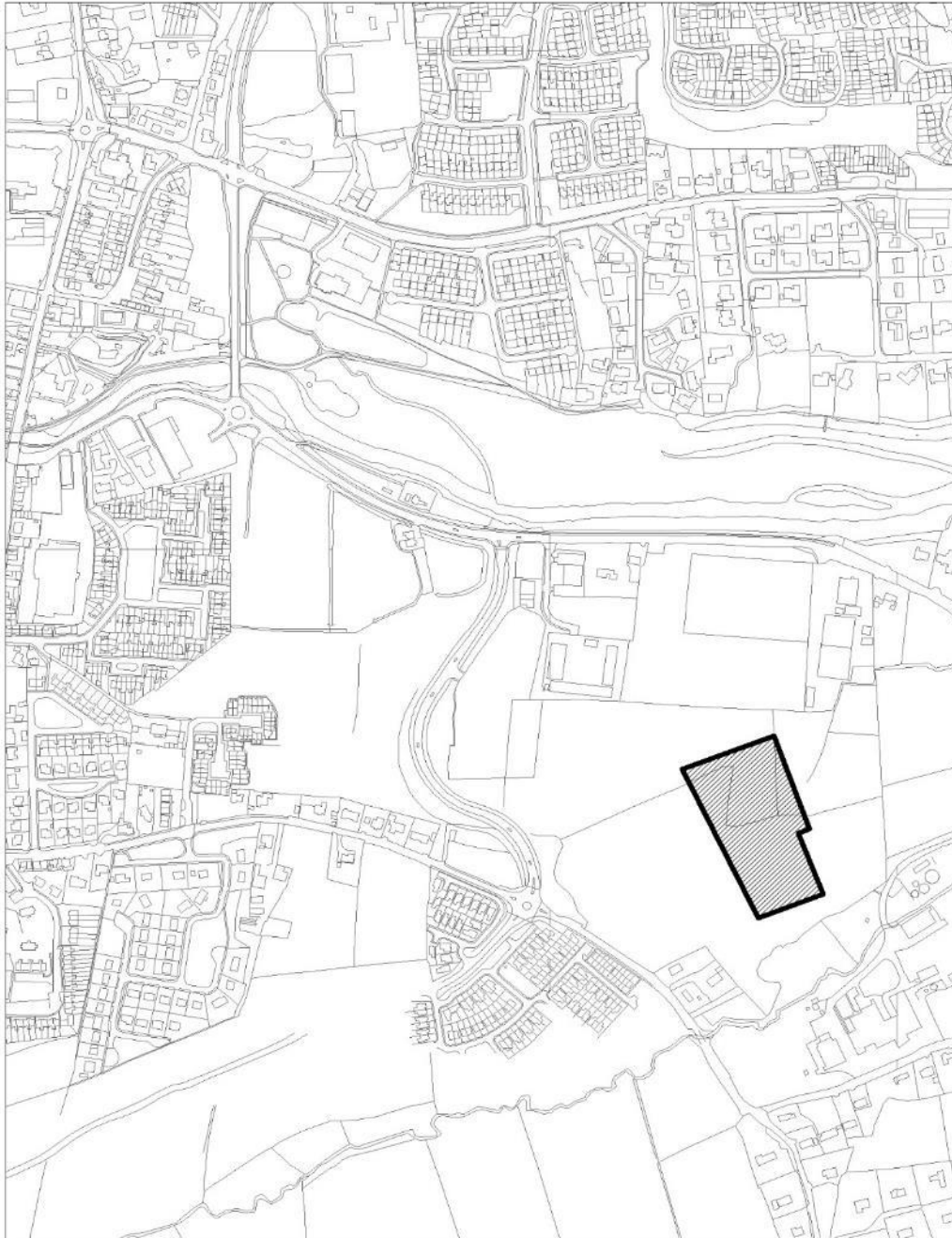
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Core Strategy

PROPOSED AMENDMENT

Amend zoning CL-R-06 to remove the portion of the site that is developed and update objective within the plan.

CL-R-06 Medium A density residential development to include a mix of house types. Specific arrangements should be made for the provision and construction an amenity walk (CL-U-08). ~~6~~ [4ha](#)



MAP AND TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.1. 3.7

ORIGIN OF AMENDMENT

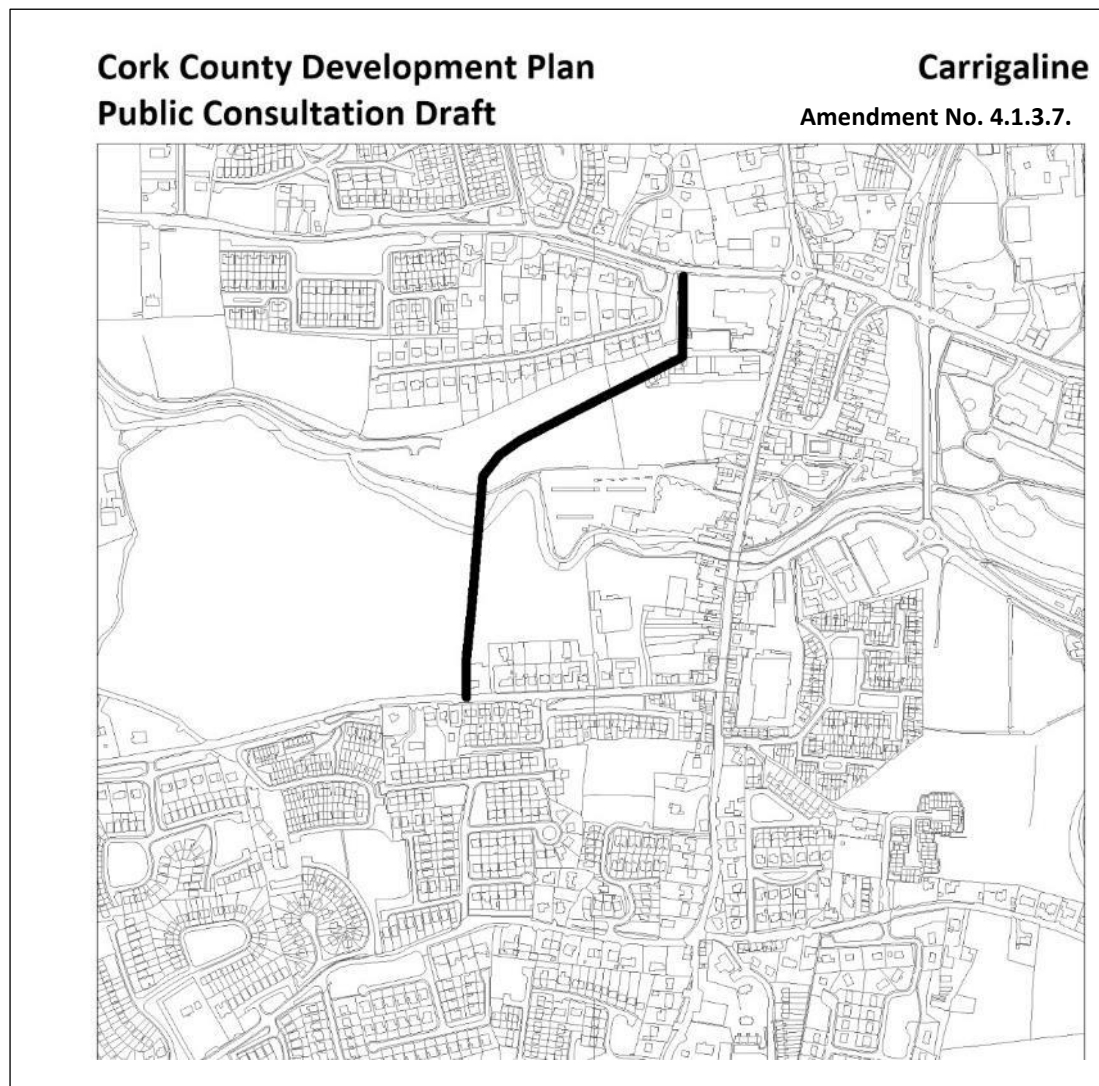
This amendment is required to address issues raised by Roads Directorate.

PROPOSED AMENDMENT

Remove objectives CL-U-02 and objective CL-GO-09 and references to objective CL-U-02. Any reference to CL-U-02 will now be referred to as the Western Inner Relief Road.

~~CL-GO-09 Western Inner Relief Road Support the provision of the Western Inner Relief Road (Objective CL-U-02) a key element in the future expansion of the town centre~~

~~CL-U-02 Construction of an western inner relief road.~~



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 3.8

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Roads Directorate.

PROPOSED AMENDMENT

Amend extent of the Southern Relief Road (CL-U-10).

Delete references to CL-U-10 throughout the text and change to *the Southern Relief Road*.



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1.3.9

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Roads Directorate

PROPOSED AMENDMENT

Amend zoning CL-R-08 to zone it within the Existing Residential, Mixed Residential and Other Uses, and remove CL-R-08 objective and re-number CL-R-15 as CL-R-14.

~~CL-U-07 Link road between CL-U-04 and CL-U-10~~

And replace with the following:

CL-U-07 Link road between CL-U-04 and the Southern Relief Road.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.1.3.10

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Remove * in CL-RR-01 in Carrigaline.

TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 3.11

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Remove * in CL-B-02 in Carrigaline.

TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 3.12

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Remove * in CL-HT-01 in Carrigaline.

TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 3.13

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Remove * in CL-C-02 in Carrigaline.

TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 3.14

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Remove * in CL-R-02 in Carrigaline.

TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 3.15

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Remove * in CL-R-10 in Carrigaline.

TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 3.16

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Remove * in CL-R-11 in Carrigaline.

TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 3.17

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Remove * in CL-R-12 in Carrigaline.

TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 3.18

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Remove * in CL-R-14 in Carrigaline.

TEXT CHANGE

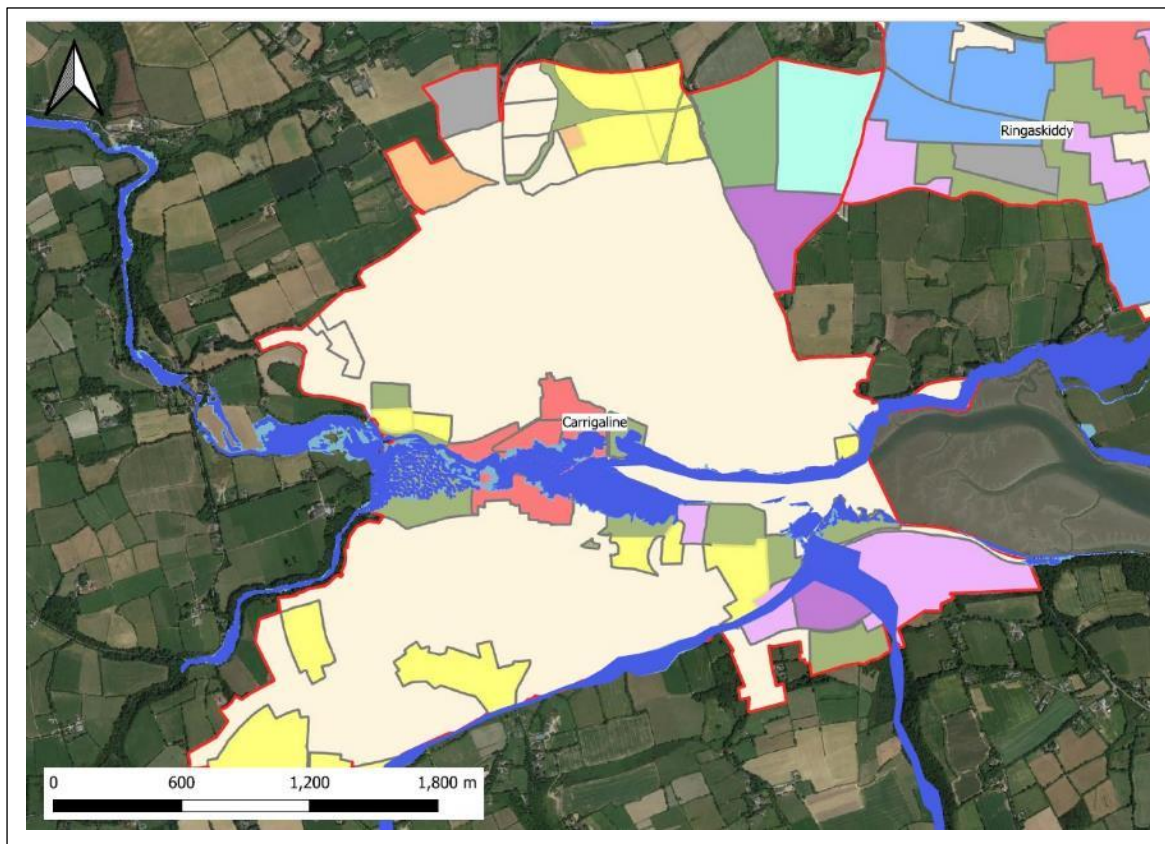
PROPOSED AMENDMENT NO. 4.1. 3.19

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Include the Flooding Map for Carrigaline.



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.1. 3.20

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions including submission from OPR

PROPOSED AMENDMENT

Amend CL-RR-01 zoning objective to reflect the proposed separation between Carrigaline, Ringaskiddy and the M28, and amend the section Fernhill Urban Expansion Area.

Include new text as follows:

CL-RR-01 Residential Reserve This land will be a reserve for residential development including provision for small scale local/neighbourhood services as set out in objective **ZU-18-21** of Chapter 18 Zoning and Land Use.

The Framework Master Plan for Fernhill Urban Expansion Area will include

- a) the provision of adequate separation distance from the M28,
- b) urban design and placemaking principles,
- c) encourage mixed use development,
- d) provision of community facilities,
- e) use of sustainable travel modes,
- f) a traffic and transport assessment,
- g) a flood risk assessment
- h) an archaeological impact assessment.
- i) a detailed landscaping scheme to identify an area within the Fernhill Urban Expansion Area to provide for a distinctive separation between the settlements of Carrigaline and Ringaskiddy.

1.3.104 Carrigaline town the largest town in the county has experienced and continues to experience rapid growth in population and housing. Based on its strategic location within Metropolitan Cork and historical growth trends it is important to ensure that provision is made for the long term housing and jobs needs of the town over and above what is provided for in the current residential/employment zonings. **The Local Authority consider the identification of these lands for more detailed planning over the lifetime of the Plan as the prudent proper planning approach to help guide the future development of Carrigaline in a sustainable manner.**

1.3.105 In parallel with the growth in population and housing was the recognition that there is a need to improve the workers to jobs ratio currently in Carrigaline, as a significant number of people living in Carrigaline are employed in Ringaskiddy or the wider Metropolitan Area. It was identified that there was a need to make provision for more business and employment opportunities in the area. By providing more job opportunities in Carrigaline it will reduce car-based commuting and support the proposed provision of sustainable and active travel projects such as greenways and the provisions of the Carrigaline Transportation and Public Realm Enhancement Plan (CTPREP). **Development of these lands will be subject to other lands been developed or shown not to be available and subject to the opening of the M28 and the preparation of a Framework Plan.**

1.3.108 The Future Expansion Area is divided into three zonings: Residential Reserve (CL-RR-01) including the provision for small scale local/neighbourhood services which is approximately 15.5ha in size, High Technology Campus (CL-HT-01) which is approximately 21.3ha, and the third zoning is Business (CL-B-02) which is approximately ~~14.5ha~~ **13ha** in size. The Residential Reserve site borders the Shannonpark UEA and is being zoned as Residential Reserve to deliver medium term housing when appropriate.

TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 3.21

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions

PROPOSED AMENDMENT

Insert revised and additional wording to text, insert Figures reflecting the finalized Carrigaline Transport and Public Realm Enhancement Plan (TPREP) in Section Carrigaline Transport and Public Realm Enhancement Plan on page 17, and update the existing text to reflect the finalized TPREP.

Include text regarding the public realm:

The public realm exists for the benefit of everyone and should therefore exclude no one. This preliminary concept design attempts to strike an equitable balance between the needs of all the people of Carrigaline, including those just passing though, whilst helping to rejuvenate the village economy and encouraging more people to walk, cycle and use public transport. There will be places to sit, rest and socialise; trees to provide shade; places outside cafes and bars to eat and drink; places to park and secure a bicycle; comfortable places to wait for buses with shelters and benches; safe places for pedestrians to cross the street; and places to park, load and service shops. See Figure 4.1.X

Include new paragraph as follows:

New cycleways and pedestrian walking routes which are planned to be developed as part of the Carrigaline TPREP, particularly those located proximal to the estuary, and the proposed new bridge, will need to be very sensitively designed to ensure the avoidance of impact on intertidal habitats and on the Cork Harbour SPA. All TPREP projects will be subject to screening for Appropriate Assessment and Appropriate Assessment, where deemed to be so required. Projects located in ecologically sensitive locations will also be subject to ecological impact assessment.

Delete text:

1.3.11 The Carrigaline Transportation and Public Realm Enhancement Plan (CTPREP), ~~recently~~ commissioned by Cork County Council, aims to deliver a robust transportation strategy to facilitate future sustainable development (as envisaged under the National Planning Framework) within the town of Carrigaline. The various transport interventions identified will be supported through the design of appropriate public realm interventions. The public realm element is to ensure that placemaking is an integral part of the design and implementation strategy.

Amend text as follows:

1.3.13 The CTPREP ~~will consider~~ **has considered** the potential arising on foot of the delivery of the Carrigaline Western Relief Road including the possibility to support new development within the town. Carrigaline currently has one of the lowest jobs to resident workers ratio in the county and highlights the dormitory nature of the town. This gives rise to high dependency on car use as a high percentage of residents commute outside of the town for work. Thus, the CTPREP has assessed options and measures to endeavour to improve the towns sustainability by influencing the movement of people and traffic through Carrigaline.

Amend text as follows:

1.3.14 Consideration of the Carrigaline Western Outer Relief Road also formed part of the Carrigaline TPREP. The proposed route has been assessed as part of the Carrigaline TPREP in order to determine whether it is the optimal route and if not an alternative and more advantageous route shall be identified. *After detailed assessment, the TPREP outlines that Transportation Strategy Number 7 was the preferred strategy as it would encourage traffic to use existing roads to both the east and to the west of the town, providing the required framework to allow for the upgrade of the streets within the centre of Carrigaline to accommodate greater access by active and sustainable travel modes. See Figure 4.1.X which outlines the preferred route.*

Amend text as follows:

1.3.15 The CTPREP aims to provide an attractive urban environment celebrating the assets of the town and providing space for people to meet, sit, talk, enjoy being outdoors and for businesses to flourish. ~~It is envisaged that the plan will be finalised in Q3 2021.~~

Delete text:

1.3.16 Cork County Council have appointed an engineering consultant to carry out preliminary design of a proposed pedestrian and cycle bridge over the Owenabue River adjacent to, and downstream of, the existing Bóthar Guidel bridge. This will link the cycle facilities along Bóthar Guidel with the Crosshaven pedestrian and cycle route and is a key intervention on the wider Passage West/Glenbrook/Monkstown to Crosshaven network. ~~The proposed bridge design will be submitted for OPW approval under Section 50 in Q2 2021 with a view to submitting a planning application in Q3 2021.~~ This design is being progressed in tandem with the detailed design of the Bóthar Guidel capacity enhancement scheme which received Part 8 permission-

Delete text as follows:

1.3.17 Cork County Council has appointed an engineering consultant to Phase 1 ~~(due to be completed by Summer 2021)~~ of the Carrigaline to Glenbrook and Ringaskiddy Greenway to prepare a route selection study examining and assessing alternative routes for the Carrigaline to Glenbrook corridor (north/south) and the Carrigaline to Ringaskiddy corridor (east/west) based on a multi-criteria analysis before recommending the preferred route.



Figure 4.1.X Transport Network of Carrigaline taken from Carrigaline TPREP.



Figure 4.1.X Main Street South – Sketch View.



Figure 4.1.X Visualisation showing the greenway/cycle route at its junction with Main Street.

TEXT AND FIGURE CHANGE

PROPOSED AMENDMENT NO. 4.1. 3.22

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Core Strategy

PROPOSED AMENDMENT

Update Section Population and Housing to reflect the revised Core Strategy figures.

Update and Amend table 4.1.3 Carrigaline Population, Housing Supply and Residential Land Area, amend table 4.1.4 Carrigaline Population 2006-2028, to reflect changes to the Core Strategy

Update and Amend paragraphs and CL-GO-01 to reflect changes to the Core Strategy

NEW NUMBERS TO BE INSERTED FOR POPULATION TARGET 2028.

Delete text:

~~1.3.8 The County Development Plan established a population target of 20,501 for Carrigaline representing growth of 4,731 people on Census 2016 figures (15,770). In order to accommodate this level of population growth, an additional 1,944 housing units will be required for the period 2020-2028 of which 1,458 housing units delivered on residentially zoned land and the balance of 486 delivered within the built footprint of the town. A further 19 units have been reallocated from the lower order settlements, bringing the new units requirement to 1,963 units.~~

And replace with as follows:

1.3.8 The County Development Plan established a population target of 20,495 for Carrigaline representing growth of 4,725 people on Census 2016 figures (15,770). In order to accommodate this level of population growth, an additional 1,806 housing units will be required for the period 2020-2028 of which 1,316 housing units delivered on residentially zoned land and the balance of 490 delivered within the built footprint of the town.

Amend text as follows:

1.3.9 As mentioned above the population of Carrigaline in 2016 is 15,770 and its target growth for 2028 is ~~20,501~~ **20,495**. This level of population growth will give rise to a growth of ~~1,944~~ **1,806** housing units. These targets will be met and delivered within the town.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.1. 3.24

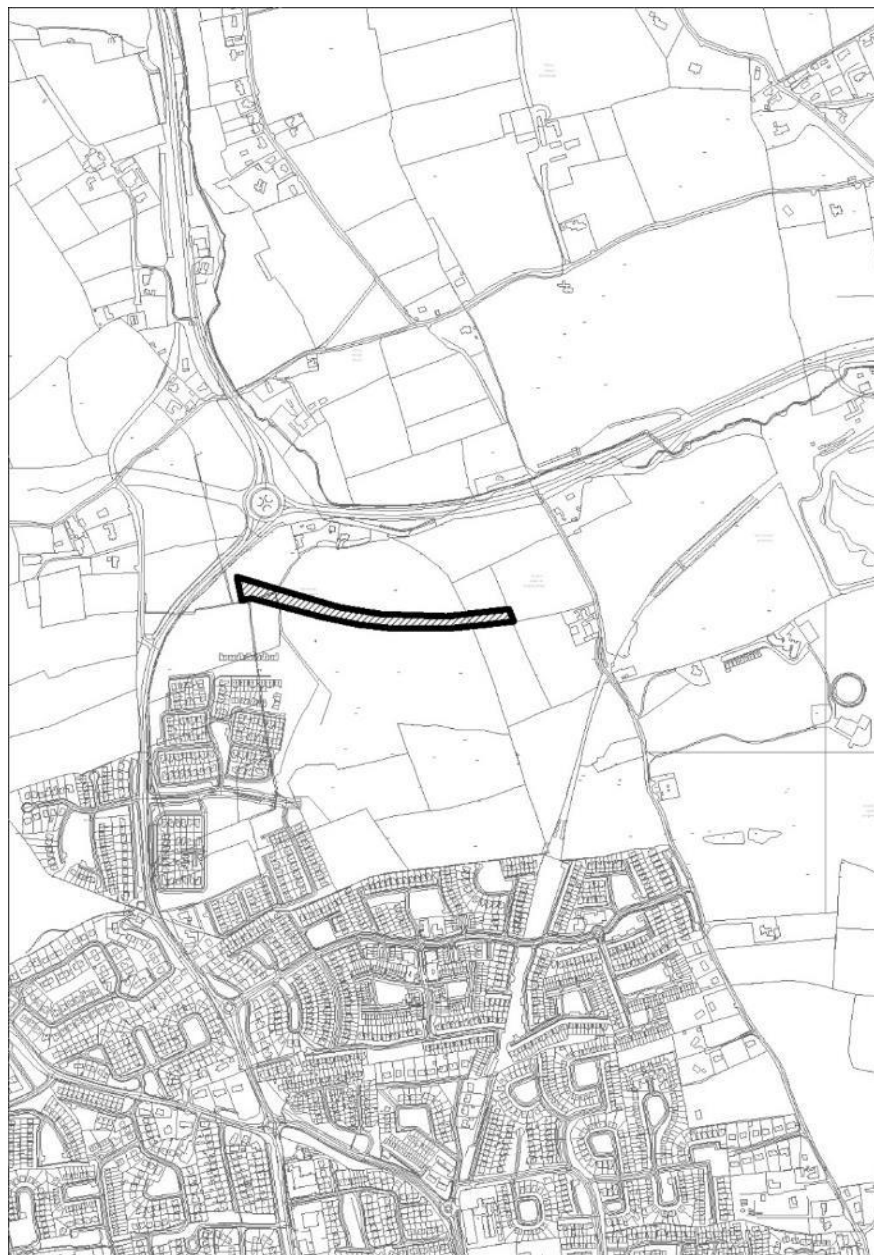
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submission

PROPOSED AMENDMENT

Extend the development boundary of Carrigaline to the north to reach the Southern Line of the CPO.

Amendment No. 4.1.3.24



MAP CHANGE ONLY

Passage West/Glenbrook/Monkstown

PROPOSED AMENDMENT NO. 4.1.4.1

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Core Strategy

PROPOSED AMENDMENT

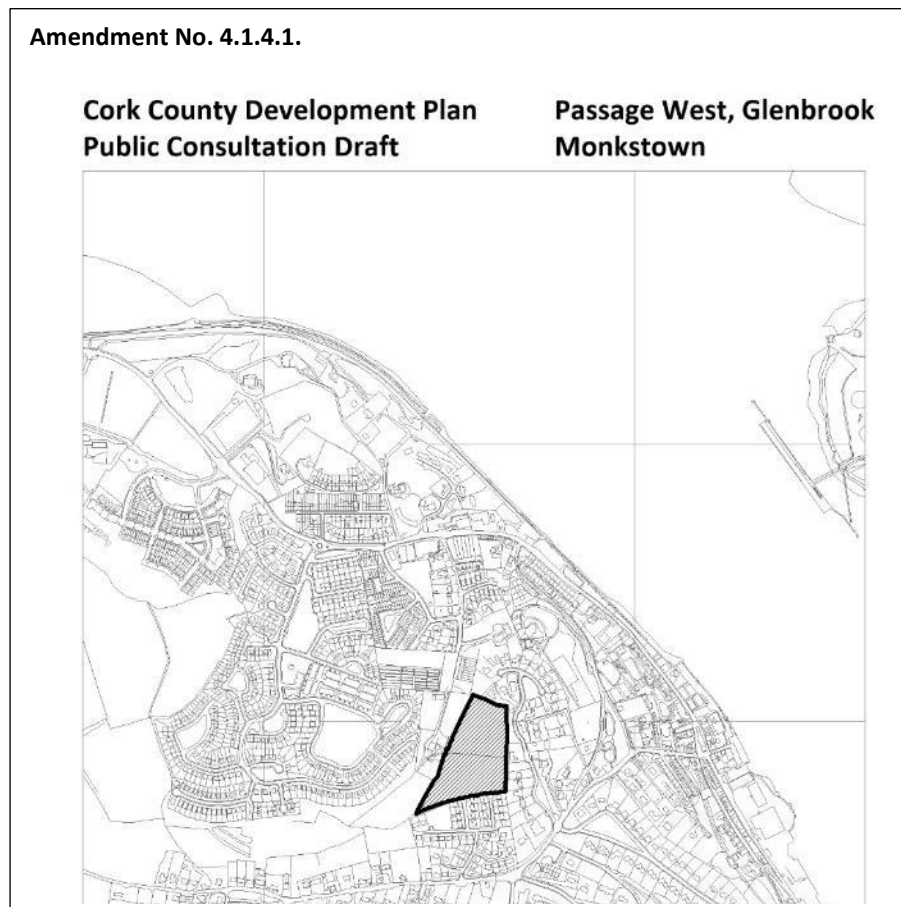
Amend zoning of PW-R-03 and change to Existing Residential, Mixed Residential and Other Uses, remove objective PW-R-03.

Delete text as follows:

~~PW-R-03 Medium A density residential development.~~

Change Objective No. PW-R-04 to PW-R-03 and amend objective as follows:

~~PW-R-04~~ PW-R-03 Medium B density residential development.



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1.4.2

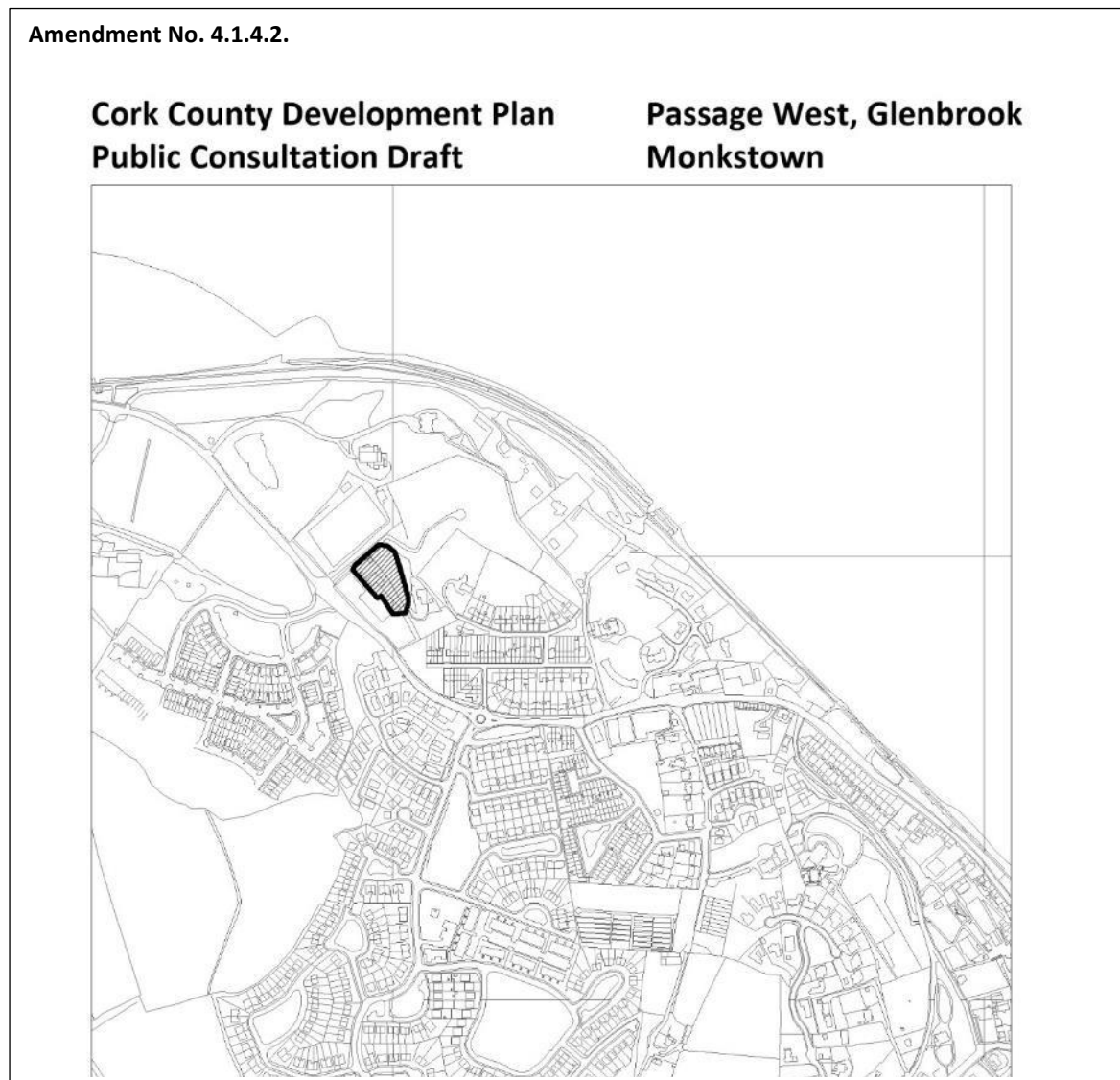
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Core Strategy

PROPOSED AMENDMENT

Amend zoning to PW-R-01 to remove the curtilage of the Aldi site and the existing unit adjacent to the Aldi site.

PW-R-01 Medium B density residential development (low density residential development individual serviced sites adjacent to a woodland setting). ~~2.5~~ [1.75](#)



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1.4.3

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Core Strategy

PROPOSED AMENDMENT

Amend zoning of PW-R-01 and zone as Residential Additional Provision.

~~PW-R-01 Medium B density residential development (low density residential development individual serviced sites adjacent to a woodland setting). 2.5~~

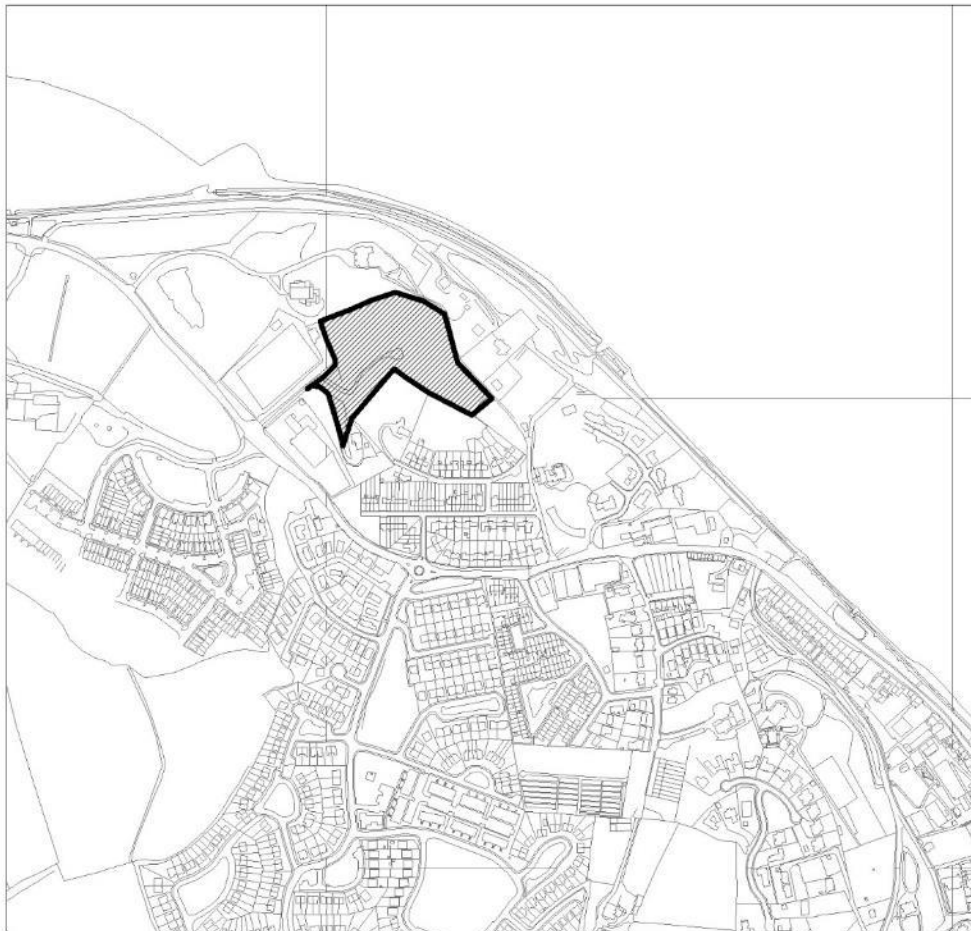
And replace with as following:

PW-R-01 Additional Residential Provision Medium B density residential development (low density residential development individual serviced sites adjacent to a woodland setting). 1.75

Amendment No. 4.1.4.3.

**Cork County Development Plan
Public Consultation Draft**

**Passage West, Glenbrook
Monkstown**



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1.4.4

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Core Strategy

PROPOSED AMENDMENT

Amend zoning of PW-R-04 and zone as Residential Additional Provision

~~PW-R-04 Medium B density residential development. 1.6~~

And replace with as following:

[PW-R-03 Additional Residential Provision Medium B density residential development. 1.6](#)

Amendment No. 4.1.4.4.

**Cork County Development Plan
Public Consultation Draft**

**Passage West, Glenbrook
Monkstown**



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1.4.5

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions.

PROPOSED AMENDMENT

Include additional wording in Objective PW-X-03 in Table 4.1.13 as follows:

PW-X-03 This site along Railway street provides an opportunity for backland development to the rear of the main street, which fronts the water on two sides. Any redevelopment at this location should incorporate public realm improvements including the provision of open space and waterfront *and public* amenities as part of the overall development of this area *to fully utilise the unique setting this site offers*. Development on this site should be designed to reflect the scale and character of this area recognising its strategic waterfront location. This site is suitable for mixed use development including offices and employment uses. * 3.1

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.1. 4.6

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Add * to PW-GC-05 in Passage West/Glenbrook/Monkstown.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.1. 4.7

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Add * to PW-X-02 in Passage West/Glenbrook/Monkstown.

TEXT CHANGE ONLY

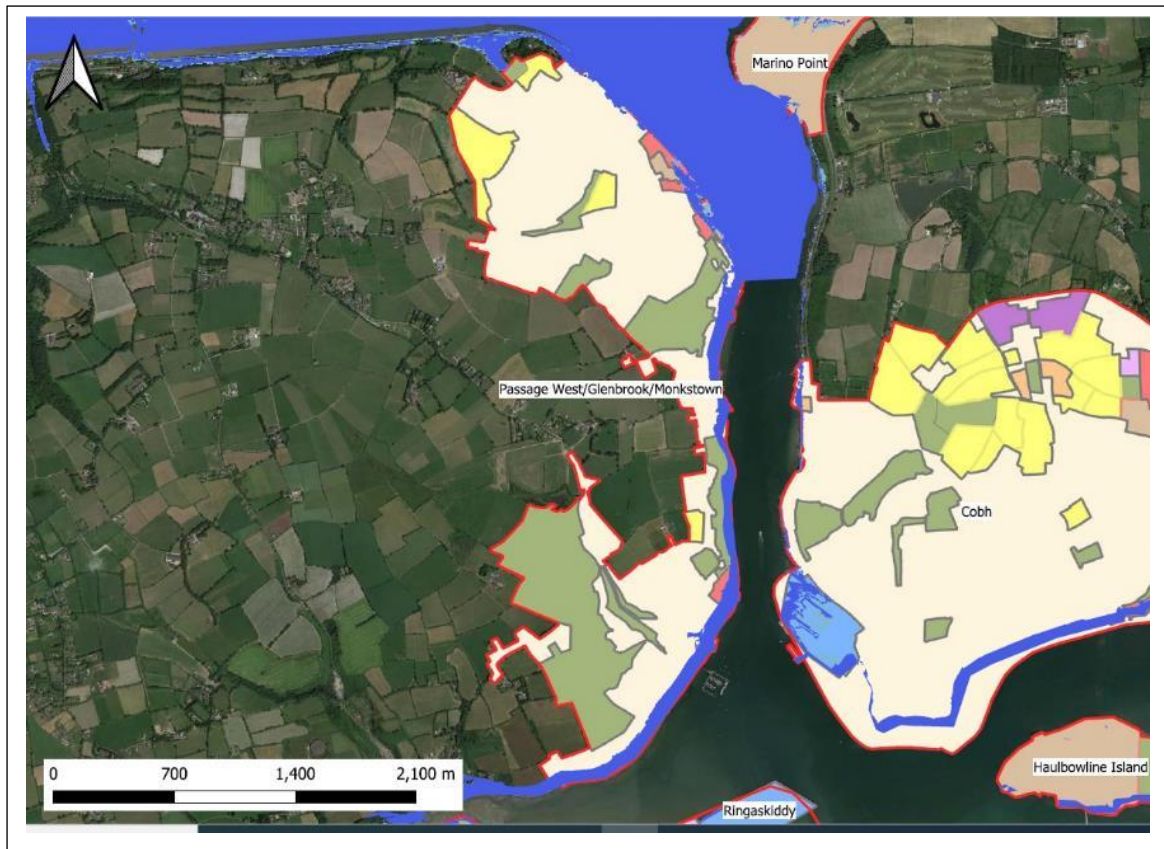
PROPOSED AMENDMENT NO. 4.1. 4.8

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Inclusion of Flood Map for Passage West/Glenbrook/Monkstown.



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.1. 4.9

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Core Strategy

PROPOSED AMENDMENT

Amend Section Population and Housing in Passage West/Glenbrook/Monkstown. Include wording for Additional Provision.

Update and Amend table 4.1.9 Passage West/Glenbrook/Monkstown Population, Housing Supply and Residential Land Area, amend table 4.1.10 Passage West/Glenbrook/Monkstown Population 2006-2028, to reflect changes to the Core Strategy

Update and Amend paragraphs and PW-GO-01 to reflect changes to the Core Strategy

NEW NUMBERS TO BE INSERTED FOR POPULATION TARGET 2028. To be Confirmed.

1.4.4 Passage West has a well-defined urban structure reflective of its importance as a shipbuilding and railway terminus, however, the past few decades the function of the retail core has been progressively weakened resulting in a poor urban environment. Glenbrook is largely a small linear residential fishing village which containing some limited services including the local Garda Station. Monkstown's historic development as a new commuter suburb for the rich middle classes in the 19th century has left a legacy of large and impressive buildings. The existing town centre zoning reflects the focus of the existing limited services within the town. This settlement has been allocated a population target of ~~6,719~~ **6,835** to 2028 under the CDP, representing a growth of just over ~~876~~ **992** people on Census 2016 figures (5,843). Taking account of vacancy, an additional ~~393~~ **379** housing units would be required to accommodate the target population growth.

1.4.20 The Core Strategy of the Cork County Development Plan (CDP) has set a population target ~~6,719~~ **6,835** persons by 2028, representing a population growth of ~~876~~ **992** persons on the 2016 Census figure. In order to accommodate this level of population growth, an additional ~~393~~ **379** housing units will be required for the period 2020-2028 with ~~254~~ **240** housing units delivered on residentially zoned land and the balance of 139 delivered within the built footprint of the town. The existing available land supply within this Plan has ~~16~~ **8.7** ha of zoned land with an estimated minimum yield of ~~395~~ **240** units and in this context it is considered that there is sufficient capacity in the existing residential land supply to provide for the housing needs of this target population.

TEXT CHANGE ONLY

Key Villages

PROPOSED AMENDMENT NO. 4.1. 5.1

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include the following text as an introduction to Key Villages in Carrigaline Municipal District.

Key Villages in the Carrigaline MD

There are two Key Villages (Crosshaven and Bays and Ringaskiddy) in the Carrigaline Municipal District as follows;

In this plan, Crosshaven and Bays is projected to grow to over 1,500 people during the lifetime of the plan so is treated in a similar manner as regards zoning and land-use to the other main settlements which are over 1,500 people. That is as distinct from the other Key Villages in this Municipal District, all land within the development boundary of Crosshaven and Bays will have a specific land use zoning.

The settlements would benefit from a more compact form and from some regeneration of and re-use of existing properties within the village cores. In particular, further improvements to the village centres, with an enhanced streetscape, improved shopfronts and provision for improved street lighting, public footpaths and street furniture would be desirable. Further opportunities for streetscape improvements exist in the settlements, particularly within the village cores.

Given the challenges facing some key villages in relation to infrastructure, in particular water services and whether any deficits can be overcome in the lifetime of the plan the Council will consider the reallocation of the overall level of units for a specific Key Village from Key Villages with infrastructure constraints that are taking longer than expected to be resolved to a Key Village or Key Villages within the same Municipal District which has no such constraints subject to adequate capacity been shown to be available, in compliance with the requirements of Chapter 11 Water Management and any ecological considerations. Any increase in the re-allocation of housing units must not exceed 50% of the allocation set out in the table below.

Further guidance on the development of villages is given in Volume One of this Plan, particularly [Chapter 2 Core Strategy](#), [Chapter 3 Settlements and Placemaking](#), and [Chapter 4 Housing](#).

4.4.11 Key Villages Overall Scale of New Development				
Settlement Name	Existing Number of Houses Q1 2010 (Geodirectory)	Existing Number of Houses Q1 2015 (Geodirectory)	Existing Number of Houses Q1 2020 (Geodirectory)	Overall Scale of New Development to 2028 (No. of houses)

Crosshaven and Bays	To be completed later	To be completed later	To be completed later	103
Ringaskiddy				45
Total Key Villages				148

TEXT AND FIGURE CHANGE

Ringaskiddy

PROPOSED AMENDMENT NO. 4.1.5.2

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Ecology Office.

PROPOSED AMENDMENT

Include new zoning of site as Green Infrastructure RY-GC-14 in Ringaskiddy and include text in Table 4.1.16 as follows;

RY-GC-14: Protect this area which lies within Monkstown Creek pNHA and Cork Harbour SPA. This area is not suitable for development.

Amendment No. 4.1.5.2.



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1.5.3

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions

PROPOSED AMENDMENT

Amend Page 21, ref 1.3.37: replace the reference to GlaxoSmithKline' with 'Thermo Fisher Scientific'.

1.3.37 In recent years, industrial development has become the main employment activity in Carrigaline. The principle area for industry and enterprise development is to the south east of the town. In the 1970's, Biocon (now Quest) established a local Biochemical Industry at Crosshaven Road. Kilnaglery Industrial Park and Carrigaline Industrial Park both situated on the Crosshaven road contain many large companies such as Pepsi and locally owned West Building Products. The establishment of large stand-alone industrial plants such as Pfizer, ~~GlaxoSmithKline~~ **Thermo Fisher Scientific** and more at Ringaskiddy have also provided a significant amount of employment for Carrigaline residents.

Page 55, ref 1.5.48: Replace the reference to 'GlaxoSmithKline' with 'Thermo Fisher Scientific'. Replace the reference to 'Centocor Biologics' with 'Janssen Sciences Ireland UC'. Remove the reference to 'Johnson & Johnson', as Janssen Sciences Ireland UC is a subsidiary of Johnson & Johnson.

1.5.48 Ringaskiddy is a significant centre of pharmaceutical manufacture which within the global community has earned an international reputation as a location of choice for mobile pharmaceutical investment. Firms such as Pfizer, ~~GlaxoSmithKline~~ **Thermo Fisher Scientific**, ~~Centocor Biologics~~ **Janssen Sciences Ireland UC**, ~~Johnson & Johnson~~ and Recordati all have major production facilities at Ringaskiddy. These create high quality employment opportunities while contributing to both the local and national economy

Page 56, ref 1.5.52: replace the reference to 'Smithkline Beecham (Cork) Ltd.' With 'Thermo Fisher Scientific Cork Ltd'.

1.5.52 Two of the major employers within the development boundary of Ringaskiddy are designated under the Major Accidents (Seveso) Directive. These are Pfizer Ireland Pharmaceuticals and ~~Smithkline Beecham (Cork) Ltd.~~ **Thermo Fisher Scientific Cork Ltd.**

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.1.5.4

ORIGIN OF AMENDMENT

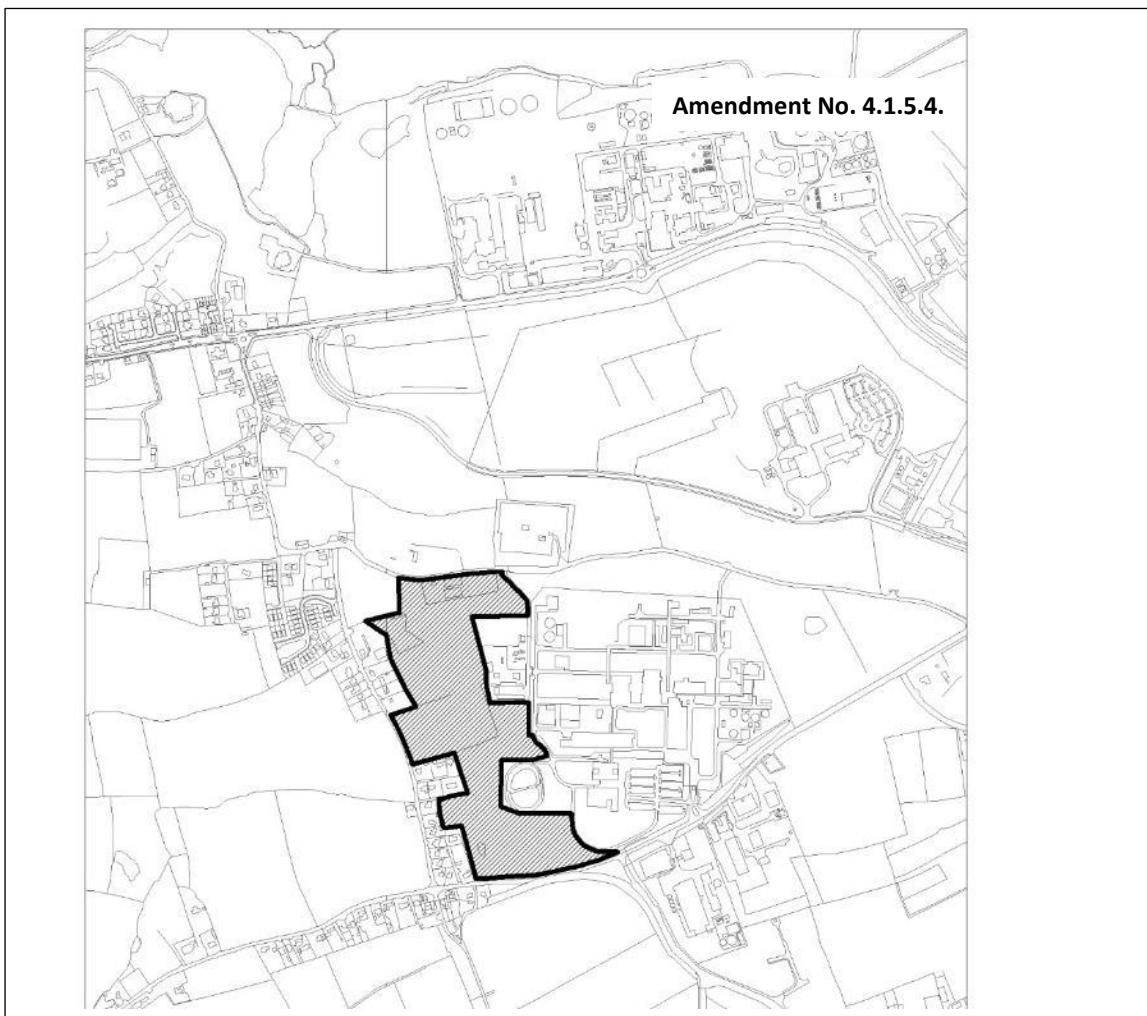
This amendment is required to address issues raised by Submission

PROPOSED AMENDMENT

Amend zoning of land from Existing Mixed/General Business/Industrial Uses to Green Infrastructure -Green Recreational (GR) -Open Spaces/Park.

Insert new objective RY-GR-16.

RY-GR-16 - Open space that acts as a buffer between existing industry and established residential uses. Protect the woodland area, walkways and amenity areas for passive and active open space use.



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 5.5

ORIGIN OF AMENDMENT

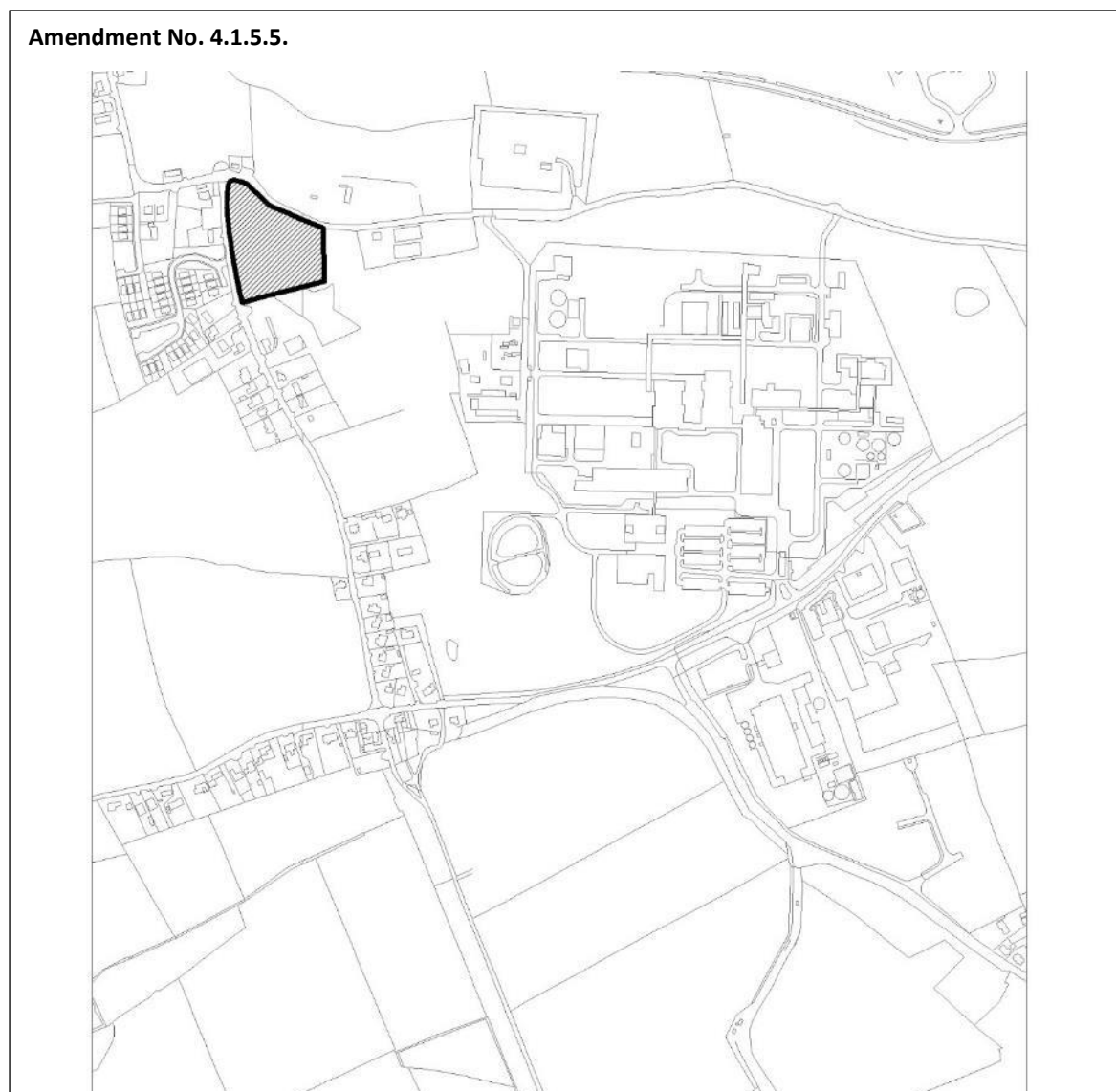
This amendment is required to address issues raised by Planning Policy Unit

PROPOSED AMENDMENT

Amend zoning of land from Existing Mixed/General Business/Industrial Uses to Green Infrastructure -Green Conservation (GC)- Landscape Amenity/Conservation.

Insert new objective RY-GC-17 as follows:

RY-GC-17 - Open space comprising of shrub and woodland.



MAP AND TEXT CHANGE

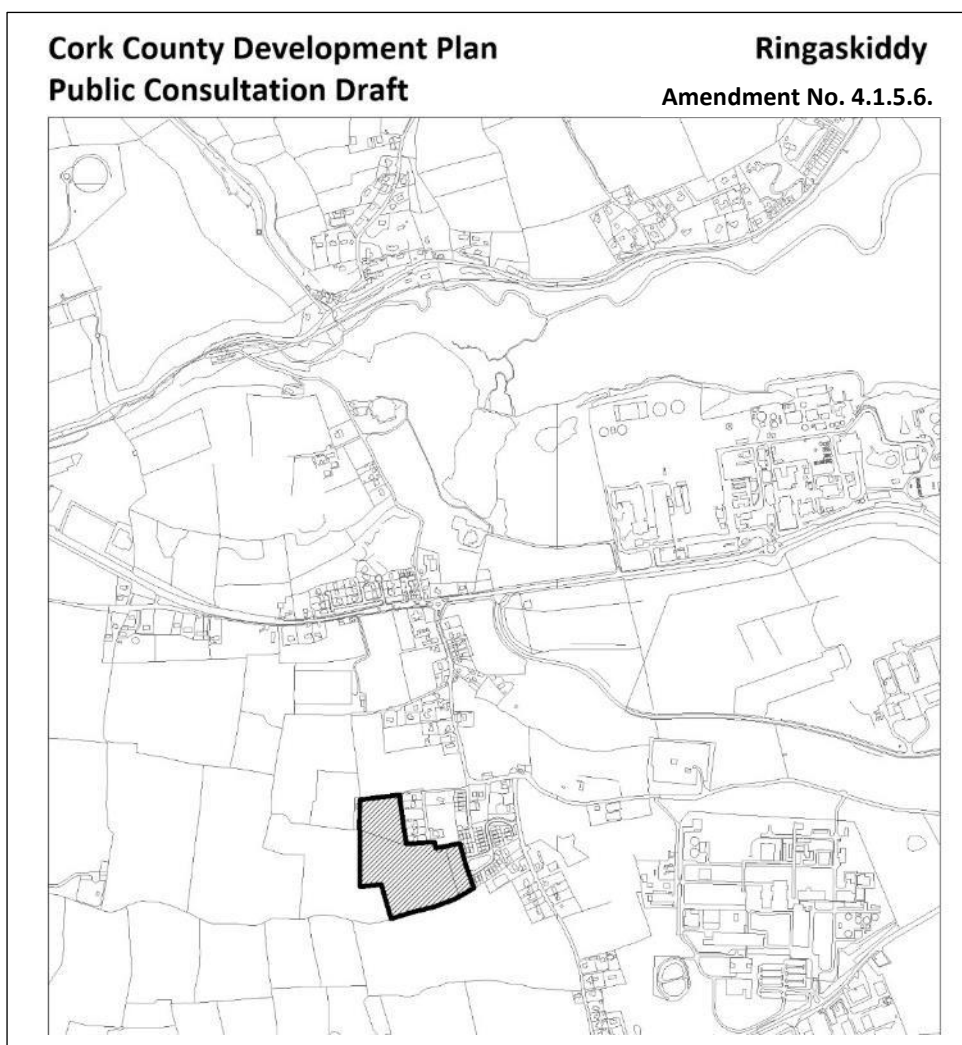
PROPOSED AMENDMENT NO. 4.1. 5.6

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submission

PROPOSED AMENDMENT

Change zoning of lands from Existing Mixed/General Business/Industrial to Existing Residential/Mixed Residential and Other Uses.



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.1. 5.7

ORIGIN OF AMENDMENT

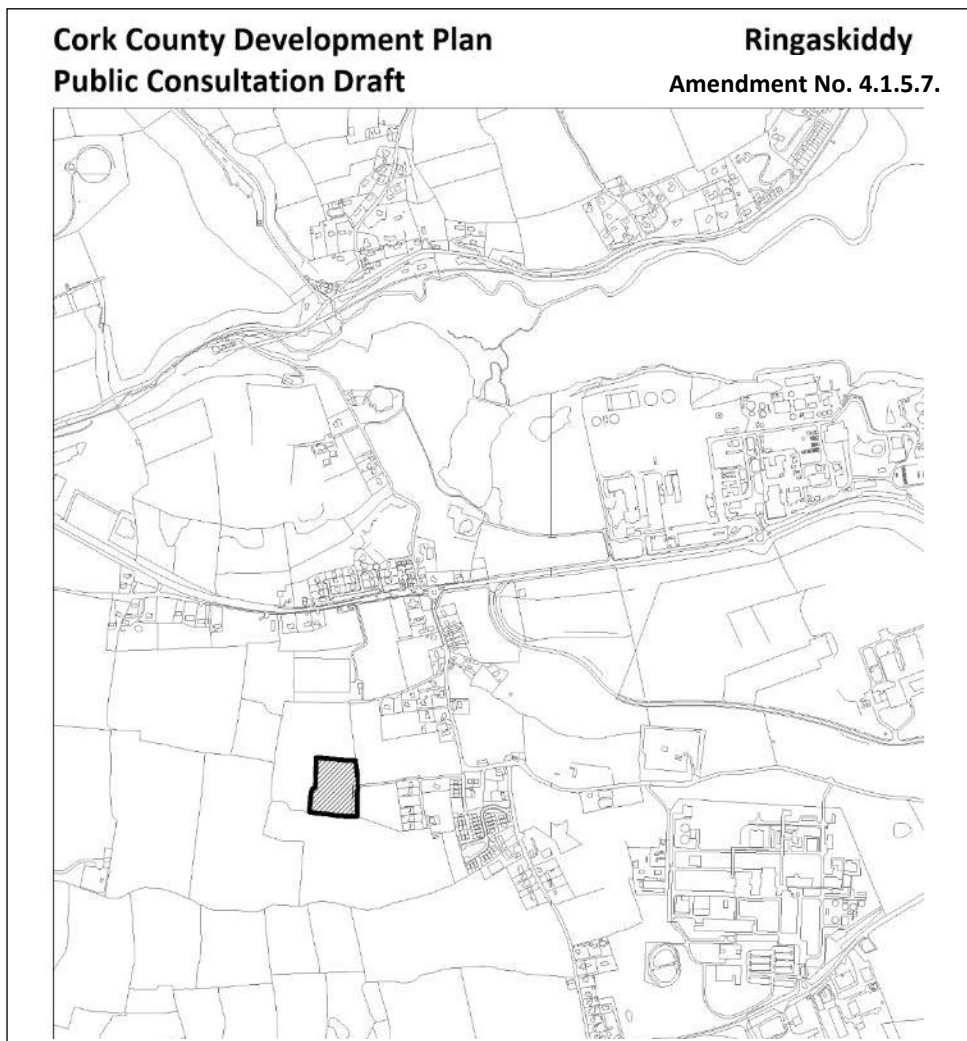
This amendment is required to address issues raised by Submission

PROPOSED AMENDMENT

Extend RY-GC-03 to include the Hibernian Soccer Pitch to the east and amend the zoning objective to label the site as RY-GA-03.

Include additional text to objective RY-GC-03:

~~RY-GC-03~~ **RY-GA-03** Open space which acts as a buffer between proposed industry and established uses. While the patterns of land use will remain largely unchanged, if the adjoining industry makes proposals for development, consideration will be given to landscaping including strategic tree planting on the land. **This site also comprises of sporting facilities such as soccer pitches.**



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 5.8

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submission

PROPOSED AMENDMENT

Amend the boundary of RY-GA-01 to incorporate the changes proposed as a result of changes to RY-I-01 and RY-T-01.

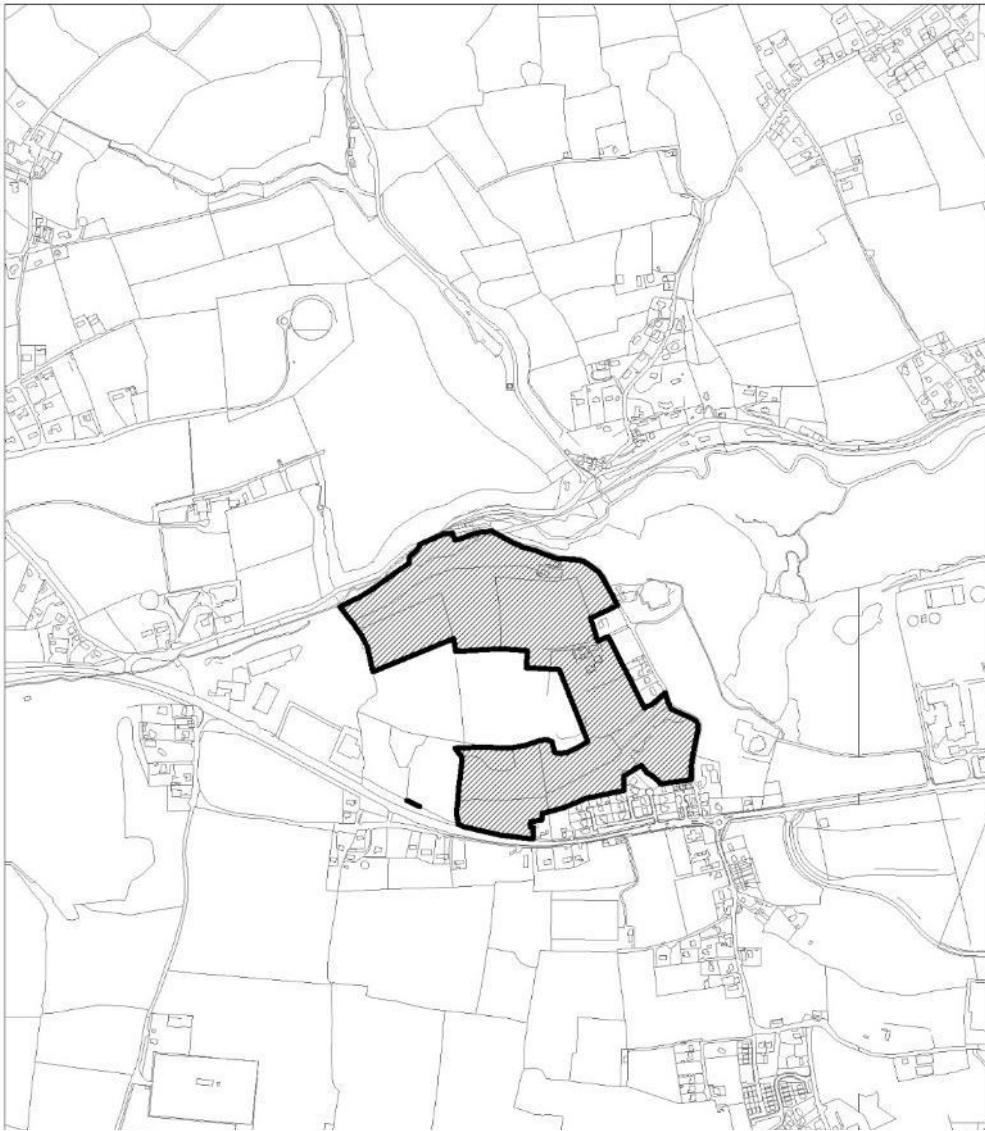
RY-GA-01 will be re-labelled as RY-GC-01 to reflect the current land use on site, reference to golf course and playing pitches should be removed as they are located in RY-GA-02.

~~RY-GA-01 Open space comprising a golf course and playing pitches to provide a long term, structural landscape setting for the adjoining industrial zoning including the provision and maintenance of tree planted buffers to the southern and northern boundaries of the site. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. * 25.32~~

And replace with as following:

*RY-GC-01 Open space to comprise of a structural landscape setting for the adjoining industrial zoning including the provision and maintenance of tree planted buffers to the southern and northern boundaries of the site. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. * 17.9*

Amendment No. 4.1.5.8.



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1.5.9

ORIGIN OF AMENDMENT

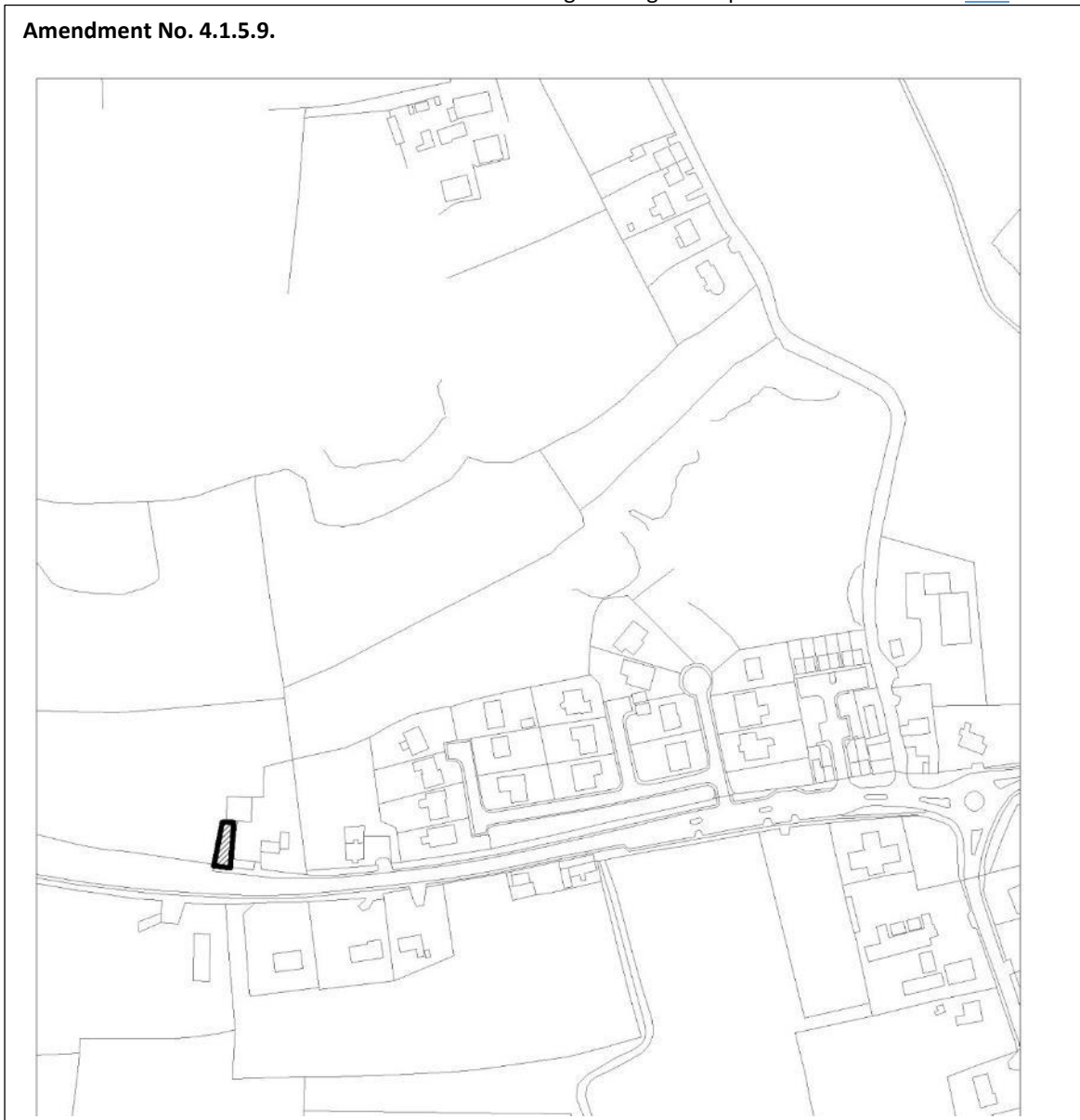
This amendment is required to address issues raised by Submission

PROPOSED AMENDMENT

Amend RY-T-01 to expand to the west and reflect the change in the objective in Table 4.1.16.

RY-T-01 This area denotes the existing built footprint of Shanbally and any proposals for development within this core area should comply with the overall uses acceptable in town centre areas. Any future development should reflect the scale and character of the surrounding existing built up residential area. ~~15.3~~ 15.7

Amendment No. 4.1.5.9.



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 5.10

ORIGIN OF AMENDMENT

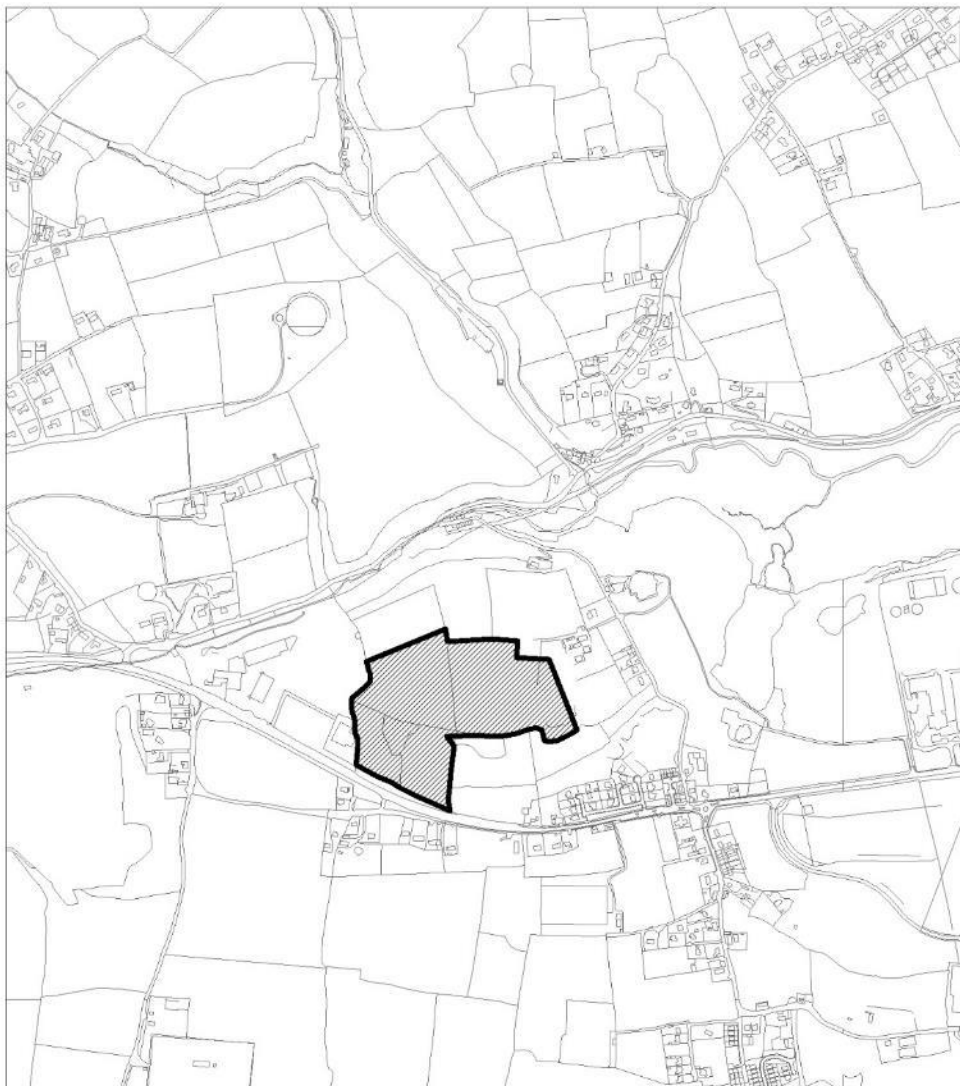
This amendment is required to address issues raised by Submission

PROPOSED AMENDMENT

Amend RY-I-01 to extend to the east.

RY-I-01 Industry including ancillary uses such as associated offices, laboratories, manufacturing and utilities. The open space zonings in specific objectives ~~RY-GA-01~~ **RY-GC-01** and RY-GA-02 are to be provided as part of this development. Any development on this site will need to take account of the biodiversity sensitivities of the site and area. *~~8.6~~ **11.34**

Amendment No. 4.1.5.10.



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 5.11

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

This amendment is a consequential amendment arising from changes to the zoning and flood zone maps.

Update the Green Infrastructure Diagram for Ringaskiddy to reflect changes to the zoning and flood maps proposed through other amendments. This is to be inserted at a later date.

MAP CHANGE

PROPOSED AMENDMENT NO. 4.1. 5.12

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Add * to RY-GC-11 in Ringaskiddy.

TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 5.13

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Add * to RY-GC-12 in Ringaskiddy.

TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 5.14

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Add * to RY-GC-13 in Ringaskiddy.

TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 5.15

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Remove * to RY-I-01 in Ringaskiddy.

TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 5.16

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Remove * to RY-I-04 in Ringaskiddy.

TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 5.17

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Remove * to RY-I-06 in Ringaskiddy.

TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 5.18

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Remove * to RY-I-15 in Ringaskiddy.

TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 5.19

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Remove * to RY-I-02 in Ringaskiddy.

TEXT CHANGE

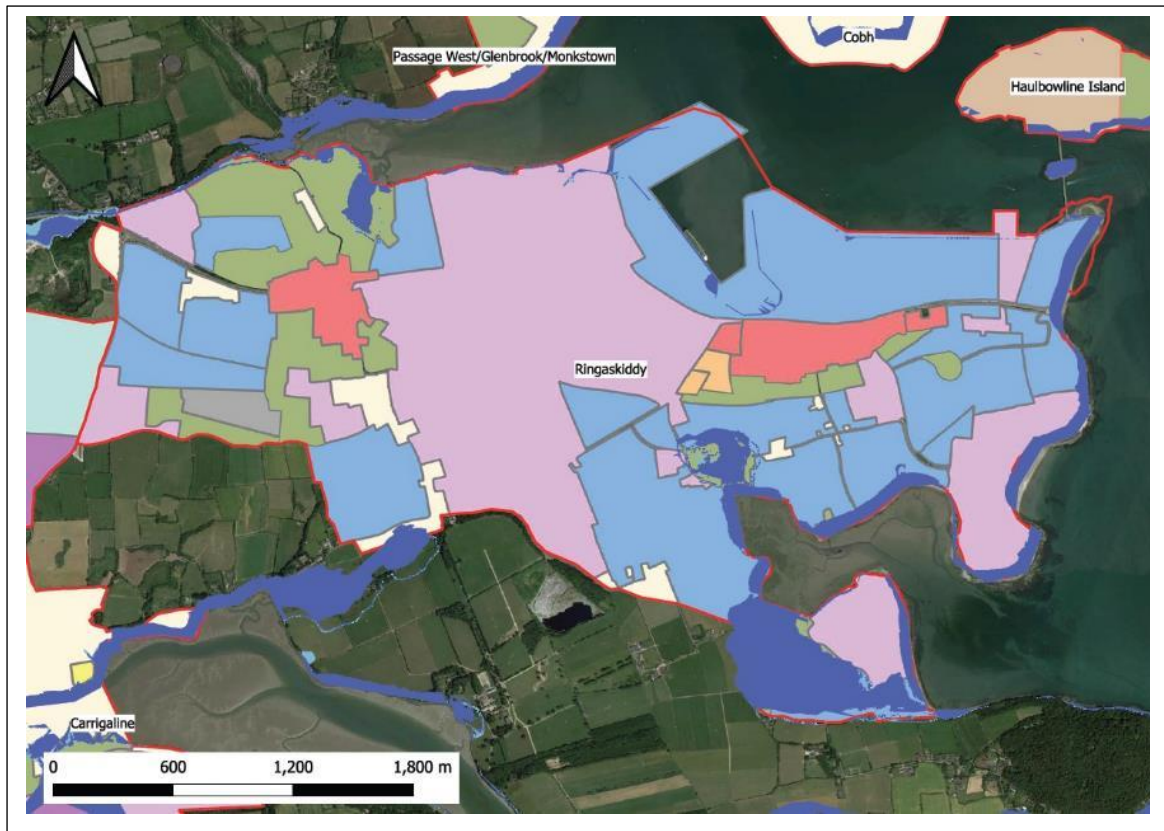
PROPOSED AMENDMENT NO. 4.1. 5.20

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Inclusion of Flood Map for Ringaskiddy.



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.1. 5.21

ORIGIN OF AMENDMENT

This amendment is required to address consequential issues.

PROPOSED AMENDMENT

Include dwelling into existing residential, mixed residential and other uses.

Amendment No. 4.1.5.21.



MAP CHANGE

PROPOSED AMENDMENT NO. 4.1. 5.22

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions

PROPOSED AMENDMENT

Amend paragraph 1.5.51 to update changes to the amount of zoned industrial land in Ringaskiddy.

~~1.5.51 There is currently 353ha of land zoned for business use in Ringaskiddy of which approximately 234ha of this remained undeveloped, part of which is set aside for large stand-alone development.~~

And replace with as following:

1.5.51 There is currently approximately 340ha of land zoned for business use in Ringaskiddy of which approximately 234ha of this remained undeveloped, part of which is set aside for large stand-alone development.

PROPOSED AMENDMENT NO. 4.1.5.23

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Amend zoning RY-I-16 to be zoned as RY-GC-15. Remove objective RY-I-16 and include new zoning objective RY-GC-15.

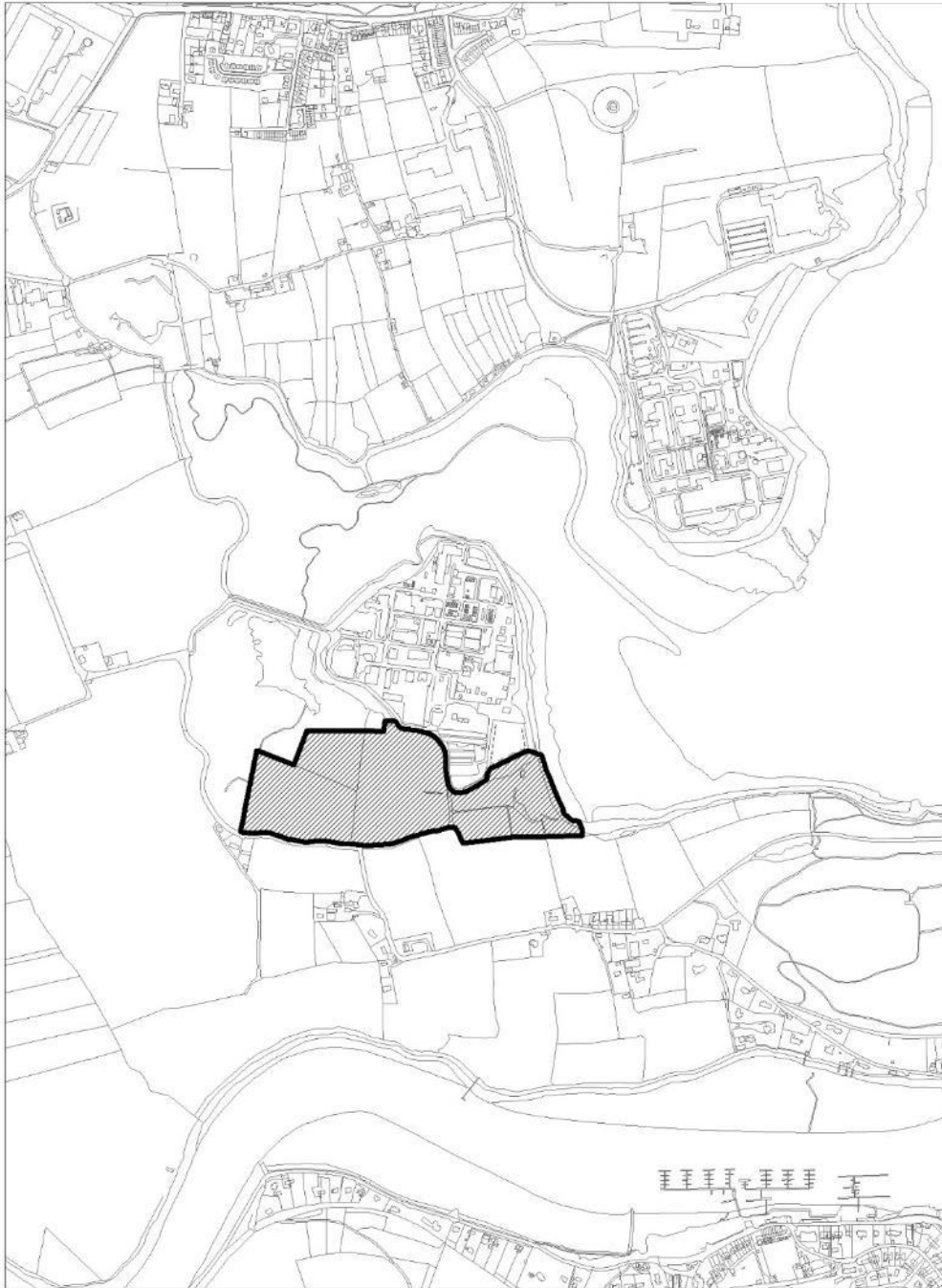
~~RY-I-16 Suitable for limited extension of adjacent stand alone industry including ancillary uses such as associated offices, laboratories, manufacturing and utilities. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. The zone supports wetland habitat which is known to be of importance for wintering birds, including species for which the SPA is designated. It will be likely to be necessary to retain a significant portion of this land in an undeveloped state to avoid negative impacts on the SPA. * 16.05~~

And replace with as follows:

*RY-GC-15 Open space site at risk of flooding. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. The zone supports wetland habitat which is known to be of importance for wintering birds, including species for which the SPA is designated. * 16.05*

**Cork County Development Plan
Public Consultation Draft**

**Ringaskiddy
Amendment No. 4.1.5.23.**



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.1. 5.24

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Core Strategy

NEW NUMBERS TO BE INSERTED FOR POPULATION TARGET 2028.

PROPOSED AMENDMENT

Amend Section Population and Housing in Ringaskiddy.

Delete text:

1.5.16 ~~In the absence of a 2028 target population figure it is envisaged that Ringaskiddy's population will remain relatively static.~~ **Ringaskiddy has a 2028 population target of 698.** There is potential for limited residential development within the town centre areas of Ringaskiddy and Shanbally villages. The land which was zoned for residential development in previous plans has now been included within the overall town centre zonings of Ringaskiddy and Shanbally villages.

Table 4.1.14: Housing Growth Key Village Ringaskiddy 2010 -2020				
Year	2010	2015	2020	Growth 2010-2020
No of dwellings	447	n/a	442	-5
Source – Geo Directory				

TEXT AND FIGURE CHANGE

Crosshaven and Bays

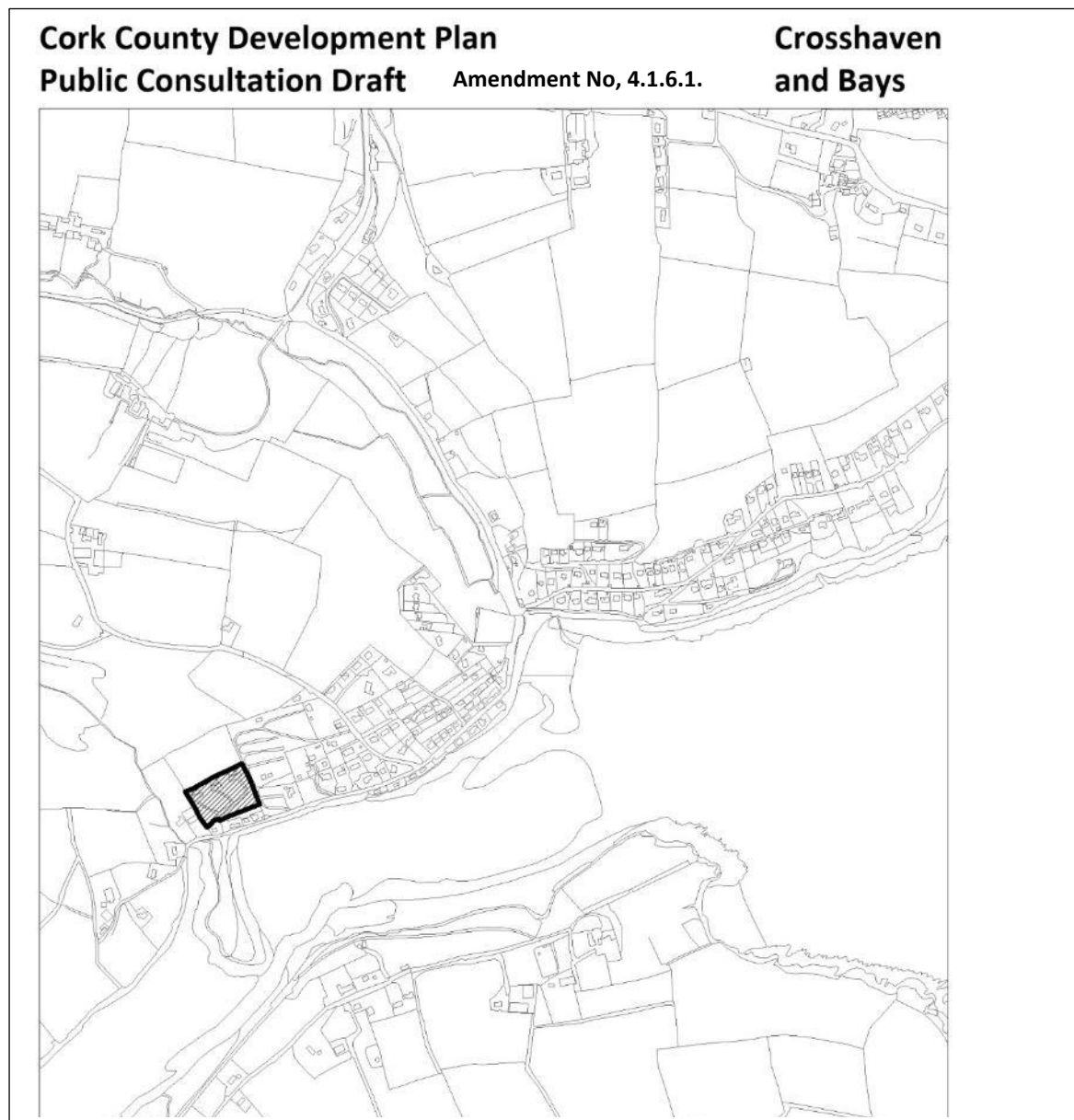
PROPOSED AMENDMENT NO. 4.1. 6.1

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submission

PROPOSED AMENDMENT

Extend the development boundary of Crosshaven and Bays to include three existing dwellings in Fountainstown Bay.



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.1. 6.2

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Add * in CS-X-02

TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1.6.4

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Add * to CS-GC-09 in Crosshaven and Bays.

TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 6.5

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Add * to CS-GC-10 in Crosshaven and Bays.

TEXT CHANGE

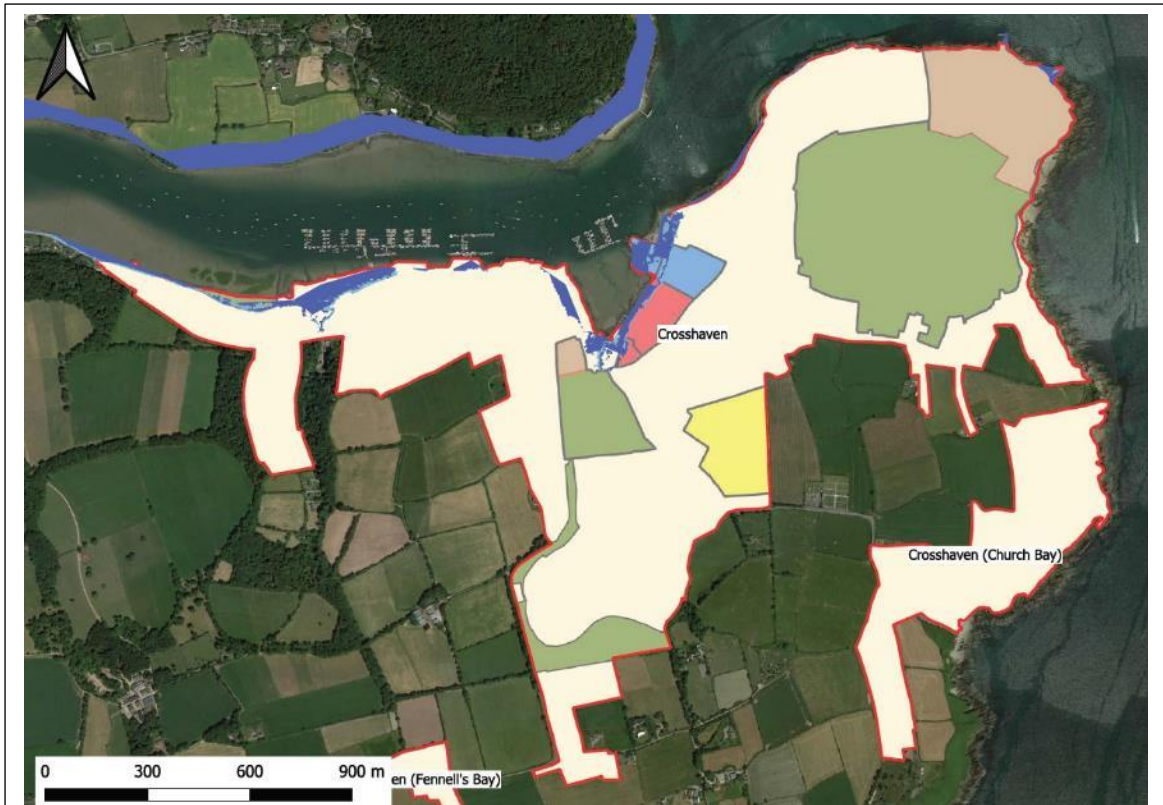
PROPOSED AMENDMENT NO. 4.1. 6.6

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Inclusion of Flood Map for Crosshaven and Bays.





TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.1.6.7

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions

PROPOSED AMENDMENT

Include additional text to paragraph 1.6.22 in Volume 4, Carrigaline Municipal District.

1.6.22 It is also important to maintain and enhance the village's built and natural heritage. Infill development and sensitive alterations to facades in the older village core will be encouraged. In this plan the CS-T-01 area has been extended to accommodate the potential of Crosshaven to attract niche retail/commercial uses in the village centre as part of its coastal location and association with yachting and other marine activities. This area has also potential for sensitive, compact residential development incorporating a design which sits comfortably in its village setting. *This zoning reflects the long-term vision for the village centre of Crosshaven and Bays but recognising the current uses on the site. The maritime activity to the north of the site can continue under the town centre zoning.* This area adjoins the existing village core which has been zoned as CS-T-02.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.1. 6.10

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Add * in CS-I-02.

TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 6.11

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Core Strategy

PROPOSED AMENDMENT

Update and Amend table 4.1.17 Crosshaven and Bays Population, Housing Supply and Residential Land Area, amend table 4.1.18 Crosshaven and Bays 2006-2028, to reflect changes to the Core Strategy

Update and Amend paragraphs and CS-GO-01 to reflect changes to the Core Strategy

NEW NUMBERS TO BE INSERTED FOR POPULATION TARGET 2028.

Population and Housing

~~2.2.28 The 2016 Census recorded a population in Crosshaven was 2,577 people, an increase of 23% on 2011 Census figures. The bays area have a further 993 persons recorded in Census 2016 bringing the total population to 3,570 persons. This figure relates to a total of 1,236 housing units in Crosshaven by 2028, which is an increase of 103 housing units from 2020 to 2028. An examination of Geo-directory figures for the number of houses in the settlement show that there was an increase of 34 dwellings between 2010 and 2015. It should be noted that the geo-directory represents registered postal address and is not indicative of year round residential occupation as there is a high level of holiday homes located in the Bays area. There is an outstanding permission within Crosshaven for 73 units which is yet to commence.~~

And replace with as follows:

2.2.28 The 2016 Census recorded a population in Crosshaven was 2,577 people, an increase of 23% on 2011 Census figures. The bays area have a further 993 persons recorded in Census 2016 bringing the total population to 3,570 persons. This figure relates to a total of 1,236 housing units in Crosshaven by 2028, which is an increase of 103 housing units from 2020 to 2028. An examination of Geo-directory figures for the number of houses in the settlement show that there was an increase of 34 dwellings between 2010 and 2015. It should be noted that the geo-directory represents registered postal address and is not indicative of year round residential occupation as there is a high level of holiday homes located in the Bays area. There is an outstanding permission within Crosshaven for 73 units which is yet to commence.

TEXT AND TABLE CHANGE

Villages

PROPOSED AMENDMENT NO. 4.1. 7.0

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include the following text and tables as an introduction to Villages in Carrigaline Municipal District.

Villages of the Carrigaline Municipal District

Villages are settlements that provide a range of services to a local area but the range of services are not as broad as those provided by the Key Villages. There are five villages in the Carrigaline Municipal District as follows;

To allow the villages to develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure. It is intended that future growth will be largely organic in nature based on small scale developments. It is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised, including the surrounding landscape, particularly any designated high value landscapes.

Given the challenges facing some villages in relation to infrastructure, in particular water services and whether any deficits can be overcome in the lifetime of the plan the Council will consider the reallocation of the overall level of units for a specific Village from Villages with current infrastructure constraints that are taking longer than expected to be resolved to a Village or Villages within the same Municipal District which has no such constraints subject to adequate capacity been shown to be available, in compliance with the requirements of Chapter 11 Water Management and any ecological considerations. Any increase in the re-allocation of housing units must not exceed 50% of the allocation set out in the table below.

Further guidance on the development of villages is given in Volume One of this Plan, particularly [Chapter 2 Core Strategy](#), [Chapter 3 Settlements and Placemaking](#), and [Chapter 4 Housing](#).

Table 4.17 Scale of Development for Villages Carrigaline Municipal District				
Villages	Existing Number of Houses Q1 2010 (Geodirectory)	Existing Number of Houses Q2 2020 (Geodirectory)	Growth 2010 to 2020 (Geodirectory)	Overall Scale of Development (No. of houses)

Table 4.17 Scale of Development for Villages Carrigaline Municipal District				
Villages	Existing Number of Houses Q1 2010 (Geodirectory)	Existing Number of Houses Q2 2020 (Geodirectory)	Growth 2010 to 2020 (Geodirectory)	Overall Scale of Development (No. of houses)
Ballinhassig	To be completed later	To be completed later	To be completed later	15* (45 units in total split between Carrigaline Municipal District and Bandon Kinsale Municipal District.)
Ballygarvan				45
Minane Bridge				10
Halfway				10
Waterfall				22
Total Villages				102

TEXT AND FIGURE CHANGE

Ballinhassig

PROPOSED AMENDMENT NO. 4.1. 7.1

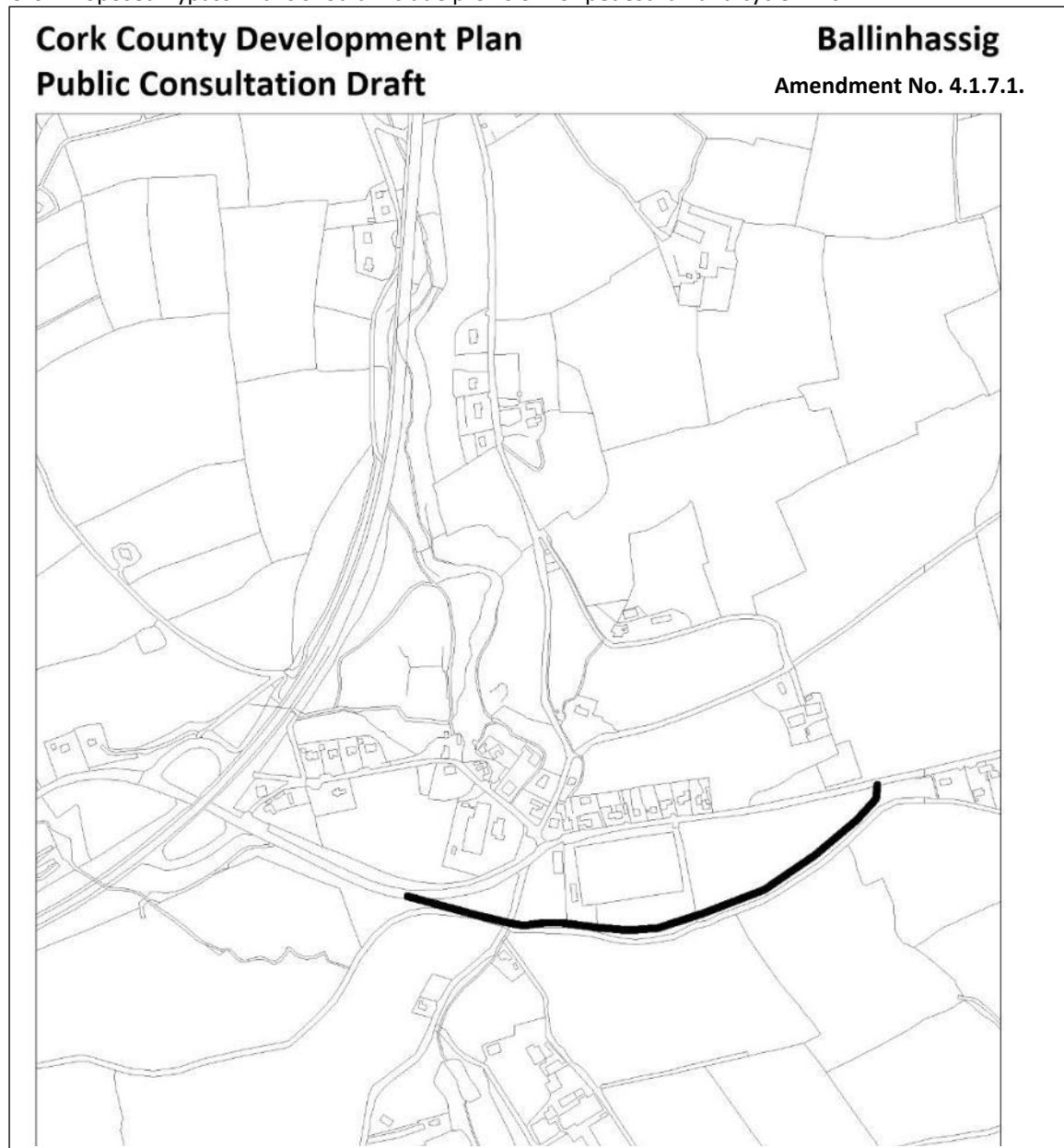
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Roads Directorate

PROPOSED AMENDMENT

Remove bypass (U-01) in Ballinhassig on Zoning map and the objective in Table 4.1.22.

~~U-01 Proposed Bypass. Plans should include provision for pedestrian and cycle links.~~



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 7.2

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

GR-01 remove *

TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1.7.3

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

T-01 add * in Ballinhassig

TEXT CHANGE

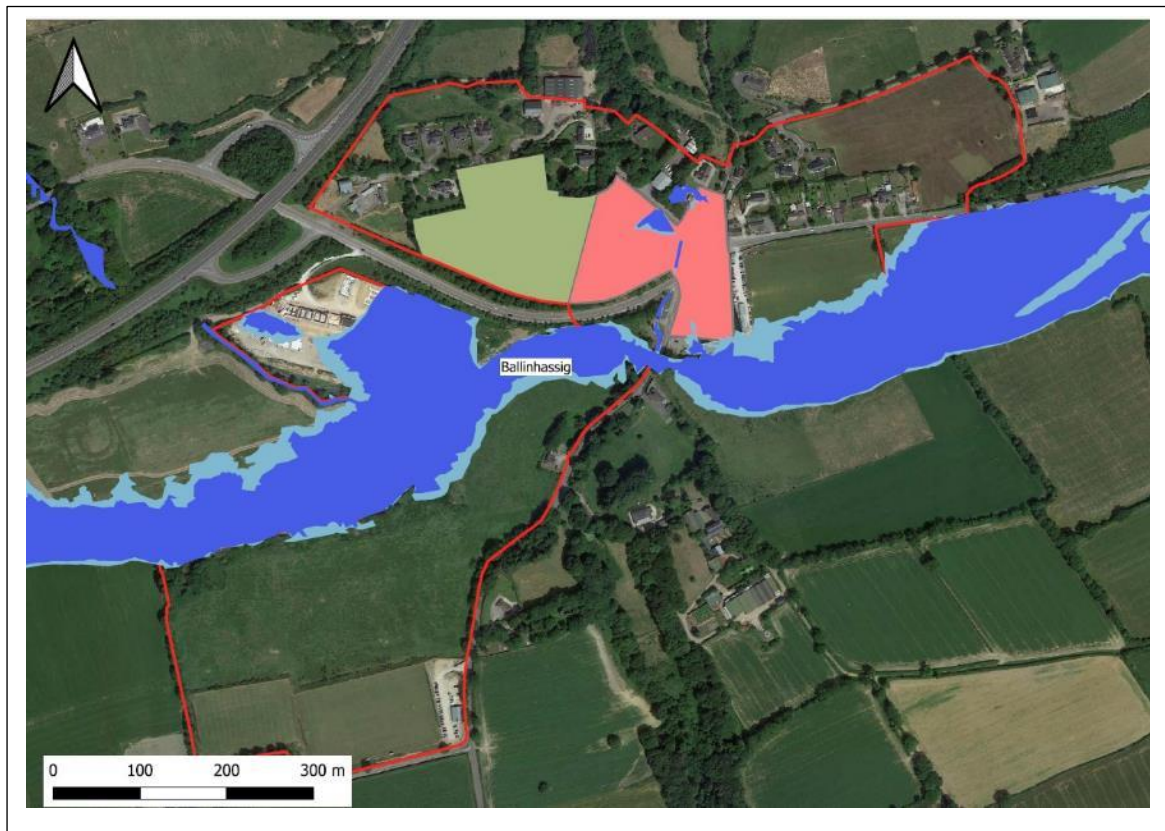
PROPOSED AMENDMENT NO. 4.1.7.4

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Inclusion of Flood Map for Ballinhassig.



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.1.7.5

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Core Strategy.

PROPOSED AMENDMENT

Update Table 4.1.21 as a result of the revised Core Strategy figures.

And replace with as follows:

Table 4.1.21: Development Boundary Objectives for Ballinhassig	
Objective No.	
DB-01	<i>Within the development boundary, encourage the development of up to 15* additional dwellings during the Plan period within the section of the village within Carrigaline Municipal District. (*45 within the entire village)</i>

TEXT CHANGE

Ballygarvan

PROPOSED AMENDMENT NO. 4.1.8.1

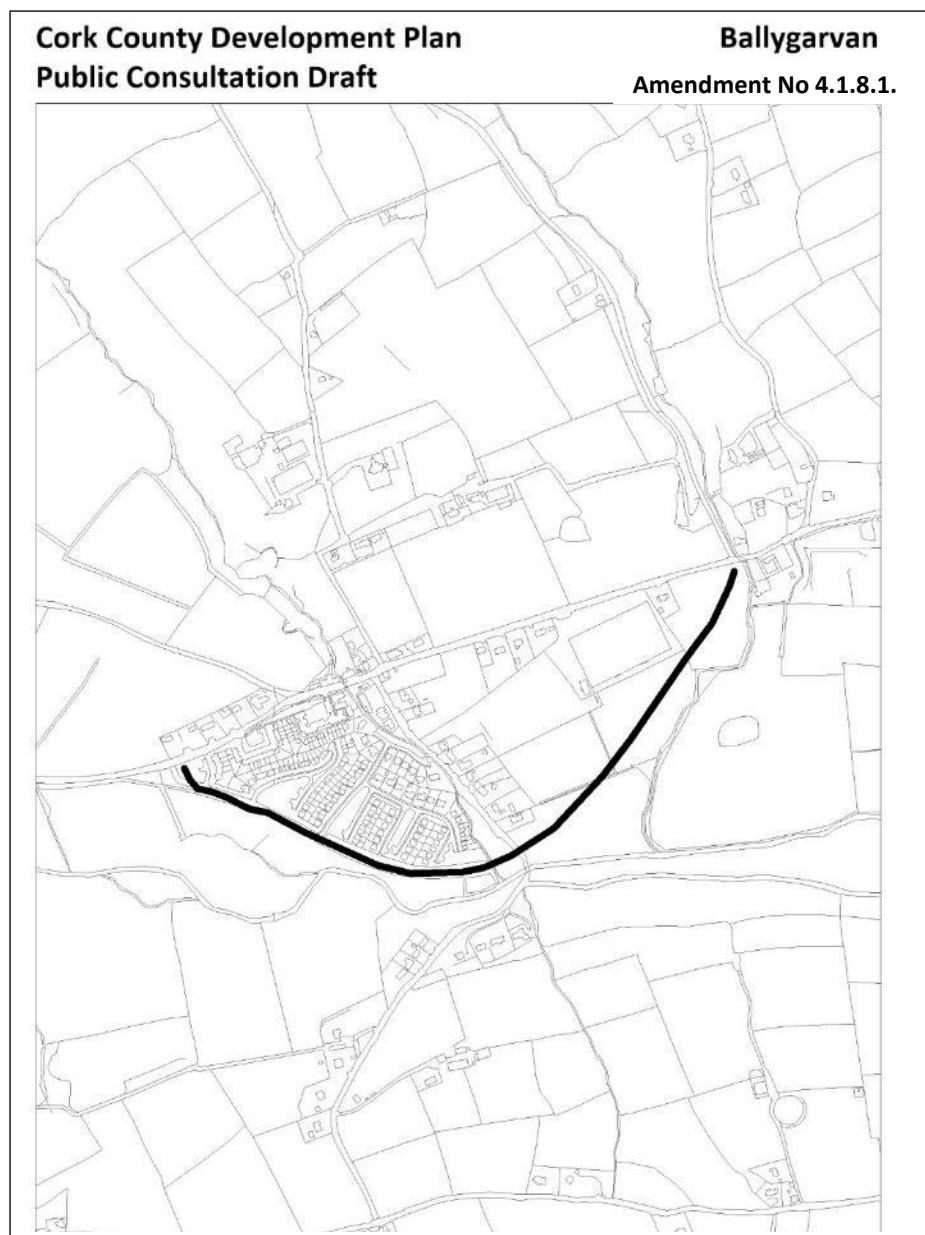
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Road Department

PROPOSED AMENDMENT

Remove bypass (U-02) in Ballygarvan in the zoning map and the objective in Table 4.1.24.

~~U-02 Proposed bypass~~



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1.8.2

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

GR-01 add a * in Ballygarvan.

TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1. 8.3

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Inclusion of Flood Map for Ballygarvan.



TEXT AND MAP CHANGE

Halfway

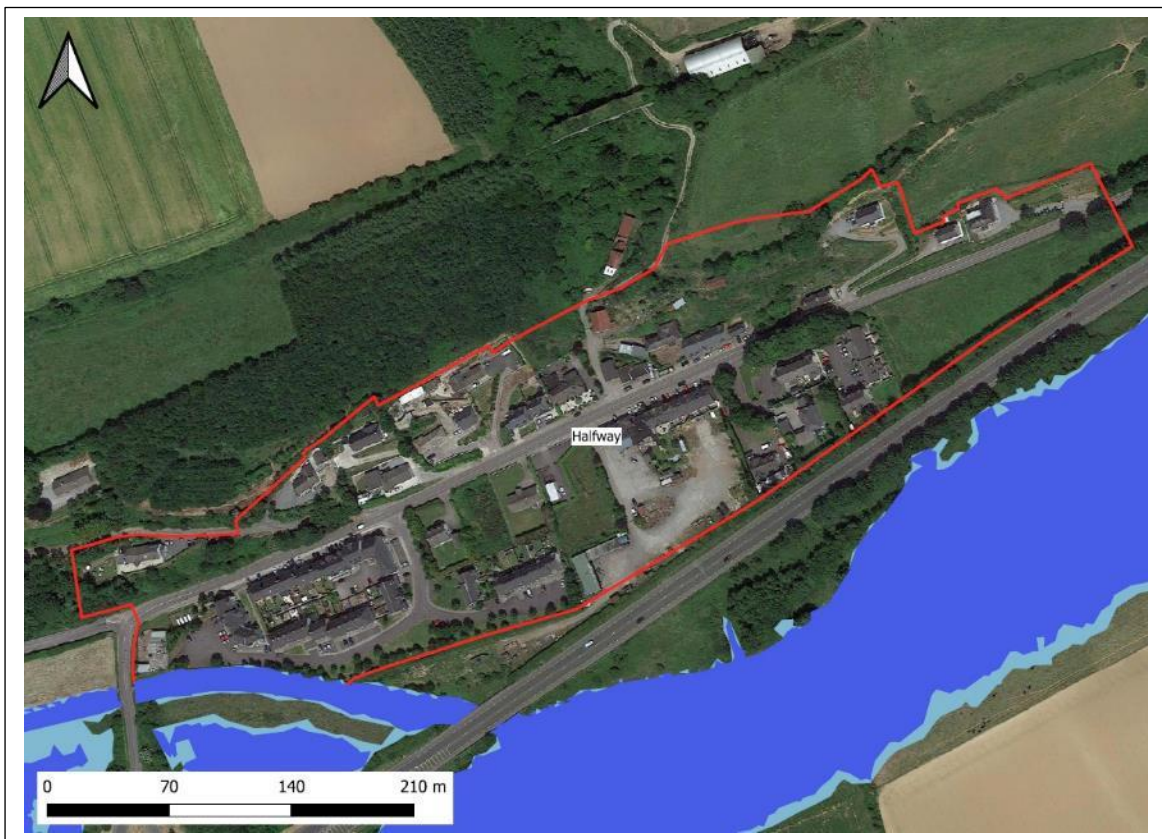
PROPOSED AMENDMENT NO. 4.1. 9.1

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Inclusion of Flood Map for Halfway.



TEXT AND MAP CHANGE

Minane Bridge

PROPOSED AMENDMENT NO. 4.1.10.1

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions.

PROPOSED AMENDMENT

Include text in Volume 4, Table 4.1.26 of Carrigaline MD as follows:

The boundary of Minane Bridge adjoins the Minane Bridge Marsh pNHA. New development should be sensitively designed and planned to provide for the protection of this wetland and will only be permitted where it is shown that it is compatible with the requirements of with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.1.10.2

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions.

PROPOSED AMENDMENT

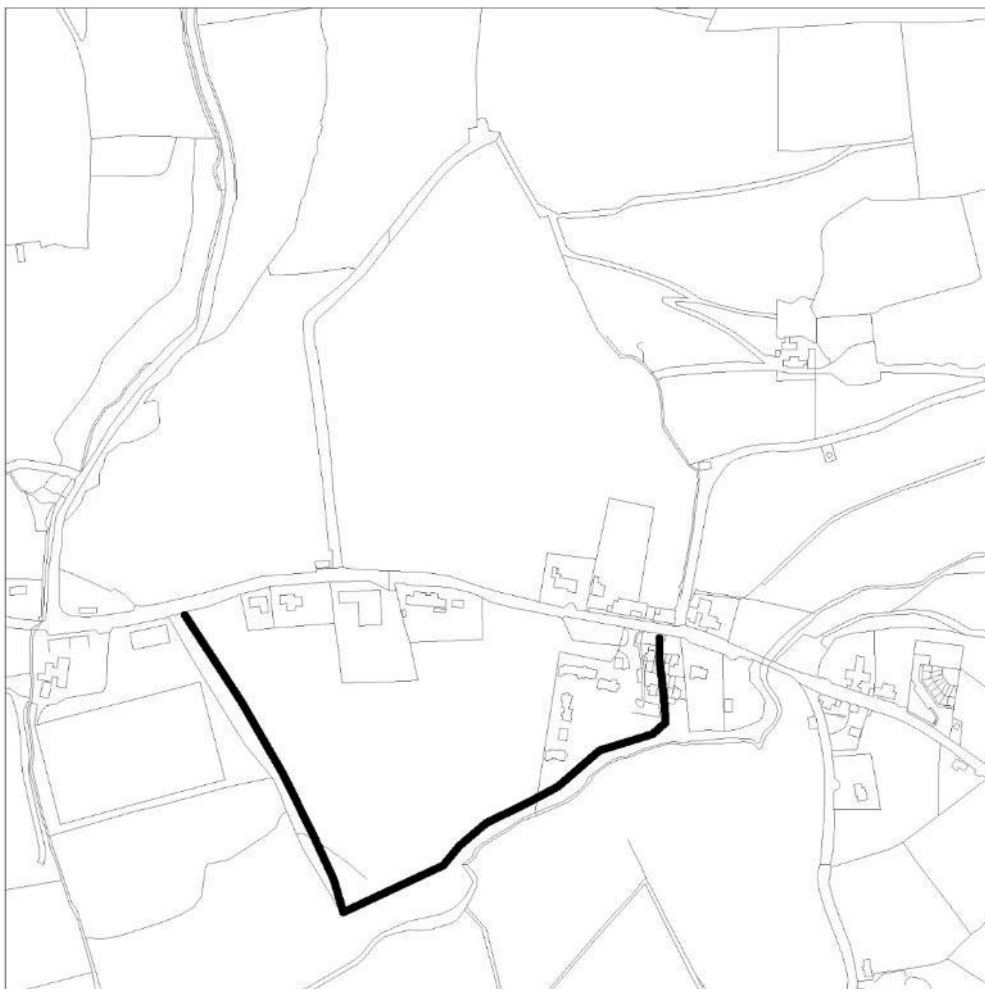
Include text in Volume 4, Table 4.1.27 Zoning U-01 of Carrigaline MD as follows:

A nature-based approach will be required to the design and construction of this walk to ensure that it does not impact negatively on the Minane Bridge Marsh proposed Natural Heritage Area and takes account of flood risk. The design of the walk will be subject to ecological impact assessment.

Amendment No. 4.1.10.2.

**Cork County Development Plan
Public Consultation Draft**

Minane Bridge



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.1.10.3

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Add * to GC-01 in Minane Bridge.

TEXT CHANGE

PROPOSED AMENDMENT NO. 4.1.10.4

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Add * to GC-02 in Minane Bridge.

TEXT CHANGE

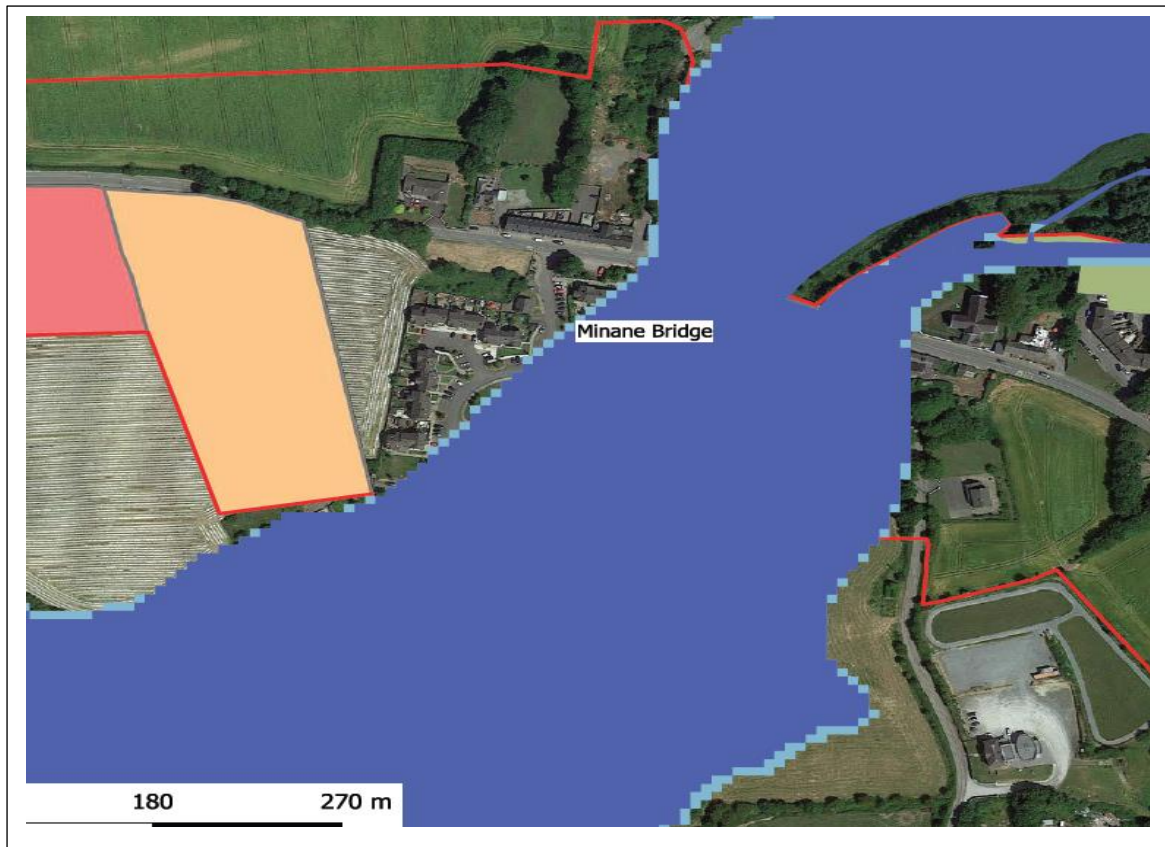
PROPOSED AMENDMENT NO. 4.1. 10.5

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Inclusion of Flood Map for Minane Bridge.



TEXT AND MAP CHANGE

Waterfall

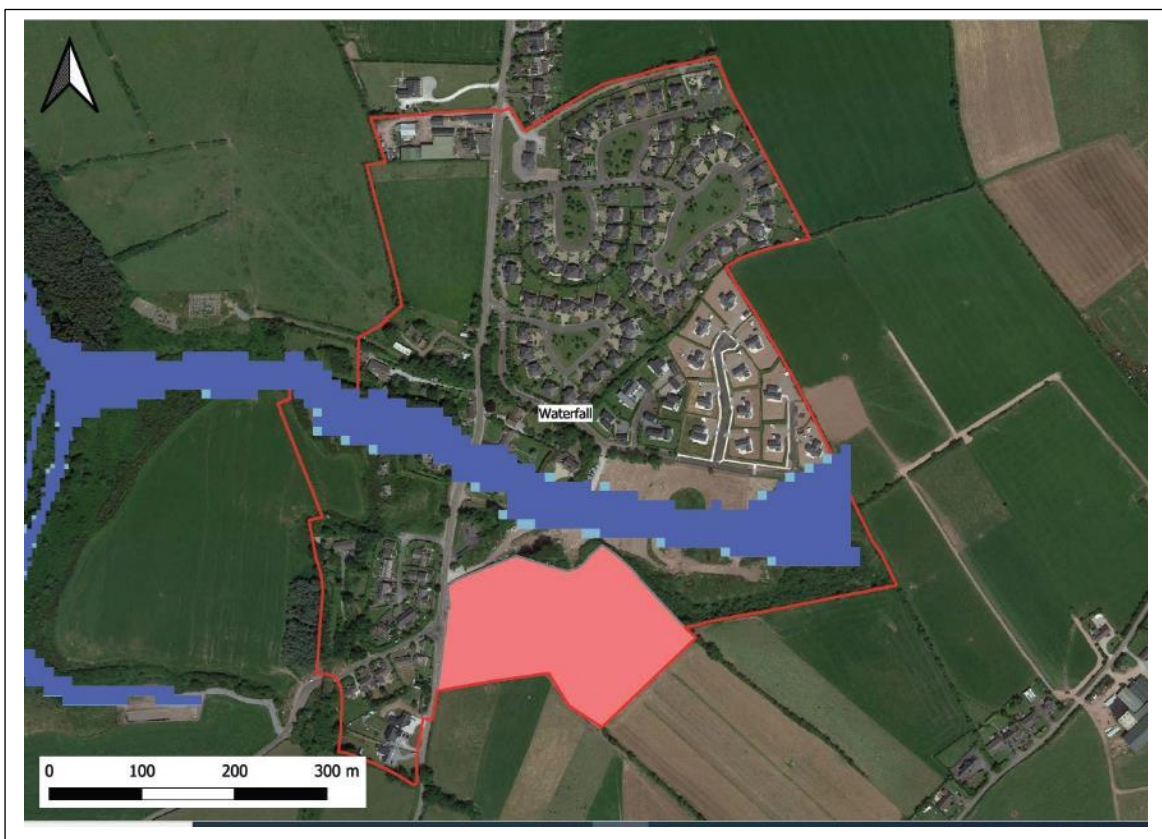
PROPOSED AMENDMENT NO. 4.1. 11.1

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA

PROPOSED AMENDMENT

Inclusion of Flood Map for Waterfall.



TEXT AND MAP CHANGE

Cobh MD

PROPOSED AMENDMENT NO. 4.2.2.1.

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to amend table 4.2.2 Cobh Municipal District – Proposed Scale of Development to reflect changes to the Core Strategy as follows:

Table 4.2.2: Cobh Municipal District – Proposed Scale of Development			
Settlement Name	Scale of Development	Drinking Water Status - August 2019 Assessment	Waste Water Status - August 2019 Assessment
Main Towns			
Carrigtwohill	3445 1,784		
Cobh	1604 1,160		
Little Island	500		
Monard	-		
Total Main Towns	5,549		
Key Villages			
Carrignavar	10		
Glounthaune	420 379		
Watergrasshill ~	100 149		
Total Key Villages	530		
Specialist Employment Centre			
Marino Point	-		
Villages			
Knockraha	10		
Whitechurch	50		
Total Villages	60		
Overall Total	6,139		

Table 4.2.2: Cobh Municipal District – Proposed Scale of Development			
Settlement Name	Scale of Development	Drinking Water Status - August 2019 Assessment	Waste Water Status - August 2019 Assessment
Other Locations			
Fota Island	-		
Haulbowline Island	-		
Spike Island	-		
Water Services Key	Capacity		
	Future capacity subject to Irish Water Investment Plan		
	Some capacity		
	No capacity		
~ WWTP currently not compliant with Waste Water Discharge Licence emission limit values but is capable of achieving at least UWW standards.			

TEXT CHANGE ONLY (TABLE WITHIN TEXT)

Main Towns

Carrigtwohill

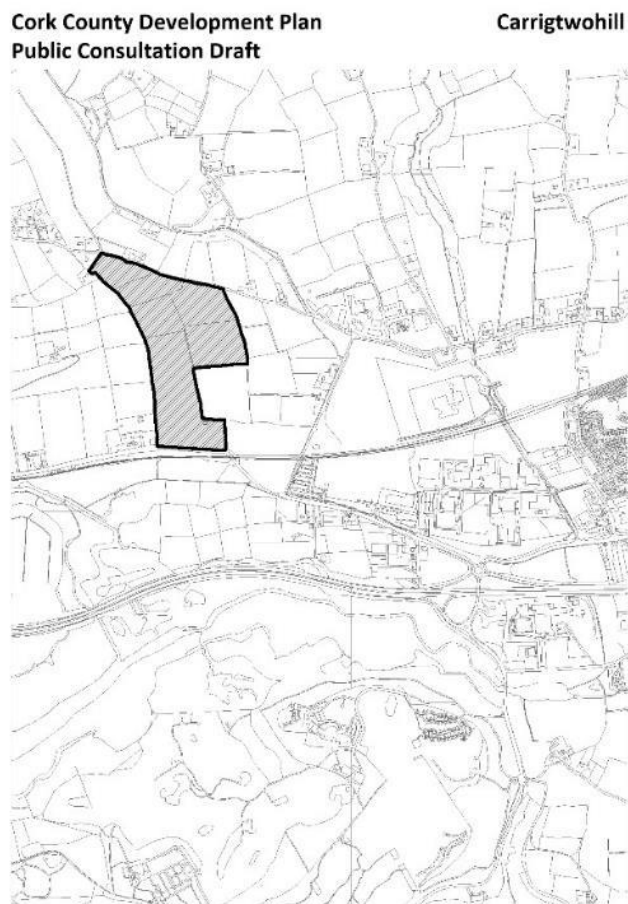
PROPOSED AMENDMENT NO. 4.2.3.1.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions and by the Council's Traffic and Transport and Housing Infrastructure Implementation teams.

PROPOSED AMENDMENT

It is proposed to amend the area of CT-I-01, and subsequently the development boundary of Carrigtwohill also, so that the area shown below is excluded from CT-I-01 and from the development boundary of Carrigtwohill. See also PROPOSED AMENDMENT NO. 4.2.3.2.



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.3.2.

ORIGIN OF AMENDMENT

This amendment is subsequent to a map change required to address issues raised by submissions and by the Council's Traffic and Transport and Housing Infrastructure Implementation teams.

PROPOSED AMENDMENT

It is proposed to amend the text of objective CT-I-01 as below. See also PROPOSED AMENDMENT NO. 4.2.3.1.

CT-I-01 Industrial type activities including warehousing and distribution. This land is proximate to Cork Harbour SPA and the Great Island Channel SAC. ~~Appropriate buffering and screening between new development and the SPA and the SAC will be required. Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area.~~ Appropriate buffering and screening will also be required ~~between this site and existing adjoining development to its west.~~ *along the western boundary of the site adjoining the greenbelt and also at the eastern boundary to minimise the impact on adjoining existing residential properties.* * ^

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.3.3.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by PPU.

PROPOSED AMENDMENT

It is proposed to amend the text of CT-R-11 to delete text as follows:

CT-R-11 Medium A density residential development. Proposals should include a native tree planted buffer, of suitable depth, to the eastern and southern boundary of the site and screening to protect views from the N25.

*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.3.4.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Council's Heritage Section.

PROPOSED AMENDMENT

Include additional paragraph after paragraph 2.3.81 as follows:

Carrigtowhill has an interesting collection of ecclesiastical remains, immediately north of CT-T-01, consisting of unusual remains of the medieval parish church (CO075-01702) with an associate graveyard CO075-01701). The church is unusual – larger than most and has a tower. It warrants further investigation (survey and research) and preparation and implementation of conservation plans for the medieval Ecclesiastical remains including the Medieval Parish church and (RMP CO075-017-02/RPS 854) and associated graveyard (CO075-01701).

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.3.5.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

Amend objective CT-U-07 and Table 4.2.8 to delete reference to cattle as follows:

CT-U-07 Existing ~~cattle~~ underpass for provision of Pedestrian/Cycling Link to Interurban Greenway (CT-U-03).

Table 4.2.8 Carrigtwohill North Urban Expansion Area Core Off-Site Infrastructure Programme:

Off-site Infrastructure Project

Existing ~~cattle~~ underpass for provision of Pedestrian/Cycling Link to Interurban Greenway CT-U-03 (CT-U-07)

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.3.6.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

Amend Table 4.2.7 to include an additional single asterisk after a key project and to include additional text in table footnote, associated with single asterisk, as follows:

Completion of the Northern Spine Link Road (CT-U-12) linking the Western Spine Link Road via the underpass to lands south of the railway. *

Vehicular Access to serve individual dwellings will not be permitted. New *vehicular* access will be to estate roads only.

TEXT CHANGE ONLY

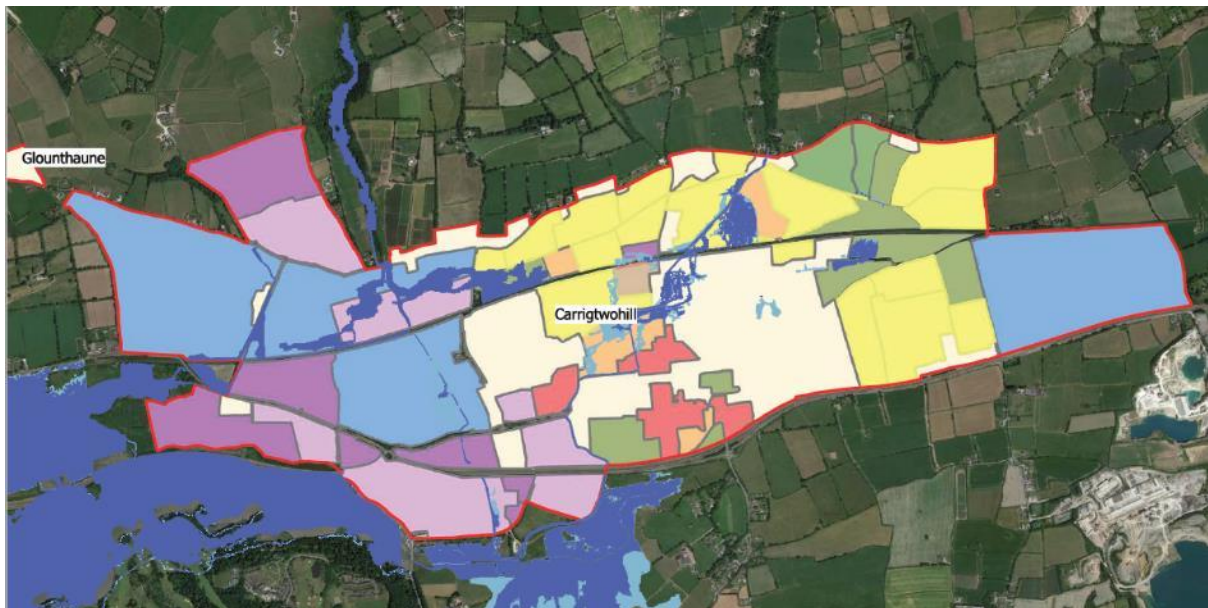
PROPOSED AMENDMENT NO. 4.2.3.7

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the Carrigtwohill zoning map to include most recent flood risk data as follows:



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.3.8

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

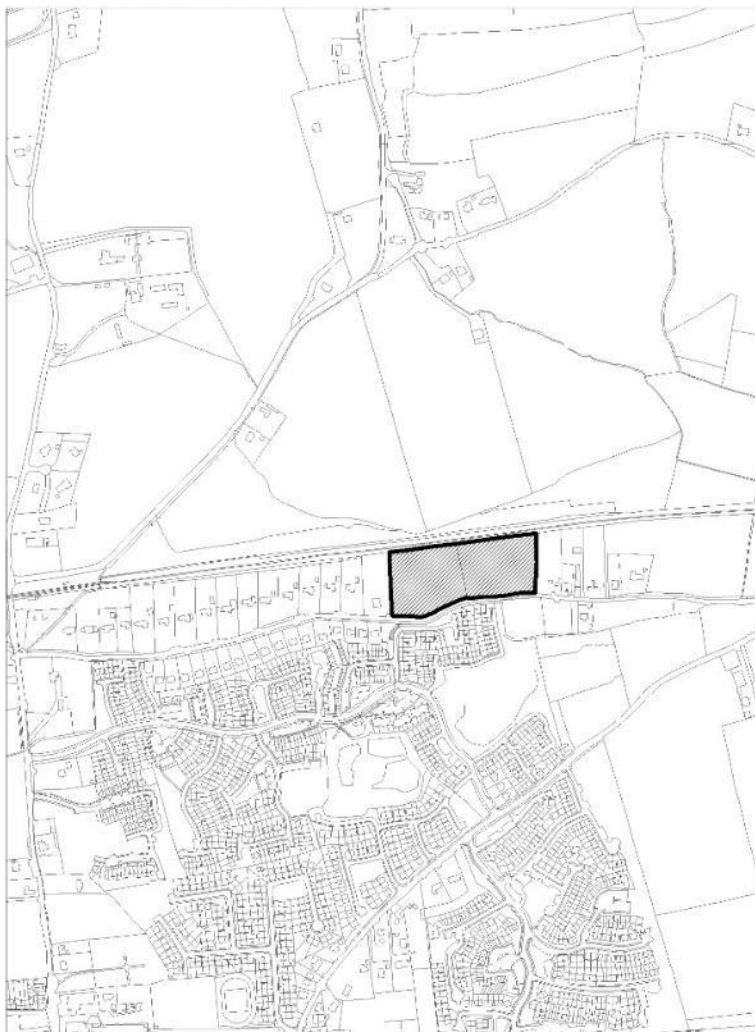
PROPOSED AMENDMENT

Amend the Carrigtwohill zoning map and specific objective reference so that CT-R-18 is represented as an 'Additional Provision' site.

TEXT AND MAP CHANGE

**Cork County Development Plan
Public Consultation Draft**

Carrigtwohill



PROPOSED AMENDMENT NO. 4.2.3.9

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

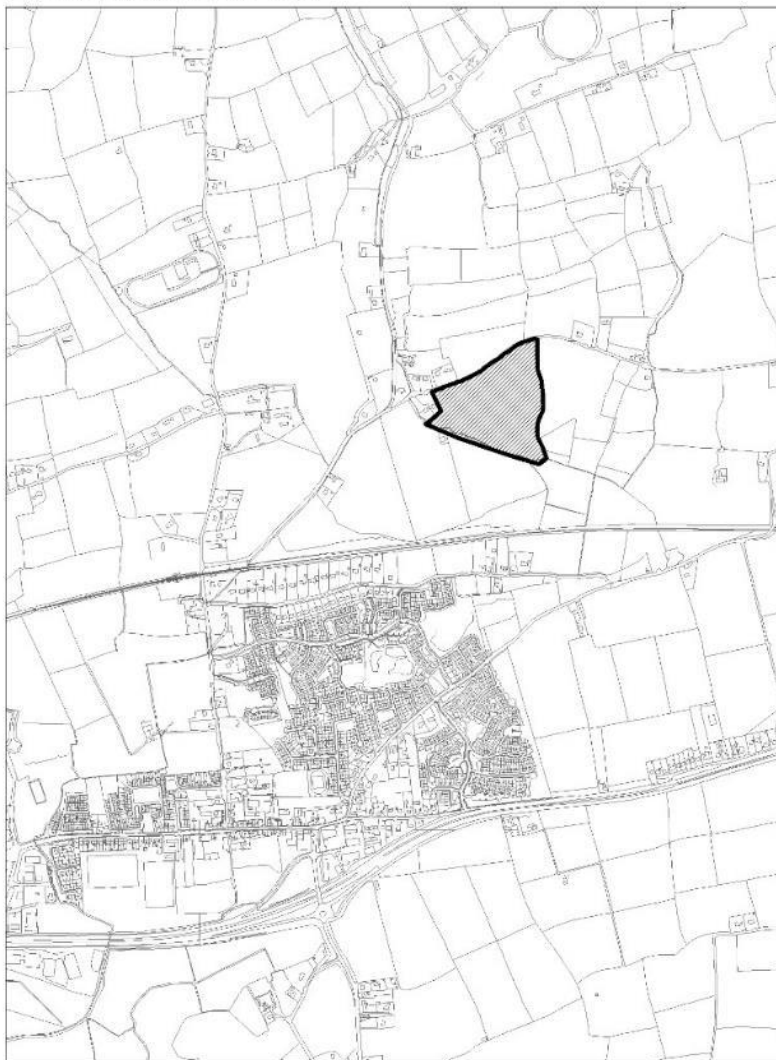
PROPOSED AMENDMENT

Amend the Carrigtwohill zoning map and specific objective reference so that CT-R-14 is represented as an 'Additional Provision' site.

TEXT AND MAP CHANGE

**Cork County Development Plan
Public Consultation Draft**

Carrigtwohill



PROPOSED AMENDMENT NO. 4.2.3.10

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

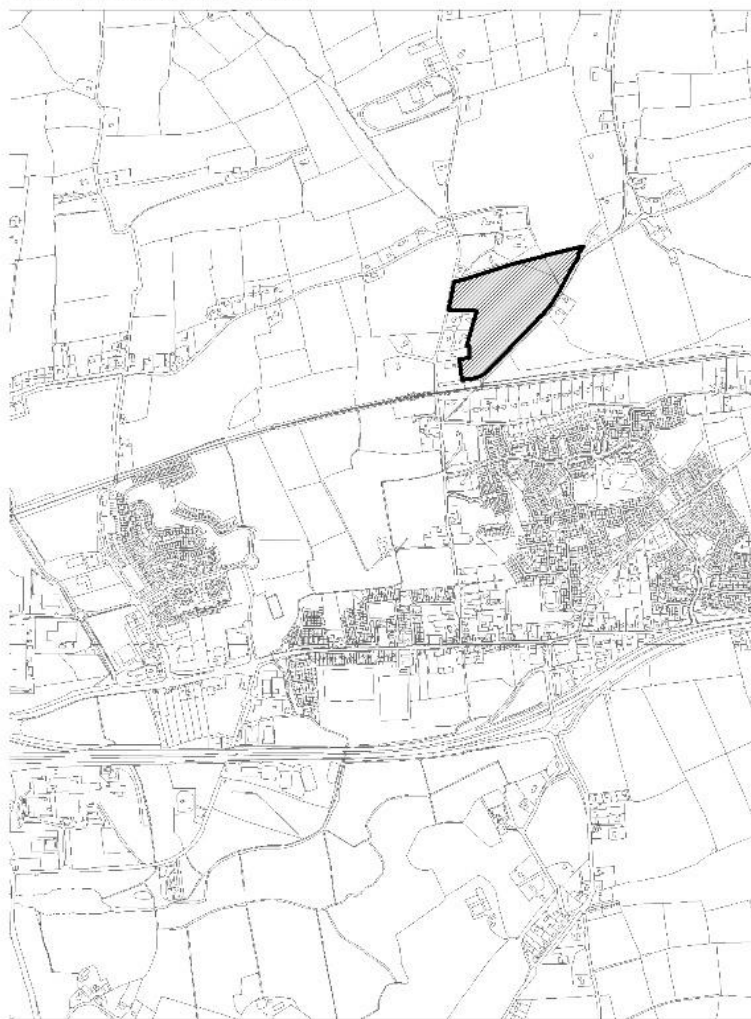
PROPOSED AMENDMENT

Amend the Carrigtwohill zoning map and specific objective reference so that CT-R-08 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site.

TEXT AND MAP CHANGE

**Cork County Development Plan
Public Consultation Draft**

Carrigtwohill



PROPOSED AMENDMENT NO. 4.2.3.11

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

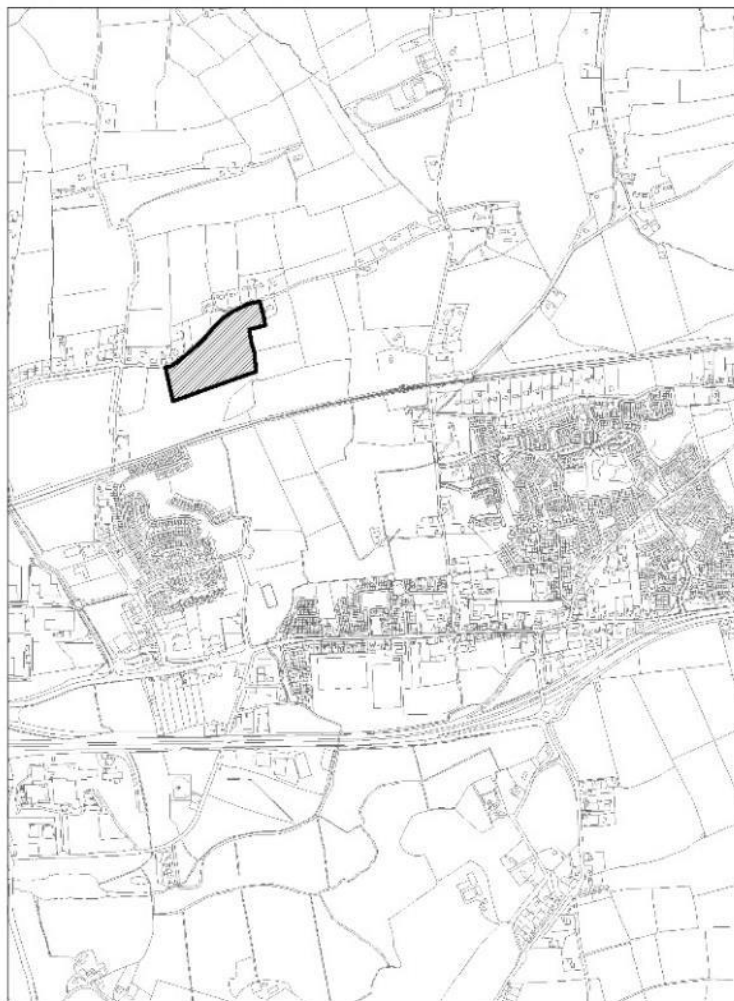
PROPOSED AMENDMENT

Amend the Carrigtwohill zoning map and specific objective reference so that CT-R-03 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site.

TEXT AND MAP CHANGE

**Cork County Development Plan
Public Consultation Draft**

Carrigtwohill



PROPOSED AMENDMENT NO. 4.2.3.12

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the Carrigtwohill zoning map so that CT-R-09 is represented as CT-GC-10 Green Infrastructure and exclude Objective CT-R-09 from the Specific Development Objectives for Carrigtwohill and rezone as CT-GC-10 Green Infrastructure as follows:

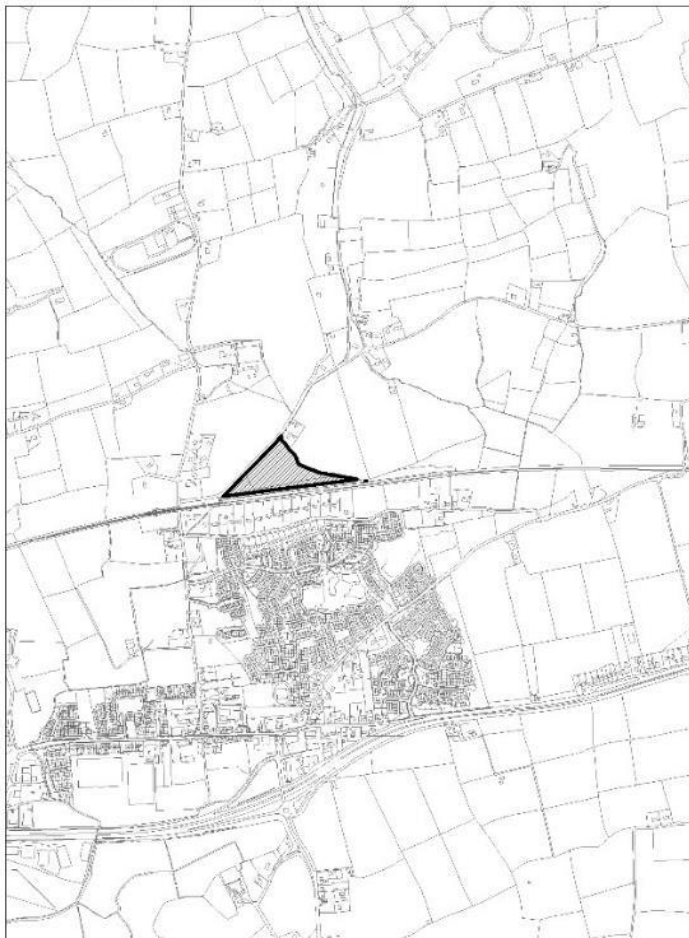
~~CT-R-09 High density residential development with public open space.*~~

*CT-GC-10 This area supports habitats of biodiversity value.**

TEXT AND MAP CHANGE

**Cork County Development Plan
Public Consultation Draft**

Carrigtwohill



PROPOSED AMENDMENT NO. 4.2.3.13

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

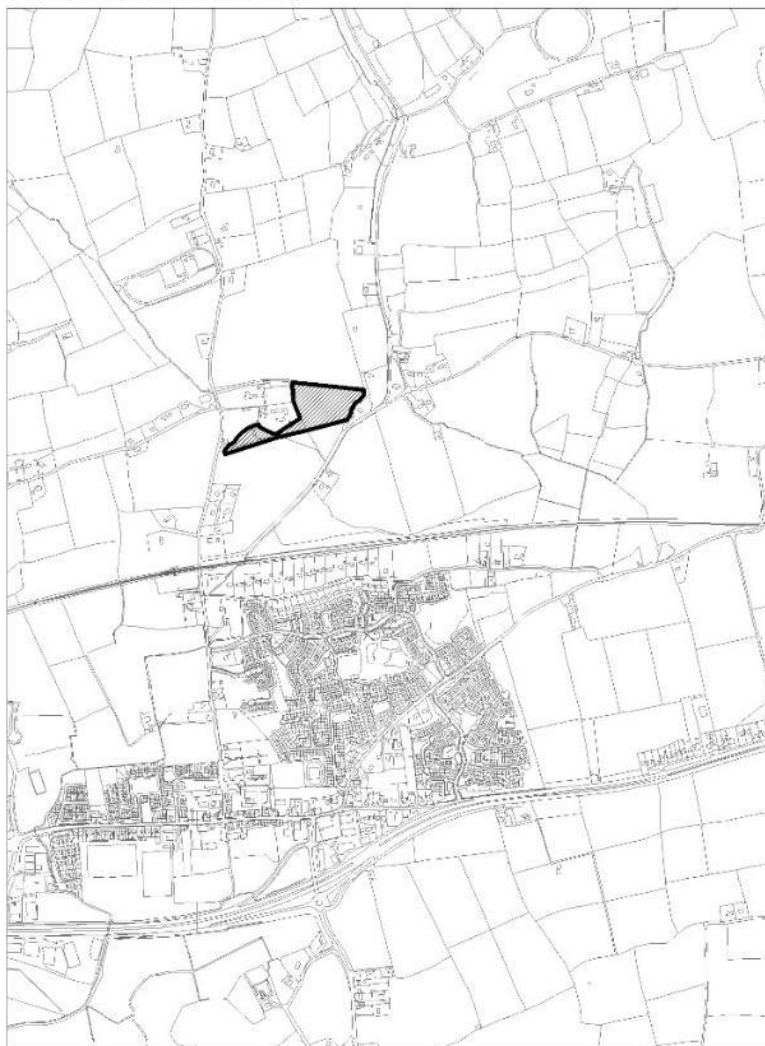
PROPOSED AMENDMENT

Amend the Carrigtwohill zoning map and specific objective reference so that CT-R-10 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site.

TEXT AND MAP CHANGE

**Cork County Development Plan
Public Consultation Draft**

Carrigtwohill



PROPOSED AMENDMENT NO. 4.2.3.14

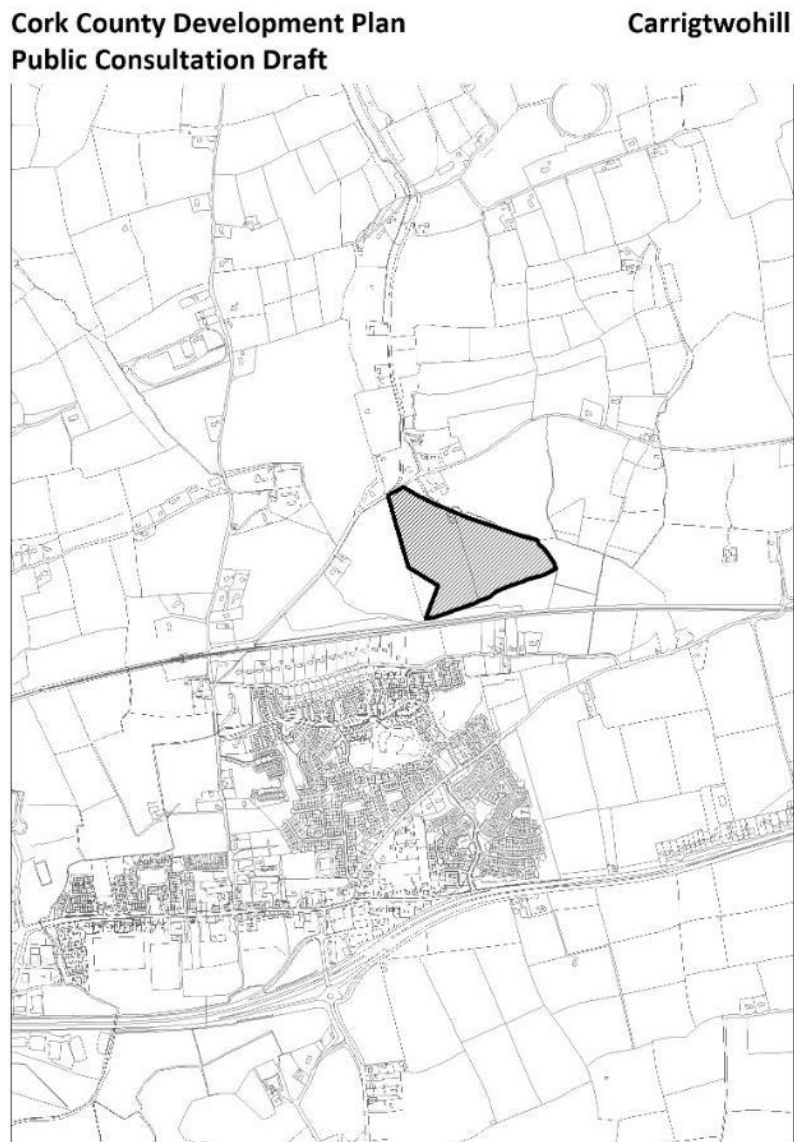
ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

PROPOSED AMENDMENT

Amend the Carrigtwohill zoning map and specific objective reference so that CT-R-13 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site.

TEXT AND MAP CHANGE



PROPOSED AMENDMENT NO. 4.2.3.15

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

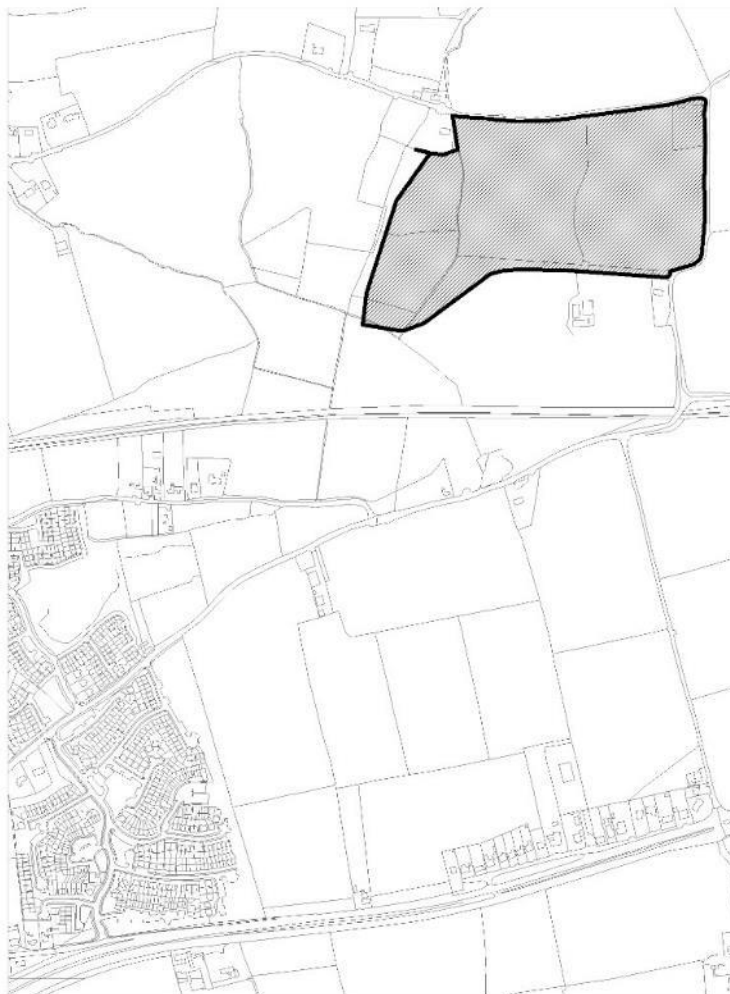
PROPOSED AMENDMENT

Amend the Carrigtwohill zoning map and specific objective reference so that CT-R-16 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site.

TEXT AND MAP CHANGE

**Cork County Development Plan
Public Consultation Draft**

Carrigtwohill



PROPOSED AMENDMENT NO. 4.2.3.16

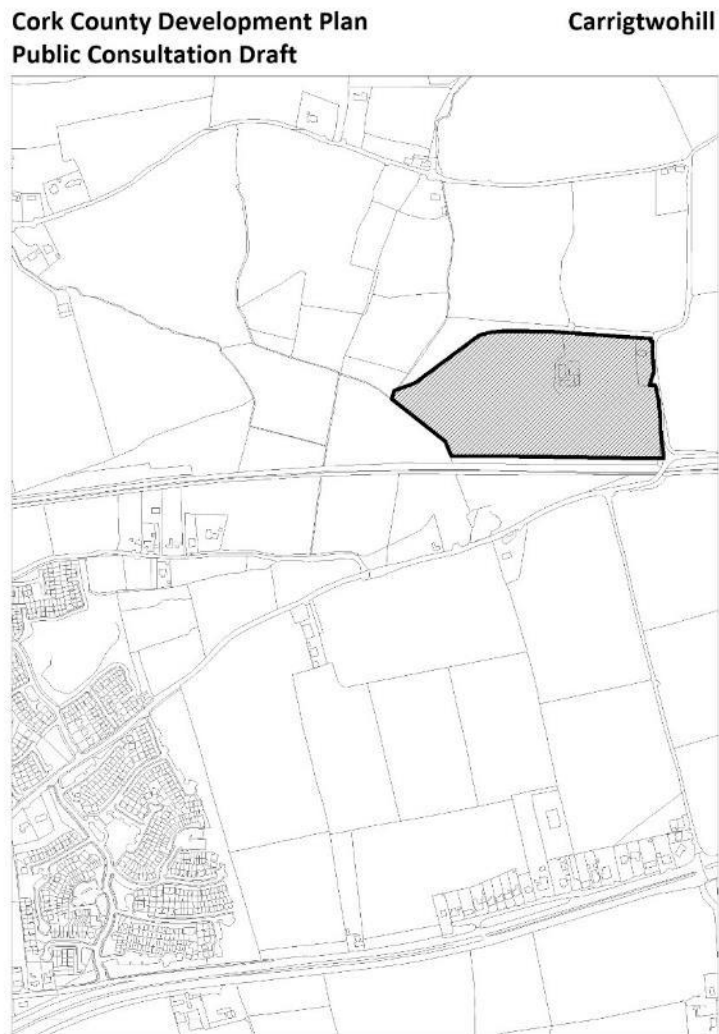
ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

PROPOSED AMENDMENT

Amend the Carrigtwohill zoning map and specific objective reference so that CT-R-17 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site.

TEXT AND MAP CHANGE



PROPOSED AMENDMENT NO. 4.2.3.17

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

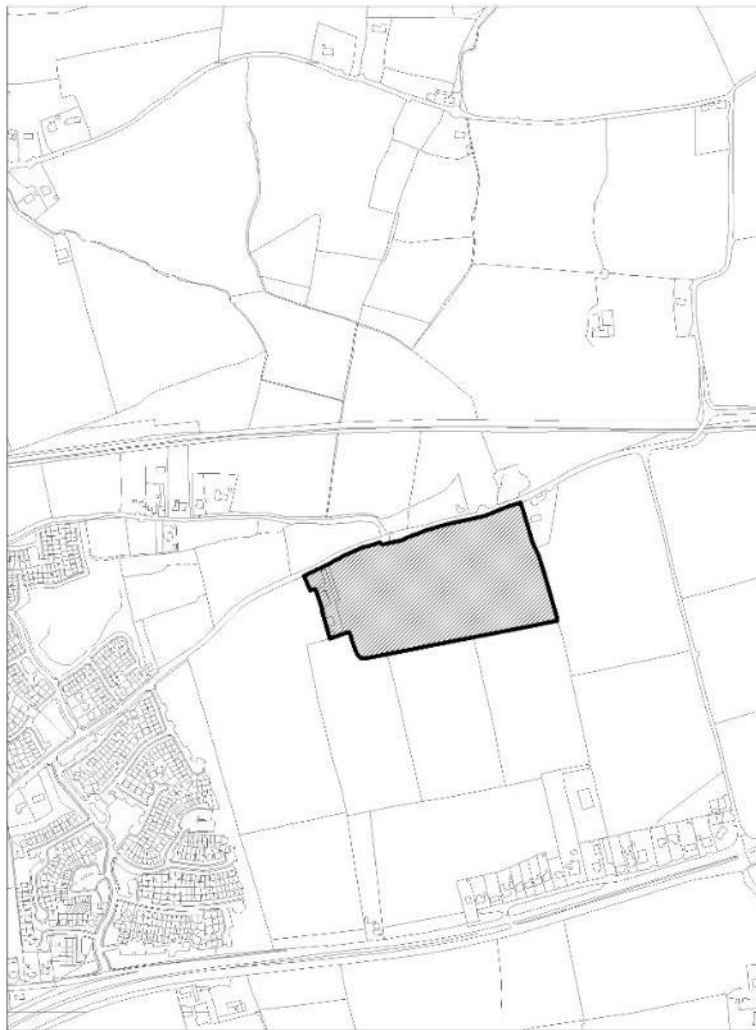
PROPOSED AMENDMENT

Amend the Carrigtwohill zoning map and specific objective reference so that CT-RR-01 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site and amend Table 4.2.7 Carrigtwohill North Urban Expansion Area Core On-Site Infrastructure Programme accordingly.

TEXT AND MAP CHANGE

**Cork County Development Plan
Public Consultation Draft**

Carrigtwohill



PROPOSED AMENDMENT NO. 4.2.3.18

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

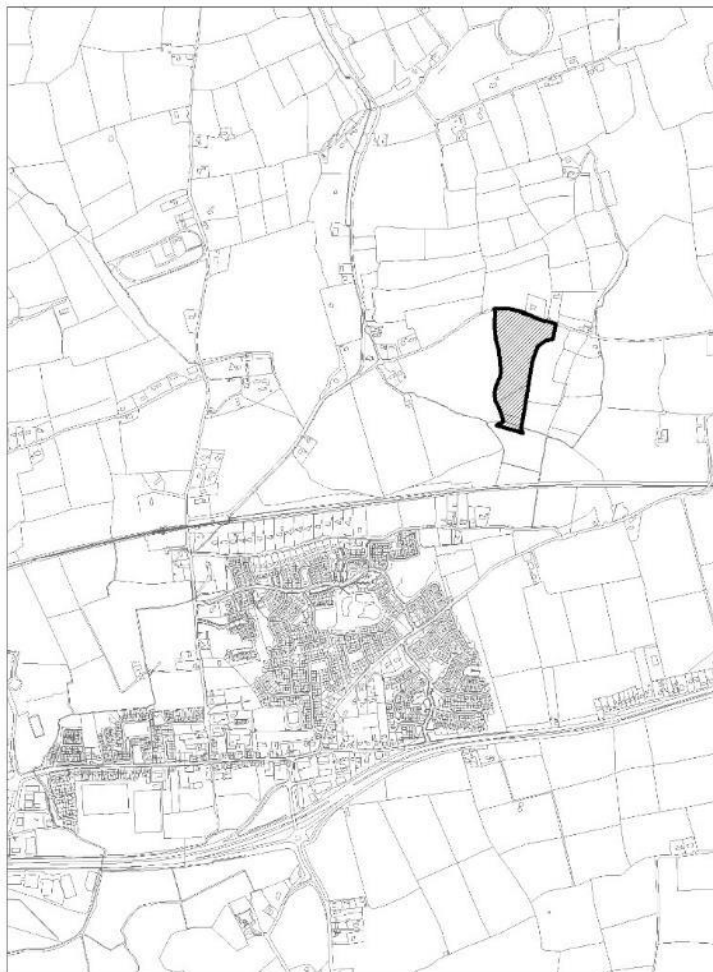
PROPOSED AMENDMENT

Amend the Carrigtwohill zoning map and specific objective reference so that CT-RR-02 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site and amend Table 4.2.7 Carrigtwohill North Urban Expansion Area Core On-Site Infrastructure Programme accordingly.

TEXT AND MAP CHANGE

**Cork County Development Plan
Public Consultation Draft**

Carrigtwohill



PROPOSED AMENDMENT NO. 4.2.3.19

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

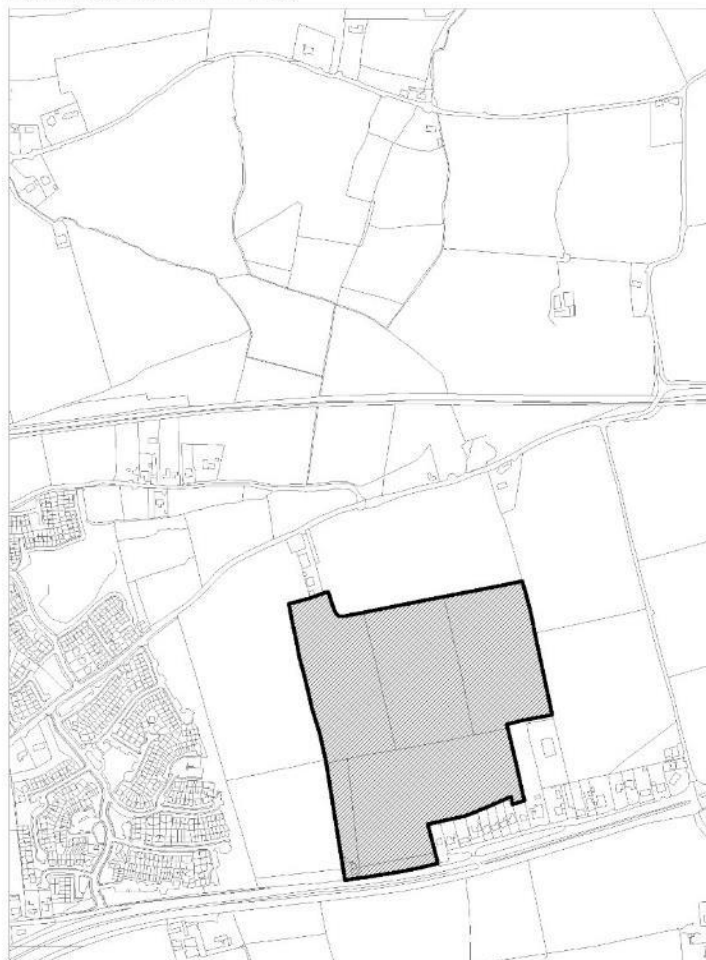
PROPOSED AMENDMENT

Amend the Carrigtwohill zoning map and specific objective reference so that CT-R-12 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site.

TEXT AND MAP CHANGE

**Cork County Development Plan
Public Consultation Draft**

Carrigtwohill



PROPOSED AMENDMENT NO. 4.2.3.20

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

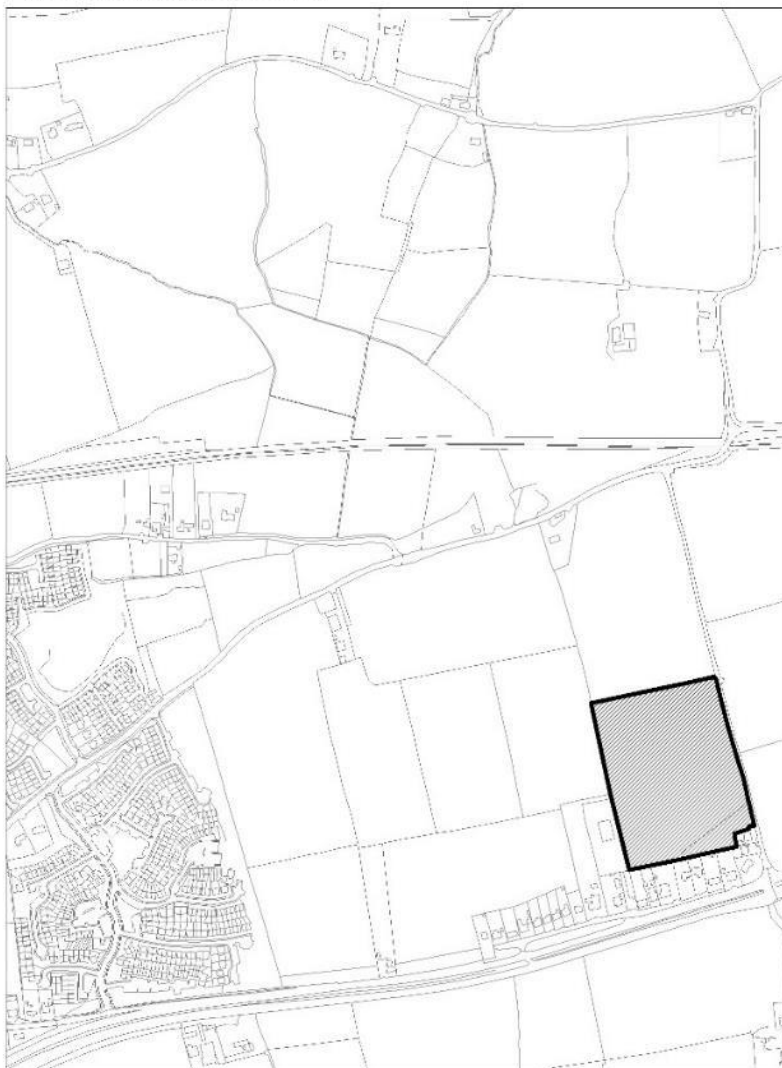
PROPOSED AMENDMENT

Amend the Carrigtwohill zoning map and specific objective reference so that CT-R-15 is represented as a 'Residential Reserve' site.

TEXT AND MAP CHANGE

**Cork County Development Plan
Public Consultation Draft**

Carrigtwohill



PROPOSED AMENDMENT NO. 4.2.3.21

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

Amend the text of objective CT-B-02 so that the reference to existing scrub woodland habitat in the eastern area of the site is amended to refer to existing ecological habitat in the northern area of the site as follows:

~~The existing scrub woodland habitat in the eastern area of the site creates a buffer to the SAC and SPA and should be retained.~~ *Treelines and hedgerows on the northern boundary of this zone create a visual screen to*

the estuary and shall be retained and protected. *^

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.3.22

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from changes to the zoning and flood zone maps.

PROPOSED AMENDMENT

Update figure 4.2.2 Carrigtwohill Green Infrastructure arising from changes to the zoning and flood zone maps.

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.3.23

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

PROPOSED AMENDMENT

Update and amend table 4.2.3 Carrigtwohill Population, Housing Supply and Residential Land Area, amend table 4.2.4 Carrigtwohill Population Residential Land Area, and amend Table 4.2.5 Carrigtwohill Population 2006-2028, to reflect changes to the Core Strategy.

Update and amend relevant paragraphs of 2.3 Carrigtwohill and CT-GO-01 to reflect the updated population and housing figures.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.3.24

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend table 4.2.7 Carrigtwohill North Urban Expansion Area Core On-Site Infrastructure Programme to delete CT-R-09 as follows:

Proposed initial infrastructure bundle

Delivery of Bundle 'A' will

facilitate development on

the following zones:

CT-R-02

CT-R-03

CT-R-04

CT-R-05

CT-R-06

CT-R-07

CT-R-08

~~CT-R-09~~

CT-C-03

CT-B-06

TEXT CHANGE

PROPOSED AMENDMENT NO. 4.2.3.25

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

PROPOSED AMENDMENT

Update and amend table 4.2.8 Carrigtwohill North Urban Expansion Area Core Off-Site Infrastructure Programme to amend the No. of Housing Units in phase 1 and 2.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.3.26

ORIGIN OF AMENDMENT

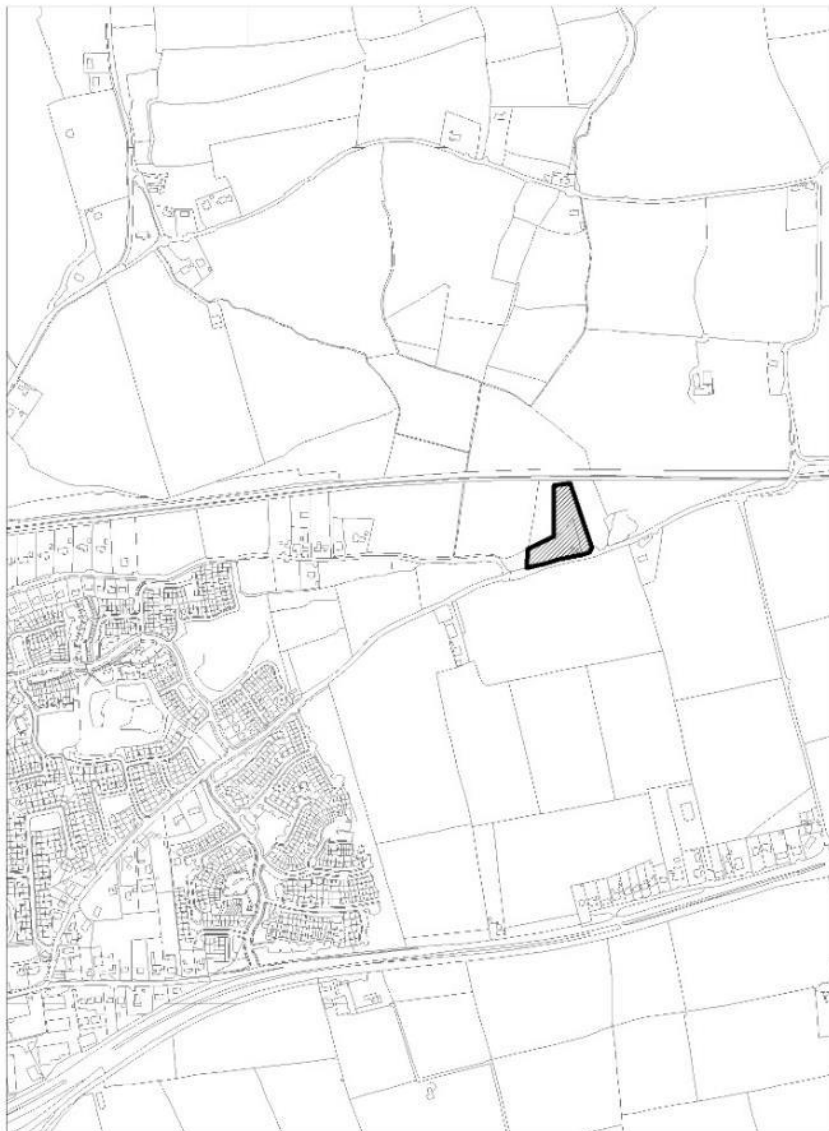
This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

Amend CT-GC-06 to exclude a 0.8Ha area of land towards the centre of this site, featuring a dwelling house and a storage yard, and zone this as Existing Residential/Mixed Residential and Other Uses as shown:

**Cork County Development Plan
Public Consultation Draft**

Carrigtwohill



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.3.27

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the specific objective text of CT-B-06 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

Station Quarter including convenience retailing, professional services, leisure facilities and an element of residential development at both ground floor level and above.

^ *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.3.28

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the specific objective text of CT-B-05 to exclude a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

Business development. This land adjoins the Cork Harbour SPA and the Great Island Channel SAC and pNHA. Appropriate buffering and screening between new development and the SPA and the SAC will be required. Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area.

The existing hedgerows should be retained. ~~Asterisk~~ [^]

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.3.29

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Ecology section of the Council.

PROPOSED AMENDMENT

Amend CT-I-03 to take account of new data available in relation to the biodiversity value of the site as follows:

CT-I-03 Industrial development. The following criteria will need to be addressed in the development of the site:

Road improvements required to the National Primary network including a new grade separated interchange with the N25;

Road improvements to the local road network. These routes should be capable of providing public transport to connect the site with the town centre and railway station and adequate land should be reserved to facilitate likely future traffic growth;

The need to set aside land for a passenger station to serve the proposed development in the medium or longer term, subject to the selection of an agreed location in consultation with Iarnród Éireann;

The need to provide safe, attractive and convenient pedestrian and cycle permeability and connectivity.

~~The need for sensitive design to protect the green infrastructure features and biodiversity value of the site as far as possible.~~

The need for sensitive design providing for the retention and protection of the green infrastructure features (including protected species and habitats of high biodiversity value) which are known to occur on site.

An appropriate landscaping and tree planting scheme will be implemented to enhance the setting of the development; and A detailed Traffic Impact Assessment(TIA), Mobility Management plan and parking strategy that optimizes modal shift to public transport, cycling and walking will also be required.^

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.3.30

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Traffic and Transport and HIIT.

PROPOSED AMENDMENT

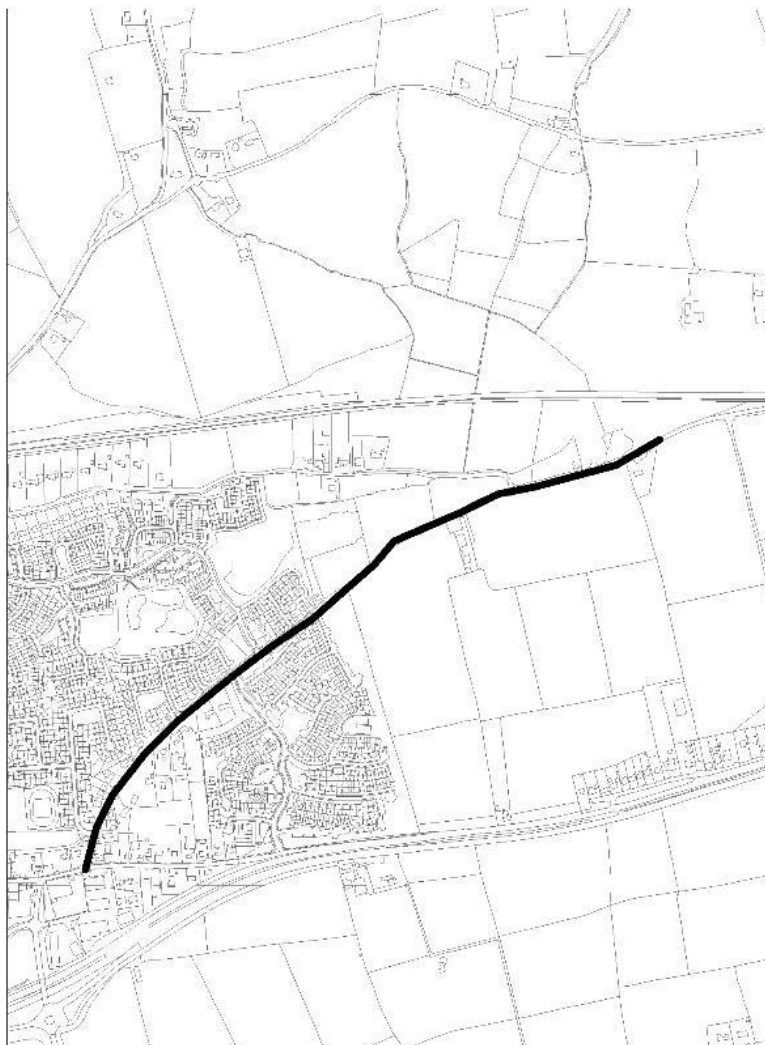
Include new objective to upgrade Carrigane Rd to accommodate pedestrian and cycle facilities as follows:

CT-U-21 Upgrade Carrigane Rd to accommodate pedestrian and cycle facilities.

TEXT AND MAP CHANGE

**Cork County Development Plan
Public Consultation Draft**

Carrigtwohill



PROPOSED AMENDMENT NO. 4.2.3.31

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the specific objective text of CT-U-06 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

CT-U-06 Installation of segregated Pedestrian/Cycling Crossing at Wyse's Bridge. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.3.32

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the specific objective text of CT-U-02 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

CT-U-02 Provision of new East West Spine Link Roads to access development lands in the UEA *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.3.33

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the specific objective text of the following specific objectives to remove a reference to flood risk.

CT-B-03 Business development. This land adjoins the Cork Harbour SPA and the Great Island Channel SAC. Appropriate buffering and screening between new development and the SPA and the SAC will be required. Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area. The existing scrub woodland habitat in the south west of the zone creates a buffer to the SAC and SPA and should be retained. [^]~~asterisk~~

CT-R-11 Medium A density residential development. Proposals should include a tree planted buffer, of suitable depth, to the eastern and southern boundary of the site and screening to protect views from the N25. ~~asterisk~~

CT-R-12 Medium A density residential development. Proposals should include screening to protect views from the N25. Ecological corridor or buffer to be provided to protect the biodiversity of the site as much as possible ~~asterisk~~

CT-R-13 Carrigtwohill North UEA. Medium density A residential development. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8. A way leave for an existing high voltage powerline is in place on this site and prospective developers will need agreements with ESB networks regarding required separation distances for developments in proximity to the powerlines. ~~Asterisk~~

CT-R-16 Carrigtwohill North UEA. A density residential development. Development of this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8. *~~asterisk~~

CT-R-17 Carrigtwohill North UEA. Medium A density residential development. Development of this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8. ~~asterisk~~

CT-R-18 Medium A density residential development. ~~Asterisk~~

CT-RR-01 Carrigtwohill North UEA. Medium A density residential development. Development of this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8. ~~asterisk~~

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.3.34

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the specific objective text of CT-U-01 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

CT-U-01 Provision of a new link road connecting Castle Lake to Station Road.. *

TEXT CHANGE ONLY

Cobh

PROPOSED AMENDMENT NO. 4.2.4.1.

ORIGIN OF AMENDMENT

This amendment is required to address an objective labelling error.

PROPOSED AMENDMENT

Amend Objective CH-C-01 and associated map label as follows:

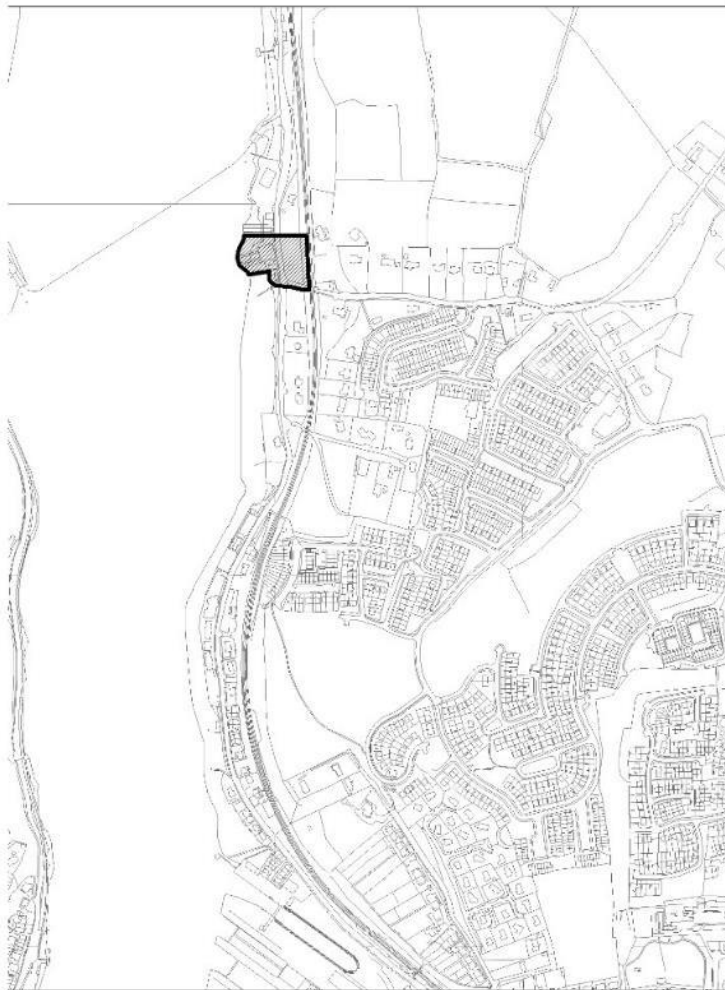
~~CH-C-01~~ **CH-U-12**

New rail station including provision of park and ride on seaward side of road. *

TEXT AND MAP CHANGE

Cork County Development Plan
Public Consultation Draft

Cobh



PROPOSED AMENDMENT NO. 4.2.4.2.

ORIGIN OF AMENDMENT

This amendment is required to address an issues raised in submissions.

PROPOSED AMENDMENT

Amend paragraph 2.4.50 as follows:

The Port of Cork has taken a strategic decision to develop a second berth for cruise liners at Lynch's Quay to complement existing facilities and maximise benefits from the location-specific advantages evident in Cobh.

It intends to undertake a detailed appraisal of alternatives to determine the most suitable location for the additional facility in Cobh.

This Plan recognises the potential benefits that would accrue from the delivery of an integrated tourism product in Cobh *its delivery, particularly as part of an integrated tourism product.* In this regard, the Plan supports the further enhancement and development of the tourism offer *in Cobh* including the provision of a second cruise liner terminal, Spike Island Ferry Terminal, retail services, cafe/restaurants and accommodation as well as the required parking and mooring facilities. It is intended that the plan-led expansion of the tourism offering will allow for significant economic opportunities for Cobh and an improved quality of life for the community it serves. An integrated tourism development may be accommodated at Lynch's Quay which is zoned for town centre uses.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.4.3.

ORIGIN OF AMENDMENT

This amendment is required to address an issues raised in submissions.

PROPOSED AMENDMENT

Amend the text of objective CH-X-02 as follows:

Appropriate and sensitively designed town centre use. May provide Provision of integrated tourism product including new cruise liner berth, ferry terminal, ~~car park~~ *car parking* and associated commercial services at Lynch's Quay. ^{^*}.

TEXT CHANGE ONLY

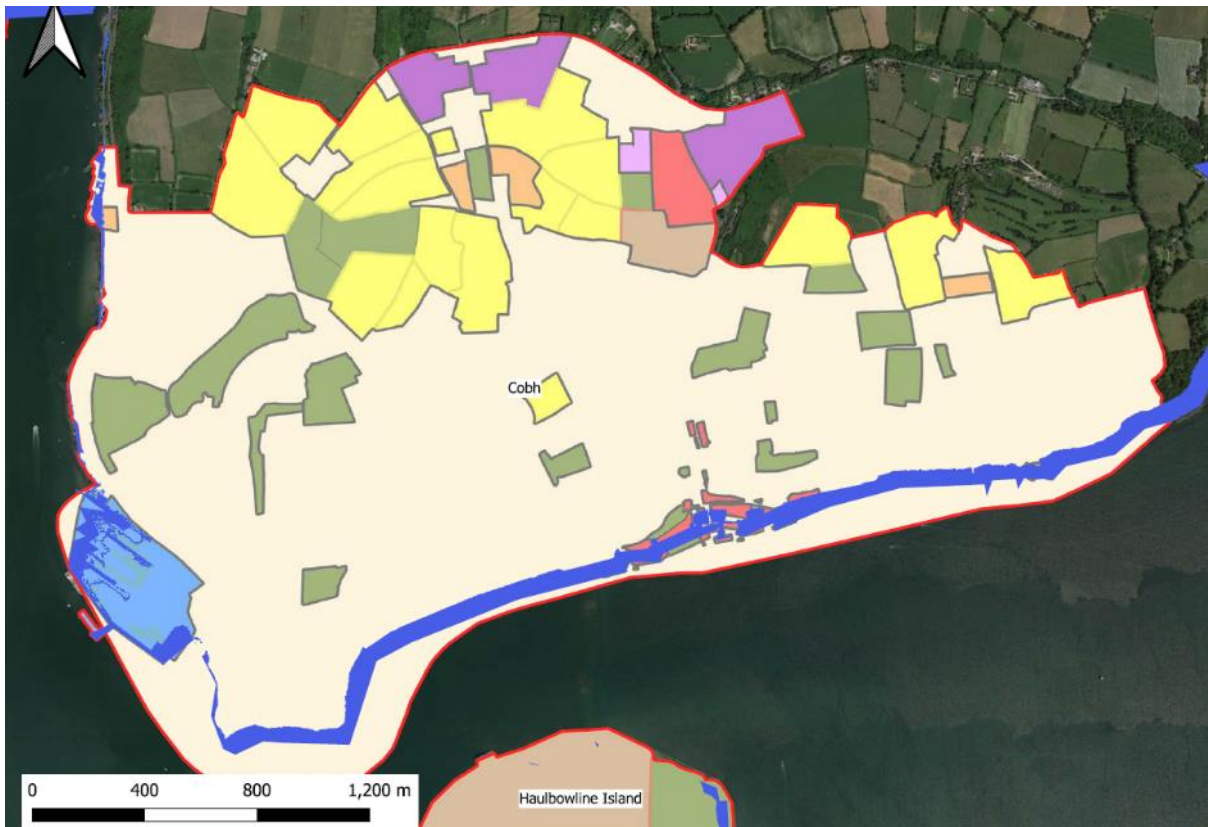
PROPOSED AMENDMENT NO. 4.2.4.4

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the Cobh zoning map to include most recent flood risk data as follows:



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.4.5

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

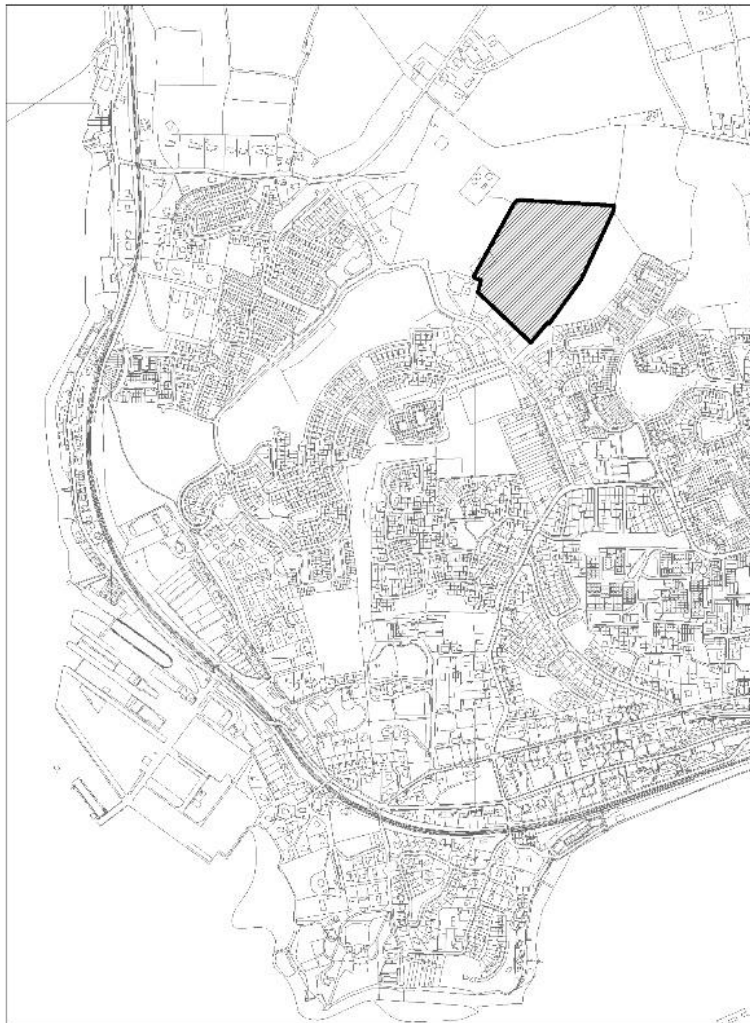
PROPOSED AMENDMENT

Amend the Cobh zoning map and specific objective reference so that CH-R-06 is represented as an 'Additional Residential' site.

TEXT AND MAP CHANGE

**Cork County Development Plan
Public Consultation Draft**

Cobh



PROPOSED AMENDMENT NO. 4.2.4.6

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

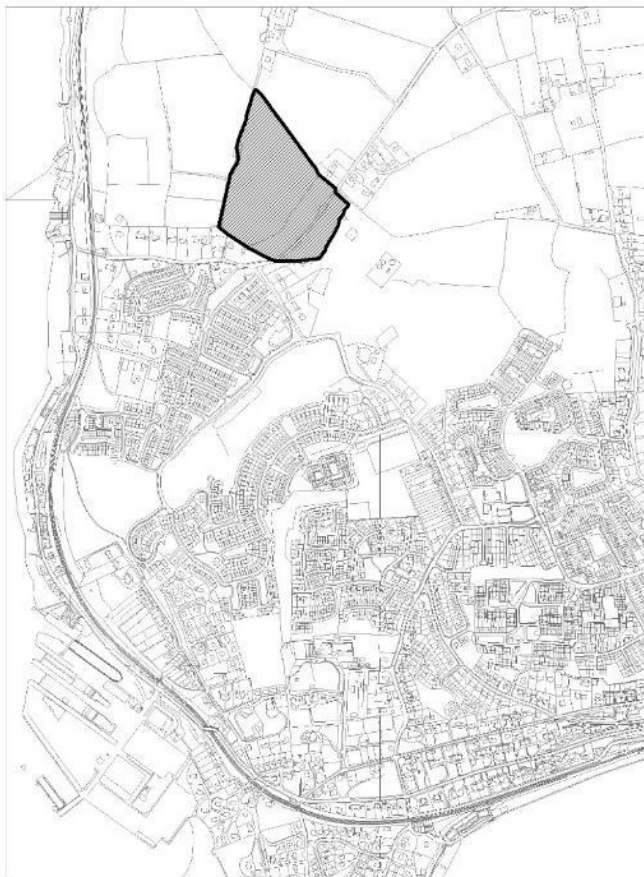
PROPOSED AMENDMENT

Amend the Cobh zoning map and specific objective reference so that CH-R-01 is represented as an ‘Long Term Strategic and Sustainable Development (Further Additional Provision)’ site.

TEXT AND MAP CHANGE

**Cork County Development Plan
Public Consultation Draft**

Cobh



PROPOSED AMENDMENT NO. 4.2.4.7

ORIGIN OF AMENDMENT

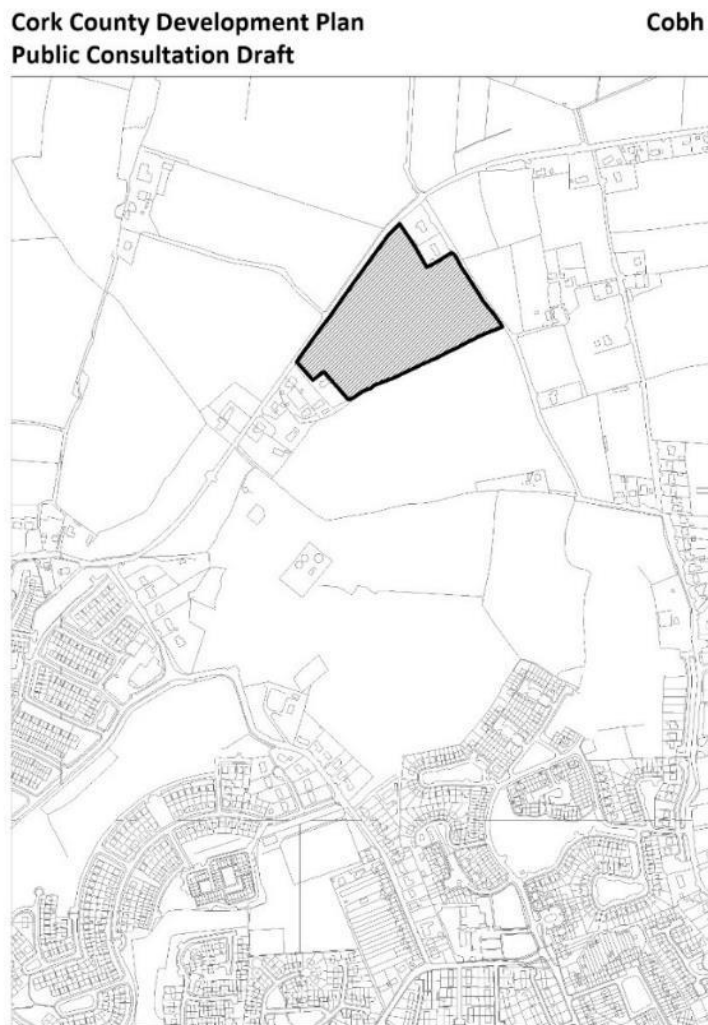
This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

PROPOSED AMENDMENT

Amend the Cobh zoning map and specific objective reference so that CH-R-02 is represented as an 'Additional Provision' site and amend the specific objective so that the density is changed from Medium A to High as follows:

Ballynoe UEA. ~~Medium A~~ **High** density residential development.

TEXT AND MAP CHANGE



PROPOSED AMENDMENT NO. 4.2.4.10

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

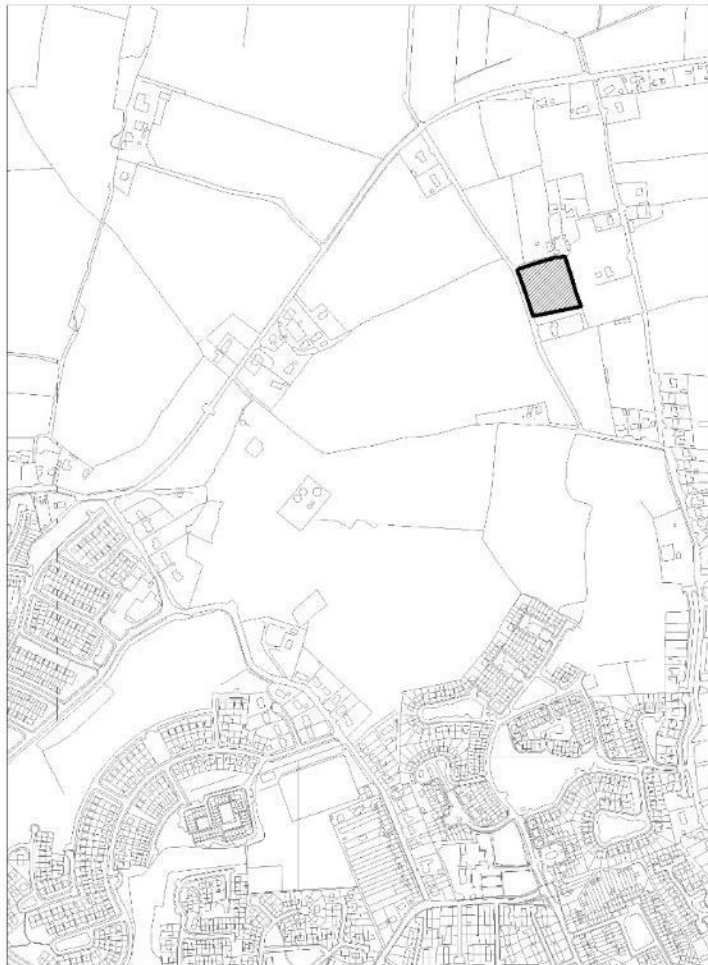
PROPOSED AMENDMENT

Amend the Cobh zoning map and specific objective reference so that CH-R-05 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site.

TEXT AND MAP CHANGE

**Cork County Development Plan
Public Consultation Draft**

Cobh



PROPOSED AMENDMENT NO. 4.2.4.11

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

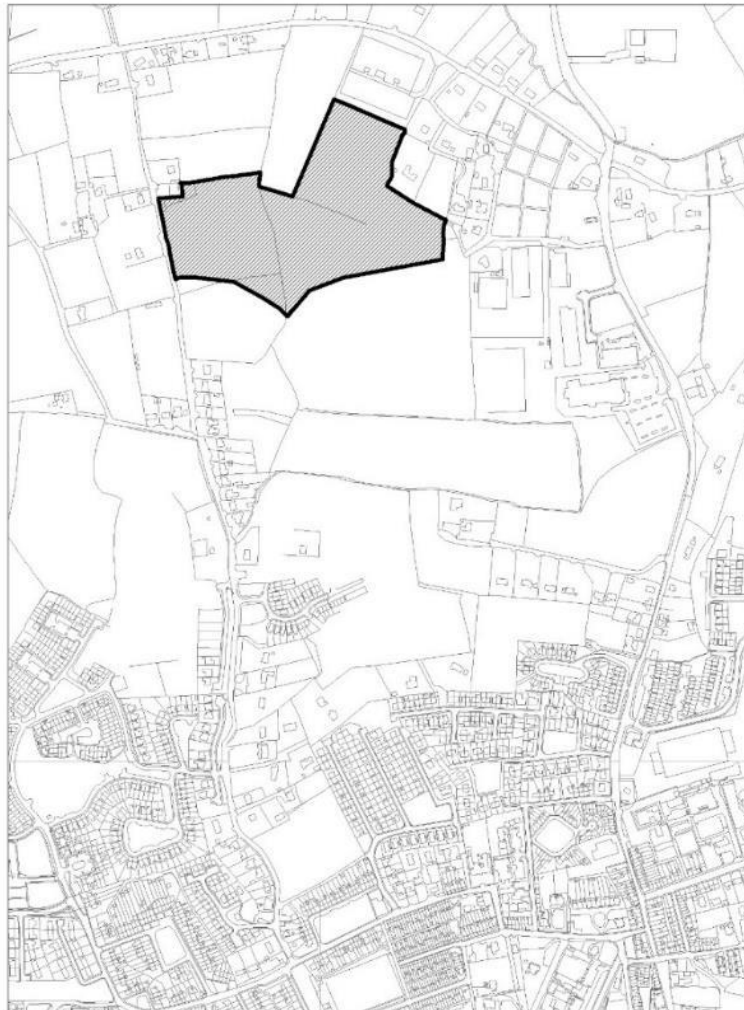
PROPOSED AMENDMENT

Amend the Cobh zoning map and specific objective reference so that CH-R-14 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site.

TEXT AND MAP CHANGE

**Cork County Development Plan
Public Consultation Draft**

Cobh



PROPOSED AMENDMENT NO. 4.2.4.12

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

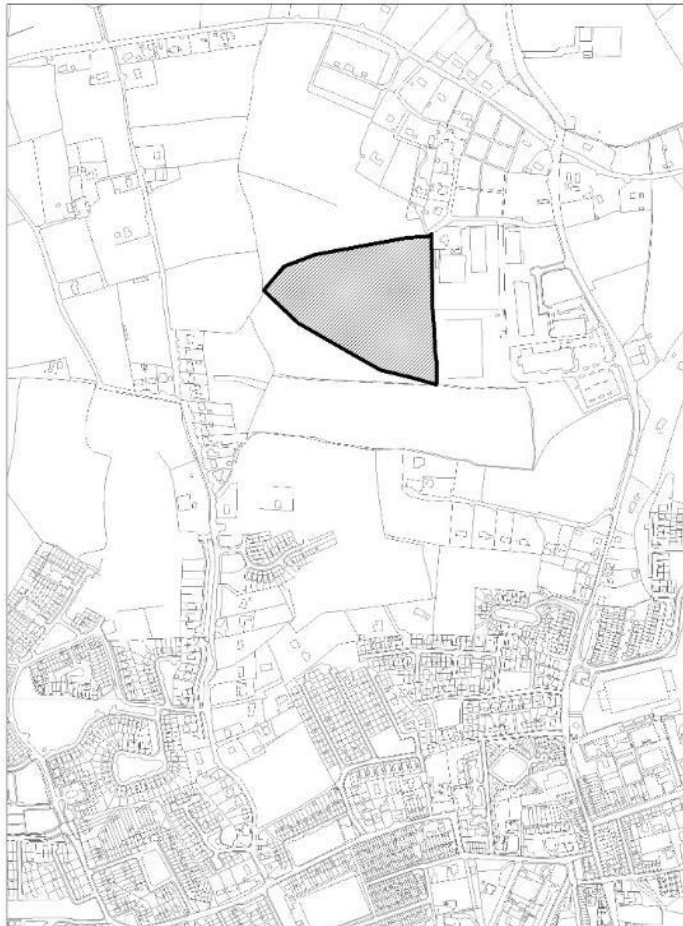
PROPOSED AMENDMENT

Amend the Cobh zoning map and specific objective reference so that CH-R-15 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site.

TEXT AND MAP CHANGE

**Cork County Development Plan
Public Consultation Draft**

Cobh



PROPOSED AMENDMENT NO. 4.2.4.13

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

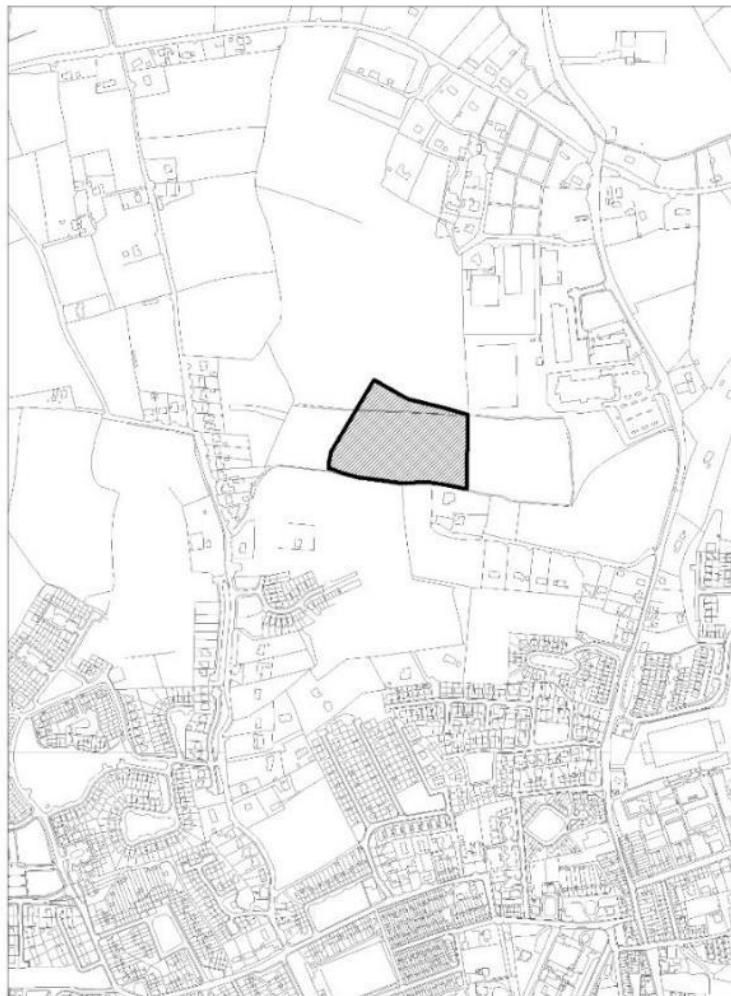
PROPOSED AMENDMENT

Amend the Cobh zoning map and specific objective reference so that CH-R-16 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site.

TEXT AND MAP CHANGE

**Cork County Development Plan
Public Consultation Draft**

Cobh



PROPOSED AMENDMENT NO. 4.2.4.14

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

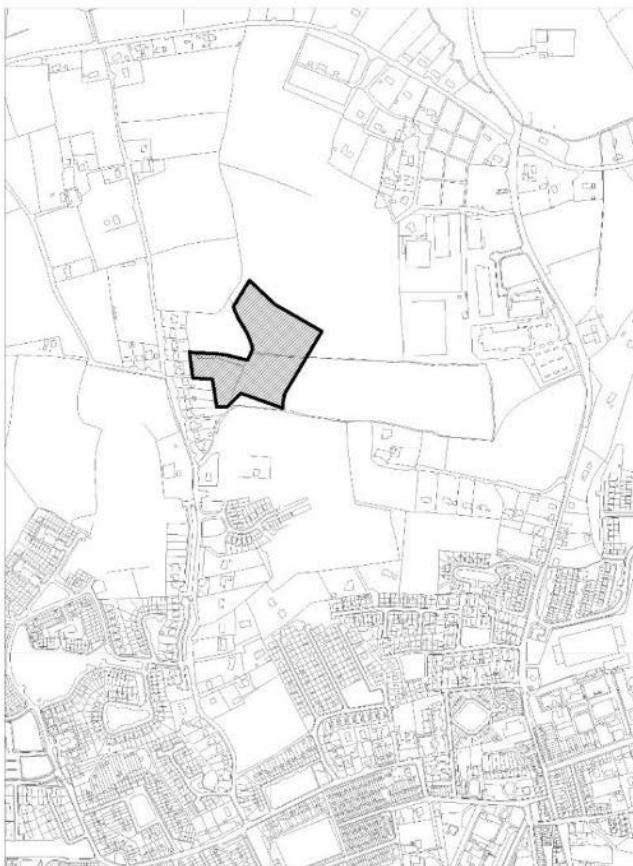
PROPOSED AMENDMENT

Amend the Cobh zoning map and specific objective reference so that CH-R-17 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site.

TEXT AND MAP CHANGE

**Cork County Development Plan
Public Consultation Draft**

Cobh



PROPOSED AMENDMENT NO. 4.2.4.15

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

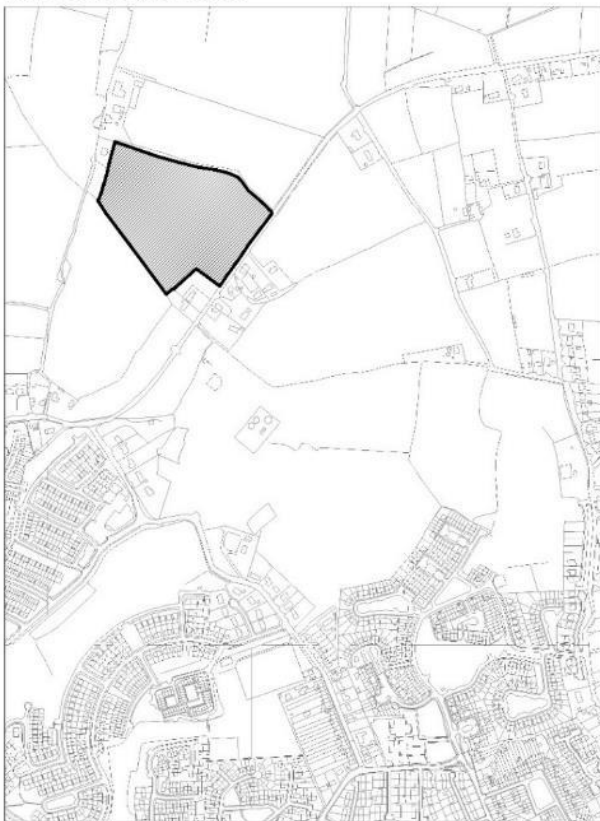
PROPOSED AMENDMENT

Amend the Cobh zoning map and specific objective reference so that CH-R-18 is represented as a 'a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site.

TEXT AND MAP CHANGE

Cork County Development Plan
Public Consultation Draft

Cobh



PROPOSED AMENDMENT NO. 4.2.4.16

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from changes to the zoning and flood zone maps.

PROPOSED AMENDMENT

Update figure 4.2.3 Cobh Green Infrastructure to reflect changes to the zoning and flood maps proposed through other amendments

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.4.17

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

Amend the text of specific objective CH-R-12 to exclude the requirement for the provision of a nursing home as follows:

CH-R-12 Medium A density residential development to include a mix of house types and sizes ~~with provision for a nursing home.~~

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.4.18

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

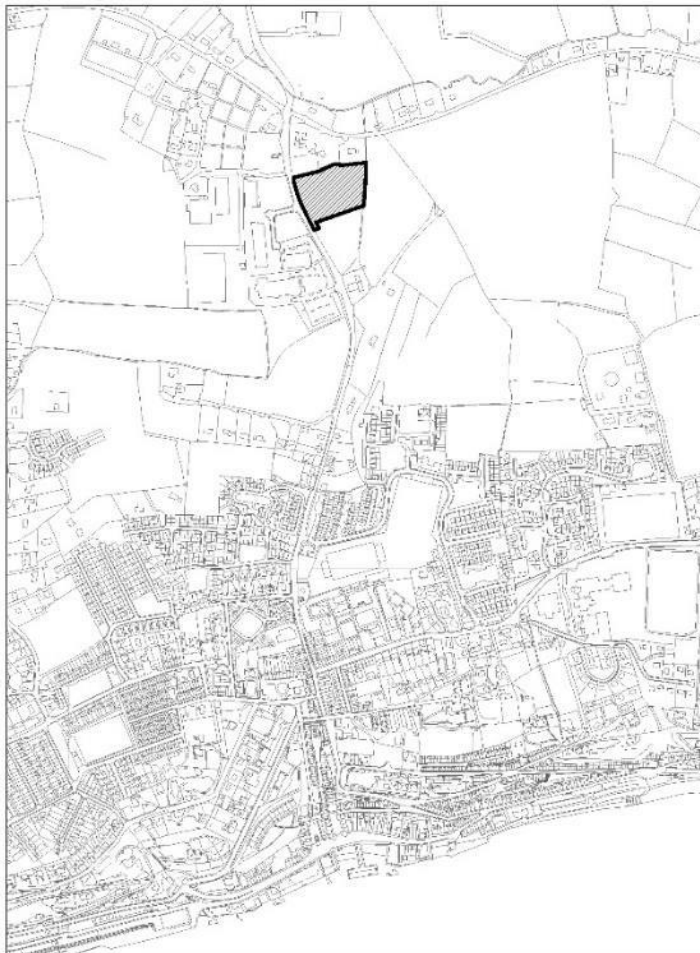
Amend the specific objective CH-B-01 to exclude an area of land and zone it for a nursing home as follows:

CH-C-05 Nursing home. Field boundaries on the site support habitat of biodiversity value and are to be retained.

TEXT AND MAP CHANGE

**Cork County Development Plan
Public Consultation Draft**

Cobh



PROPOSED AMENDMENT NO. 4.2.4.19

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the specific objective text of CH-GR-03 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

Cove Fort / Bishop Roche Park / Titanic Memorial Garden. Maintain existing park. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.4.20

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the specific objective text of CH-GR-04 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

Kennedy Park. Maintain quayside park. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.4.21

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

PROPOSED AMENDMENT

Update and amend table 4.2.9 Cobh Population, Housing Supply and Residential Land Area, amend table 4.2.10 Cobh Population Residential Land Area, and Table 4.2.11 Cobh Population 2006-2028, to reflect changes to the Core Strategy.

Update and amend paragraphs of 2.4 Cobh and CH-GO-01 to reflect the updated population and housing figures.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.4.21

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

PROPOSED AMENDMENT

Amend table 4.2.13 Phased Development Programme for Ballynoe Urban Expansion Area to amend the No. of Housing Units in Phase 1 and Phase 2 to reflect changes to the Core Strategy.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.4.22

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the specific objective text of CH-GR-06 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

Maintain open space. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.4.23

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the specific objective text of CH-GO-09 as follows:

CH-GO-09 Seek to improve access from the N25 to Cobh, subject to ecological assessment.
See also objective TM 12-12 footnote.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.4.24

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the specific objective text of CH-I-01 as follows:

Retain and develop this site as a dockyard in view of the strategic and specialised nature of its infrastructure and to facilitate the development of complementary marine related industrial uses. Part of this site is also considered suitable for the provision of park and ride facility to serve Rushbrooke train station. This site may have potential as a service hub for the offshore marine energy sector subject to environmental assessment and ~~upgrade~~ *capacity* of R624. This land adjoins an Annex 1 Estuaries habitat. Account will be taken of this habitat of ecological value when considering development proposals in this area. ^{^*}

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.4.25

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

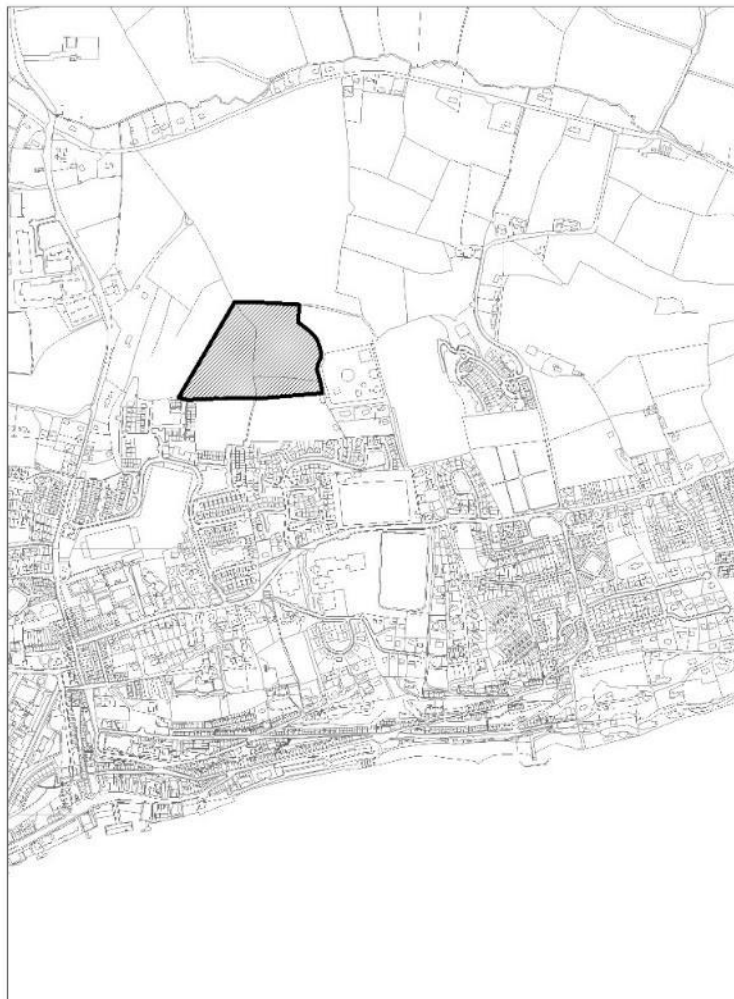
PROPOSED AMENDMENT

Amend the Cobh zoning map and specific objective reference so that CH-R-11 is represented as a 'Residential Reserve' site.

TEXT AND MAP CHANGE

**Cork County Development Plan
Public Consultation Draft**

Cobh



PROPOSED AMENDMENT NO. 4.2.4.26

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

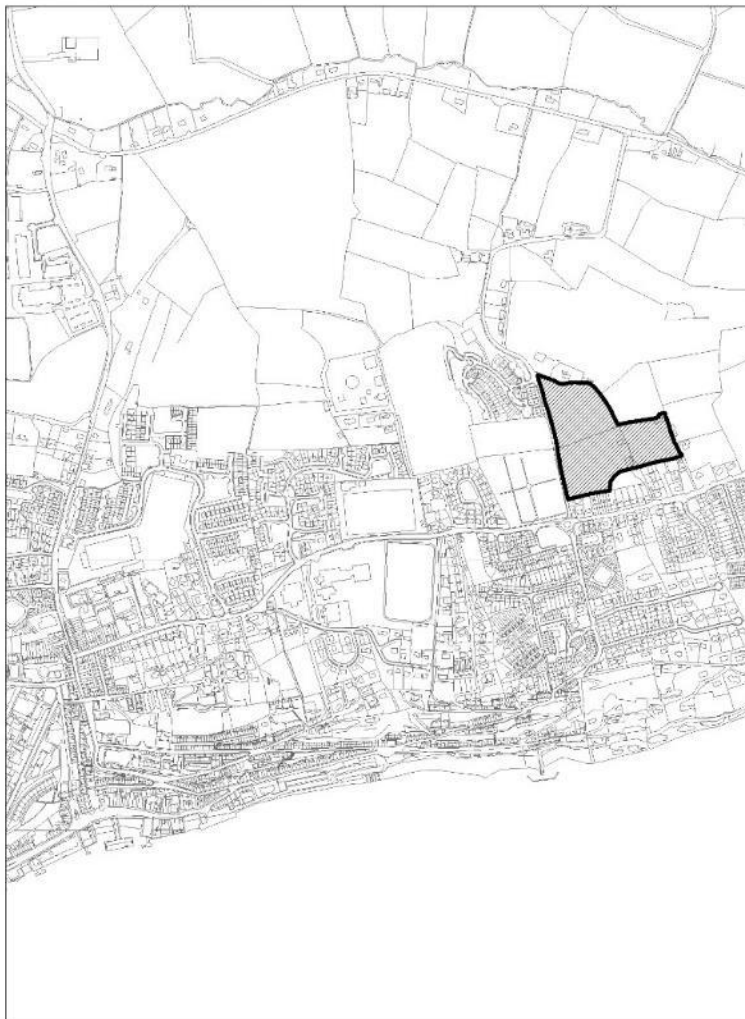
PROPOSED AMENDMENT

Amend the Cobh zoning map and specific objective reference so that CH-R-13 is represented as a 'Residential Reserve' site.

TEXT AND MAP CHANGE

**Cork County Development Plan
Public Consultation Draft**

Cobh



Little Island

PROPOSED AMENDMENT NO. 4.2.5.1

ORIGIN OF AMENDMENT

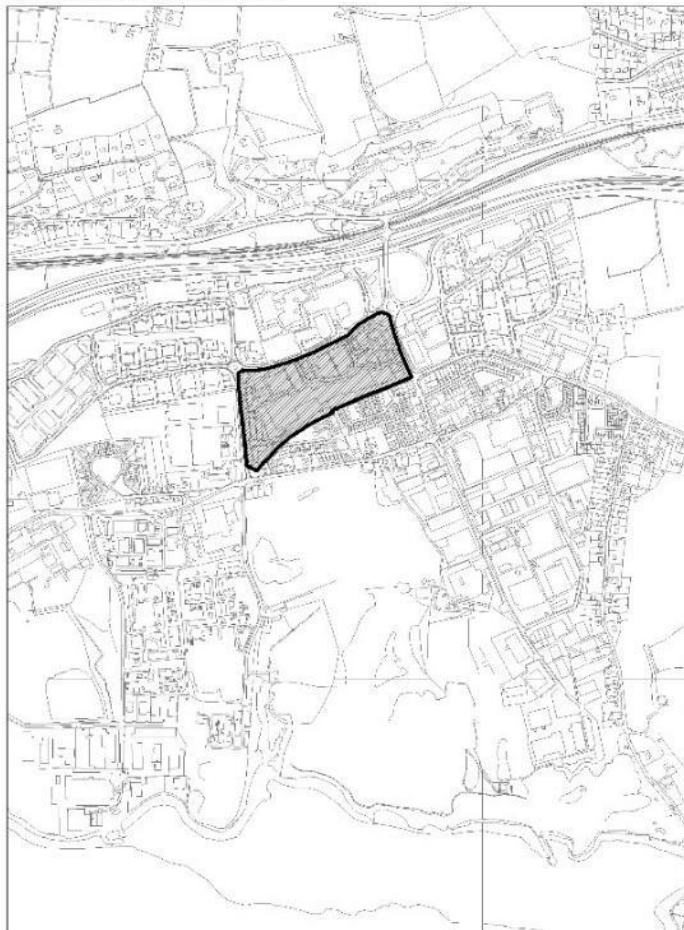
This amendment is required to address a mapping error.

PROPOSED AMENDMENT

Amend the boundaries of LI-B-01 and LI-B-02 so that part of LI-B-02 is incorporated into LI-B-01 and the remaining area of LI-B-02 is as shown below:

**Cork County Development Plan
Public Consultation Draft**

Little Island



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.5.2

ORIGIN OF AMENDMENT

This amendment is required to address issues raised in submission and by the Ecology section of the Council.

PROPOSED AMENDMENT

Amend objective LI-I-05 to delete text as follows:

Industry. ~~Development of this site will need to protect and, where possible, enhance the biodiversity value of habitat types of County Importance that are within this zoning (Lakes and Ponds, Semi-Natural Grassland and Scrub/Transitional Woodland).~~

This site is located in close proximity to the Cork Harbour Special Protection Area. Appropriate buffering and screening between new development and the SPA may be required. Areas within this site may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.5.3

ORIGIN OF AMENDMENT

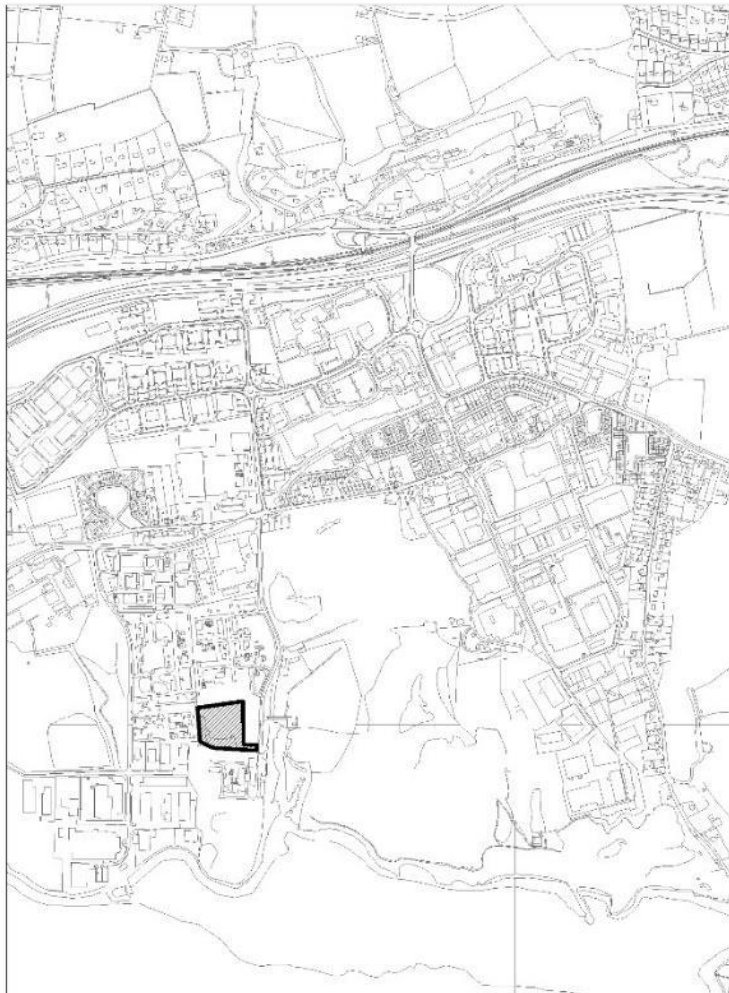
This amendment is required to address issues raised in submission.

PROPOSED AMENDMENT

Amend area of LI-GC-06 to retain the area of woodland and exclude other land. Excluded land is to be included within the adjoining Existing Mixed Business & Other Uses zoning and remaining area is to be retained as LI-GC-06 as shown below:

**Cork County Development Plan
Public Consultation Draft**

Little Island



MAP CHANGE ONLY

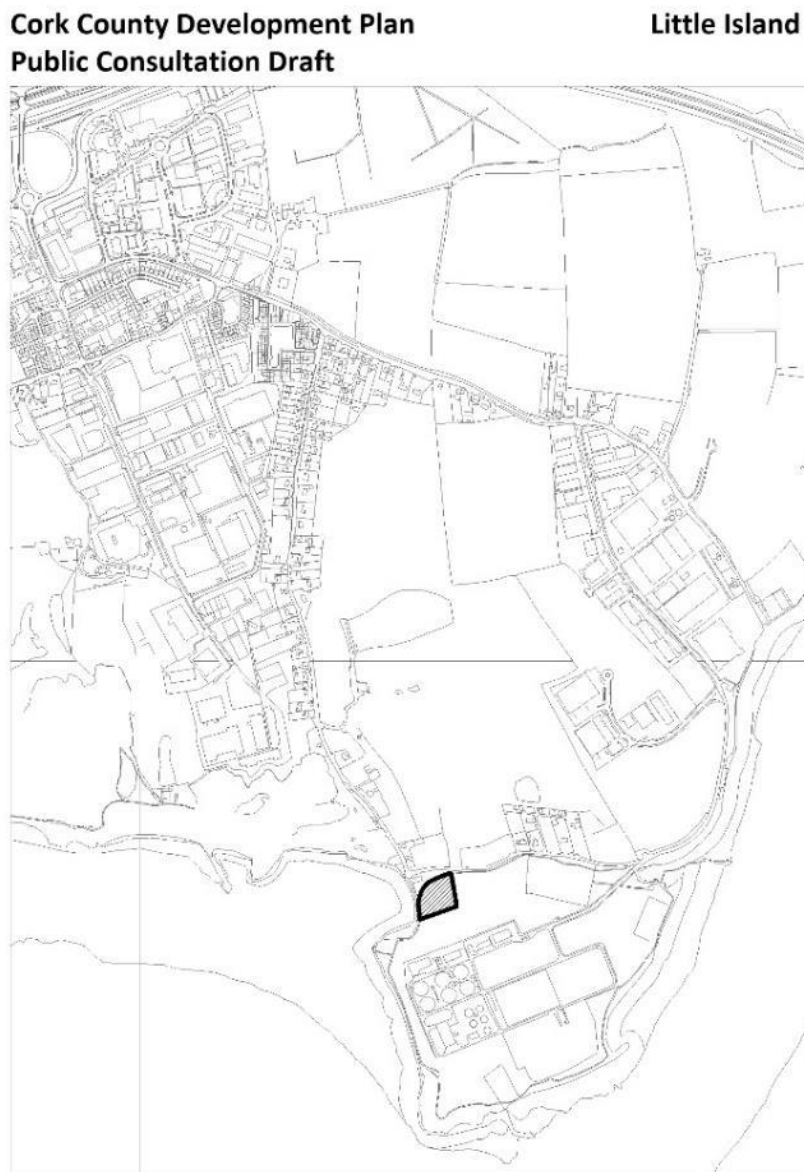
PROPOSED AMENDMENT NO. 4.2.5.4

ORIGIN OF AMENDMENT

This amendment is required to address issues raised in submission.

PROPOSED AMENDMENT

Amend area of LI-GC-02 to include additional area of green infrastructure shown below:



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.5.5

ORIGIN OF AMENDMENT

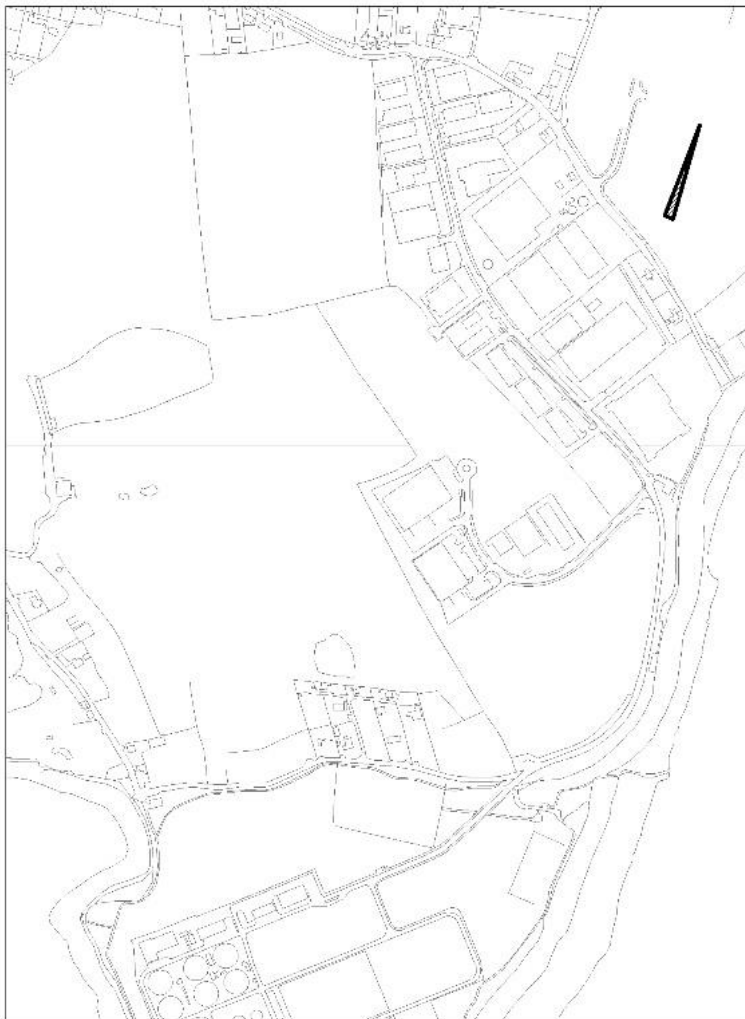
This amendment is required to correct a mapping error.

PROPOSED AMENDMENT

Amend area of LI-I-01 and LI-GC-01 slightly to exclude an area of existing development within LI-I-01 from LI-GC-01 as shown:

**Cork County Development Plan
Public Consultation Draft**

Little Island



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.5.6

ORIGIN OF AMENDMENT

This amendment is required to diagrammatically represent planned active travel interventions in Little Island and to address issues raised by the Ecology section of the Council.

PROPOSED AMENDMENT

Insert new diagram, 4.2.7, after paragraph 2.5.26 as shown below and insert the following text after paragraph 2.5.26 as follows:

Given geographical constraints, vehicular access to Little Island is limited to the N25 interchange and slip roads off the Dunkettle Interchange, with most travel to and from the island during peak period by car. The road network within Little Island itself is also restricted. Whilst a frequent rail service provides access to Kent Station and Midleton, the public transport offering on the island is very limited. As such, Little Island suffers from severe peak hour traffic congestion. A Little Island Transport Study (LITS) was completed in 2018 to determine what transport infrastructure improvements and policy measures are needed to alleviate peak hour traffic congestion on the road network within Little Island and to explore the potential to reduce dependency on single occupier car journeys and look at ways of increasing active travel and public transport use. The study makes recommendations on what interventions are required to improve the environment for general traffic, cyclists, pedestrians and public transport vehicles to allow Little Island to fulfil its strategic function as an employment location, logistics hub and residential community.

Some sustainable transport interventions are proposed to be sited close to the shoreline adjoining the Cork Harbour SPA. Sensitive design and integration into the landscape will be essential to ensure the avoidance of impacts on the SPA. These developments will be subject to Appropriate Assessment at project stage.



Little Island Sustainable Transport Interventions. Light green represents network with recently received Part 8 planning approval.

CHANGE ONLY (DIAGRAM WITHIN TEXT)

PROPOSED AMENDMENT NO. 4.2.5.7

ORIGIN OF AMENDMENT

This amendment is required to address issues raised in submissions.

PROPOSED AMENDMENT

Amend paragraphs 2.5.25 and 2.5.49 to include additional text as follows:

2.5.25 The X-01 special policy area, which is subject to a framework plan to guide development, will include a *small scale, local* neighbourhood centre with high quality public realm.

2.5.49 The objective for the site is to deliver compact residential development in tandem with a high quality, *small scale, local* neighbourhood centre, school, public realm and open space. The development is to facilitate excellent quality of life and establish a strong and attractive sense of place.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.5.8

ORIGIN OF AMENDMENT

This amendment is required to address issues raised in submissions.

PROPOSED AMENDMENT

Amend the text of objective LI-X-01 to include additional text as follows:

Medium A density residential development, *small scale, local* neighbourhood centre, provision of school, high quality public open space (including buffer between development and adjoining industrial use) and public realm. To provide for future high quality pedestrian and cycle connectivity with LI- RR-01. Development of this area will be subject to an approved framework plan for its overall development. Part of this area is known to be an important feeding location for a number of species of bird for which the Cork Harbour SPA is designated (including Oystercatcher, Curlew and Black-tailed Godwit). Consideration of implications for these species will be integral to the assessment of new development proposals for this area. It may be necessary to retain a proportion of this zone as undeveloped land to ensure that sufficient undisturbed field feeding habitat remains available to maintain the favourable conservation status of populations of these species.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.5.9

ORIGIN OF AMENDMENT

This amendment is required to address issues raised in submissions.

PROPOSED AMENDMENT

Amend the text of objective LI-X-01 to exclude text as follows:

Medium A density residential development, neighbourhood centre, ~~provision of school~~, high quality public open space (including buffer between development and adjoining industrial use) and public realm. To provide for future high quality pedestrian and cycle connectivity with LI- RR-01. Development of this area will be subject to an approved framework plan for its overall development. Part of this area is known to be an important feeding location for a number of species of bird for which the Cork Harbour SPA is designated (including Oystercatcher, Curlew and Black-tailed Godwit). Consideration of implications for these species will be integral to the assessment of new development proposals for this area. It may be necessary to retain a proportion of this zone as undeveloped land to ensure that sufficient undisturbed field feeding habitat remains available to maintain the favourable conservation status of populations of these species.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.5.10

ORIGIN OF AMENDMENT

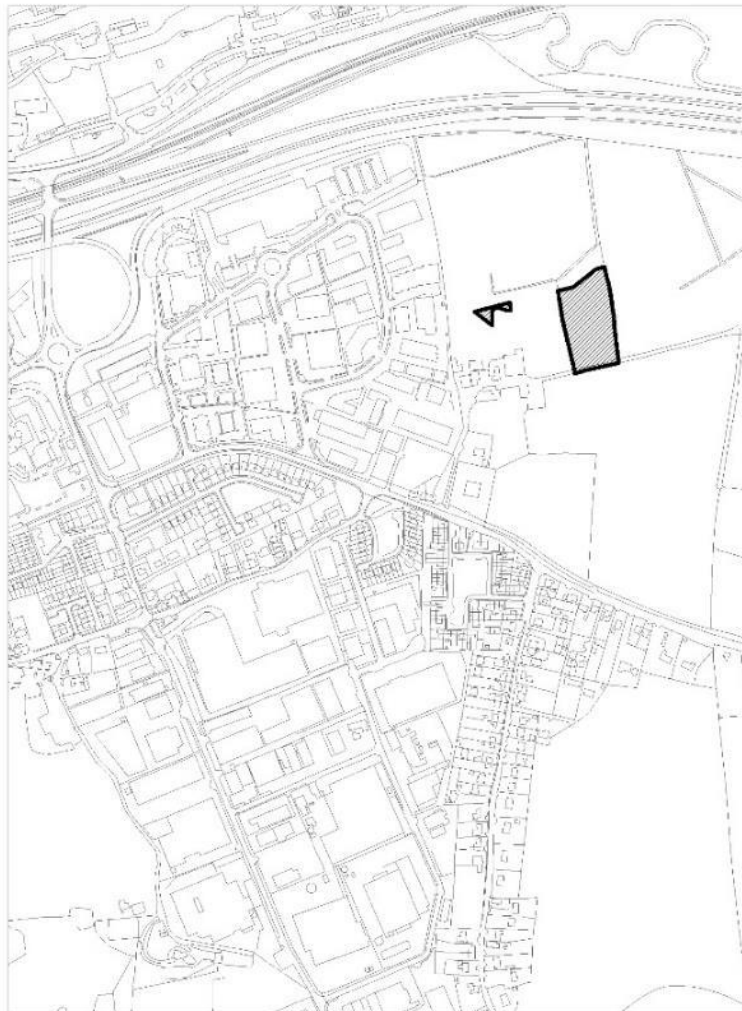
This amendment is required to address issues raised in submissions.

PROPOSED AMENDMENT

Amend area of LI-C-01 to exclude area identified as being at risk of flooding and amend development boundary accordingly as shown:

**Cork County Development Plan
Public Consultation Draft**

Little Island



MAP CHANGE ONLY

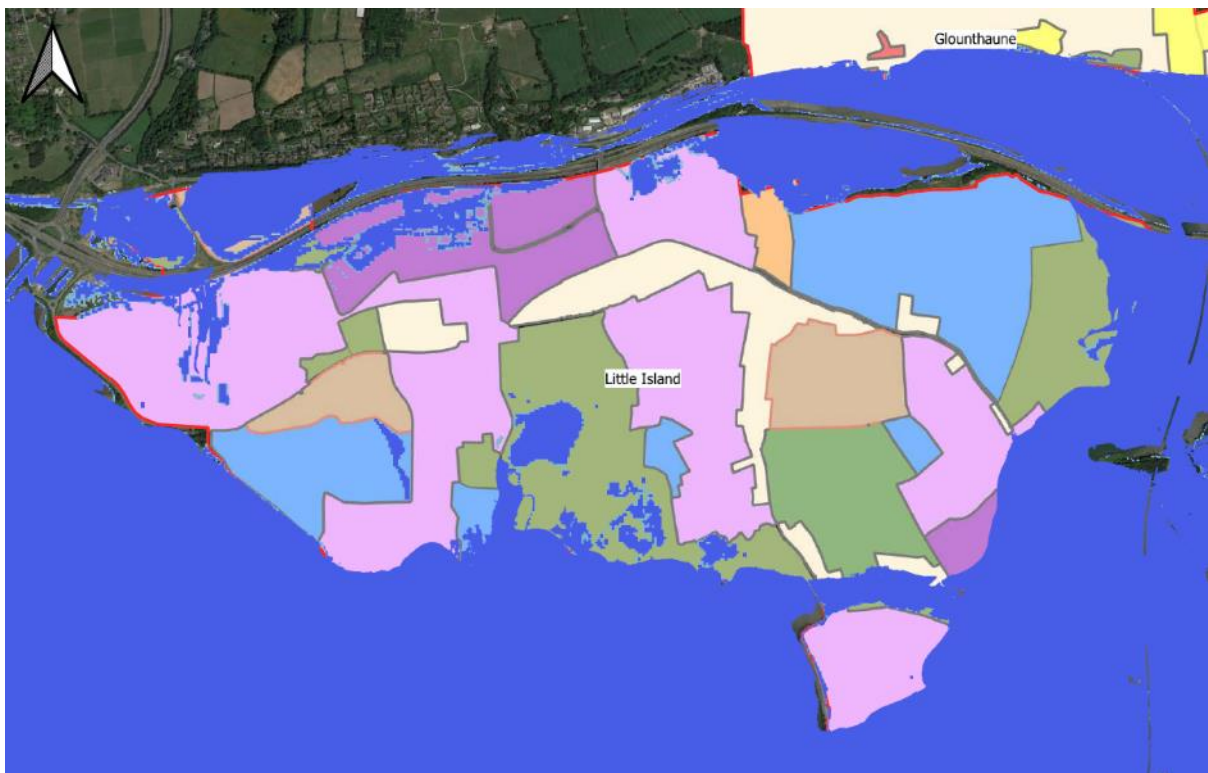
PROPOSED AMENDMENT NO. 4.2.5.11

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the Little Island zoning map to include most recent flood risk data as follows:



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.5.12

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submission and PPU.

PROPOSED AMENDMENT

Amend objective LI-X-01 so that text in relation to the nearby SPA is more accurate and is consistent with that of similarly located sites as follows:

LI-X-01 Medium A density residential development, neighbourhood centre, provision of school, high quality public open space (including buffer between development and adjoining industrial use) and public realm. To provide for future high quality pedestrian and cycle connectivity with LI- RR-01. Development of this area will be subject to an approved framework plan for its overall development. ~~Part of this area is known to be an important feeding location for a number of species of bird for which the Cork Harbour SPA is designated (including Oystercatcher, Curlew and Black-tailed Godwit). Consideration of implications for these species will be integral to the assessment of new development proposals for this area. It may be necessary to retain a proportion of this zone as undeveloped land to ensure that sufficient undisturbed field feeding habitat remains available to maintain the favourable conservation status of populations of these species.~~ *This zone is located in close proximity to the Cork Harbour SPA. Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area:*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.5.13

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from changes to the zoning and flood zone maps.

PROPOSED AMENDMENT

Update figure 4.2.5 Little Island Green Infrastructure to reflect changes to the zoning and flood maps proposed through other amendments

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.5.14

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

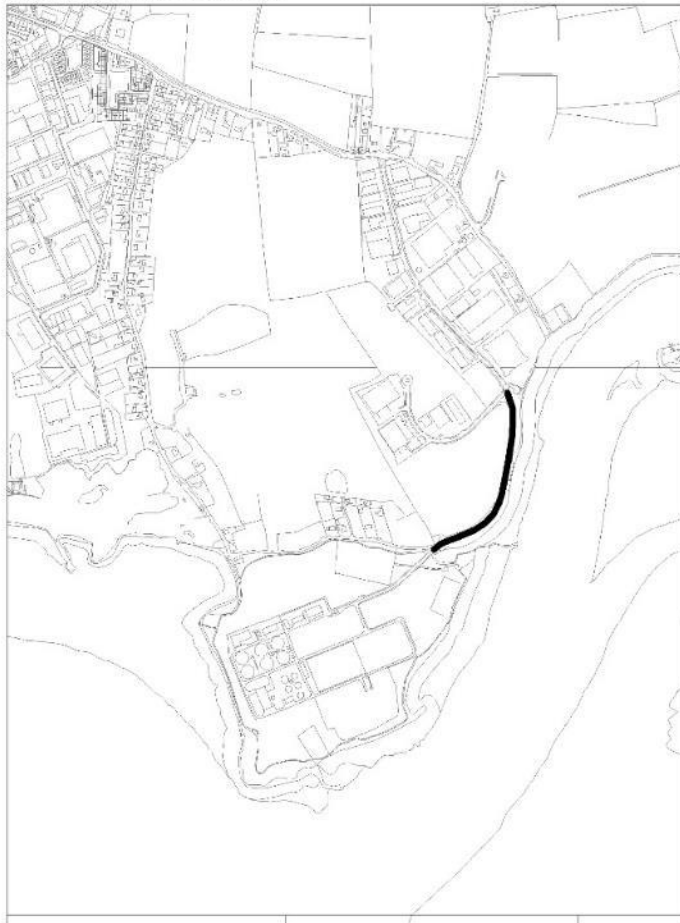
Include new objective, LI-U-07, for the maintenance of an amenity walk as follows:

*LI-U-07 Maintain existing amenity walk. This walk adjoins both the Great Island Channel SAC and the Cork Harbour SPA. Consideration of implications for the SAC and SPA will be integral to the assessment of any future proposed upgrades to this walk. Any such upgrades would need to be designed sensitively to ensure the avoidance of impacts on the SPA and the SAC. **

TEXT AND MAP CHANGE

**Cork County Development Plan
Public Consultation Draft**

Little Island



PROPOSED AMENDMENT NO. 4.2.5.15

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the area of LI-I-04 to exclude an area of scrub habitat and zone A flood risk and include this area within a new green infrastructure zoning, LI-GC-09 as shown. Exclude text from objective LI-I-04 and include additional objective LI-GC-09 as follows:

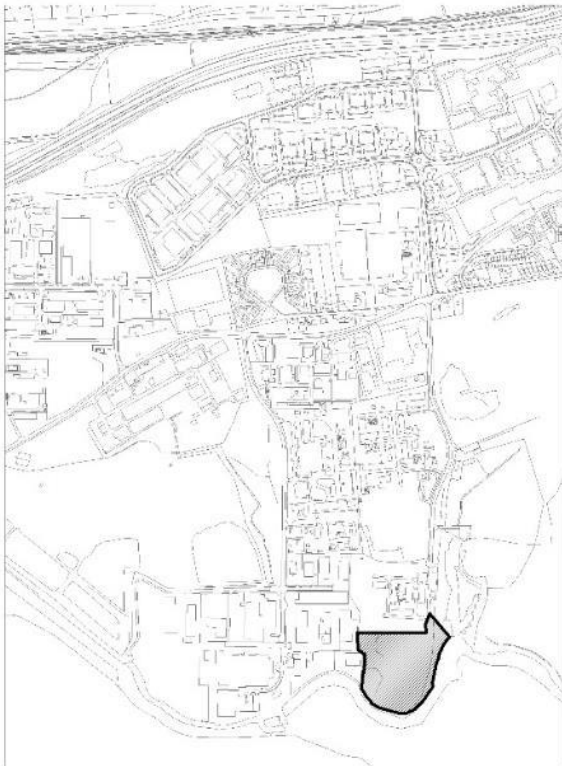
~~LI-I-04 Industry. This site contains habitats of ecological value including an area of scrub. New development should be planned to provide for the retention and protection of these habitats in so far as possible. Habitats of high natural value on boundaries should be retained and, where possible habitats of high natural value within the site should be integrated into areas to be retained as open space.*~~

*LI-GC-09 Protect habitats of biodiversity value which form part of the Green Infrastructure resource of Little Island and serve as a buffer between the industrial zone and the estuary.**

TEXT AND MAP CHANGE

Cork County Development Plan
Public Consultation Draft

Little Island



PROPOSED AMENDMENT NO. 4.2.5.16

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the specific objective text of LI-B-01 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management.

Business and general employment use. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.5.17

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the specific objective text of LI-B-02 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management.

LI-B-02 Business and general employment use including retail warehousing. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.5.18

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA and the Ecology Section of the Council.

PROPOSED AMENDMENT

Amend the specific objective text of LI-GA-07 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management.

LI-GA-07 Open Space - Protect the setting of Cork Golf Club. *and protect the Rock Farm Quarry proposed Natural Heritage Area which lies within this zone.*

~~This site contains part of a pNHA and an Annex 1 Estuaries habitat and adjoins an SPA. The ecological value of these habitats is to be retained and protected in so far as possible.~~ *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.5.19

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA and the Ecology section of the Council.

PROPOSED AMENDMENT

Amend the specific objective text of LI-GC-02 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management.

LI-GC-02 ~~Retain as open space. Protect and, where possible and appropriate, seek to enhance the ecological value of this area.~~ *This land forms part of the Great Island Channel SAC and the Cork Harbour SPA and supports high natural value wetland habitats and associated species. Retain and protect.* *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.5.20

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the specific objective text of LI-GC-03 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management.

LI-GC-03 Retain as open space. Protect and, where possible and appropriate, seek to enhance the ecological value of this area. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.5.21

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the specific objective text of LI-I-05 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management.

LI-I-05 Industry. Development of this site will need to protect and, where possible, enhance the biodiversity value of habitat types of County Importance that are within this zoning (Lakes and Ponds, Semi Natural Grassland and Scrub/Transitional Woodland).

This site is located in close proximity to the Cork Harbour Special Protection Area. Appropriate buffering and screening between new development and the SPA may be required. Areas within this site may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.5.22

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the specific objective text of LI-RR-01 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management.

LI-RR-01 Medium A density residential development combined with business development and a substantial area of high quality, public open space for recreation. It will be important that high quality pedestrian and cycle connectivity between this land and the LI-X-01 site be provided. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.5.23

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by TII.

PROPOSED AMENDMENT

Amend the Little Island zoning map to represent the Dunkettle Upgrade Scheme that is underway.

UPDATING OF MAP ONLY

PROPOSED AMENDMENT NO. 4.2.5.24

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by TII.

PROPOSED AMENDMENT

Include additional text in paragraph 2.5.35 as follows:

With its favourable topography and proximity to a high quality public transport corridor Little Island has the potential to achieve significant modal shift to sustainable transport modes. A special Policy area, X-03, has been zoned in this plan at North Esk for a multi modal transport hub which may include railway fleet depot, railway sidings, railway station, bus depot, park & ride including EV charge points, bike sharing systems and bike maintenance station. *Consultation and collaboration with TII will be undertaken to ensure that the Dunkettle Interchange is not unduly impacted.*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.5.25

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the specific objective text of LI-B-03 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

LI-B-03 Business and general employment use. This site contains habitats of ecological value including an area of scrub. New development should be planned to provide for the retention and protection of these habitats in so far as possible. Habitats of high natural value on boundaries should be retained and, where possible

habitats of high natural value within the site should be integrated into areas to be retained as open space. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.5.26

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA and to give more clarity to existing text.

PROPOSED AMENDMENT

Amend the specific objective text of LI-I-01 to clarify objective, avoid repetition, and to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

~~LI-I-01 Industry with provision for planting and landscaping along the northern and eastern boundaries to recognise the sensitive location of the site in relation to the Cork Harbour SPA and to protect views of Little Island from the N25. The south western boundary contains the site of CO 077-025 Castle site. This is a Recorded Archaeological Monument. The Zone of Archaeological Potential associated with the medieval castle may be quite extensive. Any development at the south west quadrant of the site will require a detailed Archaeological Assessment to clarify there is no subsurface archaeology within the development site before development can be considered in this area including geophysical survey and licensed archaeological testing. This site is located in close proximity to the Cork Harbour Special Protection Area. Appropriate buffering and screening between new development and the SPA may be required. Areas within this site may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area.~~

This site is located in close proximity to the Cork Harbour Special Protection Area. Screen planting and sensitive landscaping along the northern and eastern boundaries will be required to create a buffer between the SPA and the developed portion of the site and to protect views of Little Island from the N25. Areas within this site may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area.

The south western boundary contains the site of CO 077-025 Castle site. This is a Recorded Archaeological Monument. The Zone of Archaeological Potential associated with the medieval castle may be quite extensive. Any development at the south west quadrant of the site will require a detailed Archaeological Assessment to clarify there is no subsurface archaeology within the development site before development can be considered in this area including geophysical survey and licensed archaeological testing.

TEXT CHANGE ONLY

Monard

PROPOSED AMENDMENT NO. 4.2.6.1

ORIGIN OF AMENDMENT

This amendment is required to address issues raised in strategic flood risk assessment.

PROPOSED AMENDMENT

Amend objective MN-X-01 to highlight flood risk and that the objectives of Chapter 11 Water Management apply as follows:

MN-X-01 To facilitate the development of a new rail based settlement in Monard consistent with the Monard SDZ Planning Scheme 2015 and accompanying documents as approved by An Bord Pleanala in May 2016.

*

TEXT CHANGE ONLY

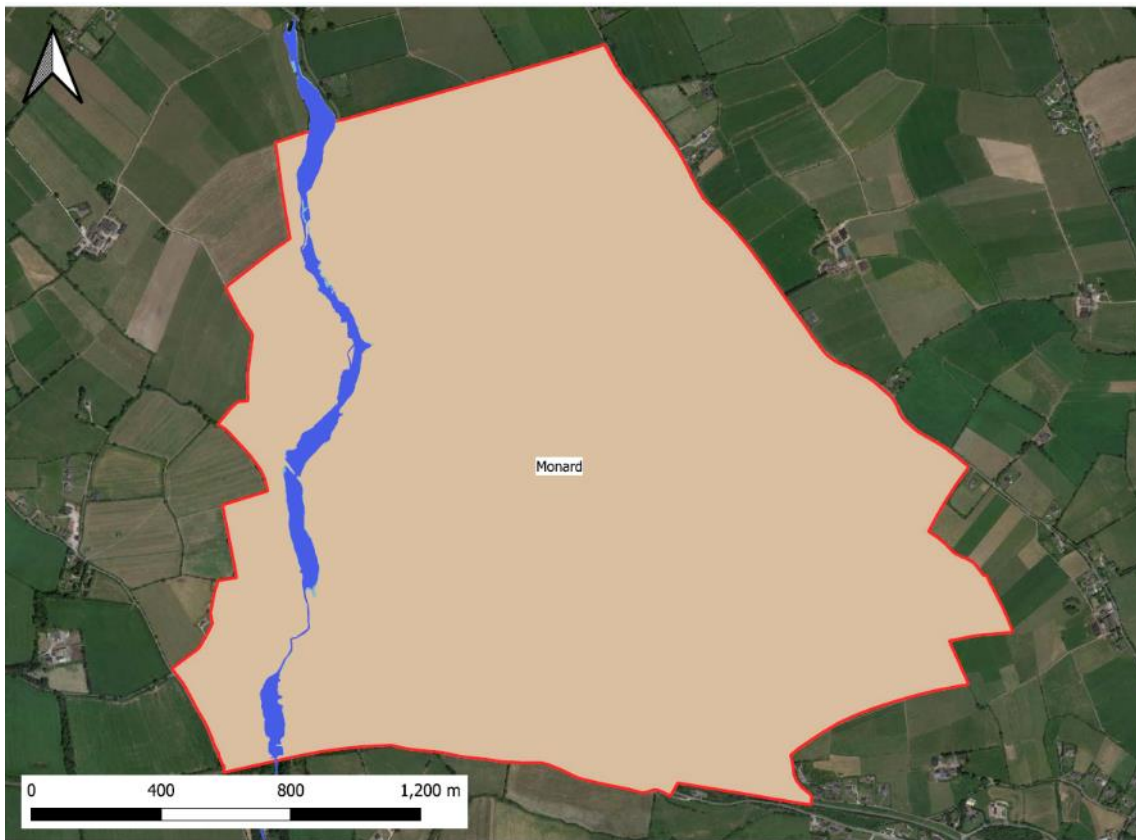
PROPOSED AMENDMENT NO. 4.2.6.2

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the Monard zoning map to include most recent flood risk data as follows:



MAP CHANGE ONLY

Key Villages

PROPOSED AMENDMENT NO. 4.2.7.A

ORIGIN OF AMENDMENT

This amendment arises from a PPU suggestion of additional text and also as a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

PROPOSED AMENDMENT

Include additional text between Key Villages heading and section 2.7 Carrignavar, as follows:

Key Villages in the Cobh MD

There are 3 Key Villages in the Cobh Municipal District.

In this plan, Glounthaune and Watergrasshill are projected to grow to over 1,500 people during the lifetime of the plan so they are treated in a similar manner as regards zoning and land-use to the other main settlements which are over 1,500 people. That is, as distinct from the other Key Village in this Municipal District, all land within the development boundary of Killumney will have a specific land use zoning.

The settlements would benefit from a more compact form and from some regeneration of and re-use of existing properties within the village cores. In particular, further improvements to the village centres, with an enhanced streetscape, improved shopfronts and provision for improved street lighting, public footpaths and street furniture would be desirable. Further opportunities for streetscape improvements exist in the settlements, particularly within the village cores.

Given the challenges facing some key villages in relation to infrastructure, in particular water services and whether any deficits can be overcome in the lifetime of the plan, the Council will consider the reallocation of the overall level of units for a specific Key Village from Key Villages with infrastructure constraints that are taking longer than expected to be resolved to a Key Village or Key Villages within the same Municipal District which has no such constraints subject to adequate capacity been shown to be available, in compliance with the requirements of Chapter 11 Water Management and any ecological considerations. Any increase in the re-allocation of housing units must not exceed 50% of the allocation set out in the table below.

Further guidance on the development of villages is given in Volume One of this Plan, particularly Chapter 2 Core Strategy, Chapter 3 Settlements and Placemaking, and Chapter 4 Housing.

4.2.x Key Villages Overall Scale of New Development				
Settlement Name	Existing Number of Houses Q1 2010 (Geodirectory)	Existing Number of Houses Q1 2015 (Geodirectory)	Existing Number of Houses Q1 2020 (Geodirectory)	Overall Scale of New Development to 2028 (No. of houses)
<i>Carrignavar</i>	<i>178</i>	<i>175</i>	<i>174</i>	<i>10</i>

<i>Glounthaune</i>	<i>445</i>	<i>506</i>	<i>631</i>	<i>379</i>
<i>Watergrasshill</i>	<i>434</i>	<i>463</i>	<i>571</i>	<i>149</i>
<i>Total Key Villages</i>	<i>1057</i>	<i>1144</i>	<i>1376</i>	<i>538</i>

TEXT CHANGE ONLY

Carrignavar

PROPOSED AMENDMENT NO. 4.2.7.1

ORIGIN OF AMENDMENT

This amendment is required to clarify text relating to water services.

PROPOSED AMENDMENT

Amend paragraphs 2.7.8 and 2.7.17 as follows:

2.7.8 As the village lacks adequate ~~water supply and~~ wastewater treatment infrastructure it is considered growth of 10 units, each providing its own waste water infrastructure, within this plan period would represent a more balanced approach to growth within this key village.

2.7.17 ~~While~~ the village has drinking water capacity *with which there are operational issues. However* there is no capacity available in WWTP and IW has no plans to upgrade the WWTP.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.7.2

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the Carrignavar zoning map to include most recent flood risk data as follows:



MAP CHANGE ONLY

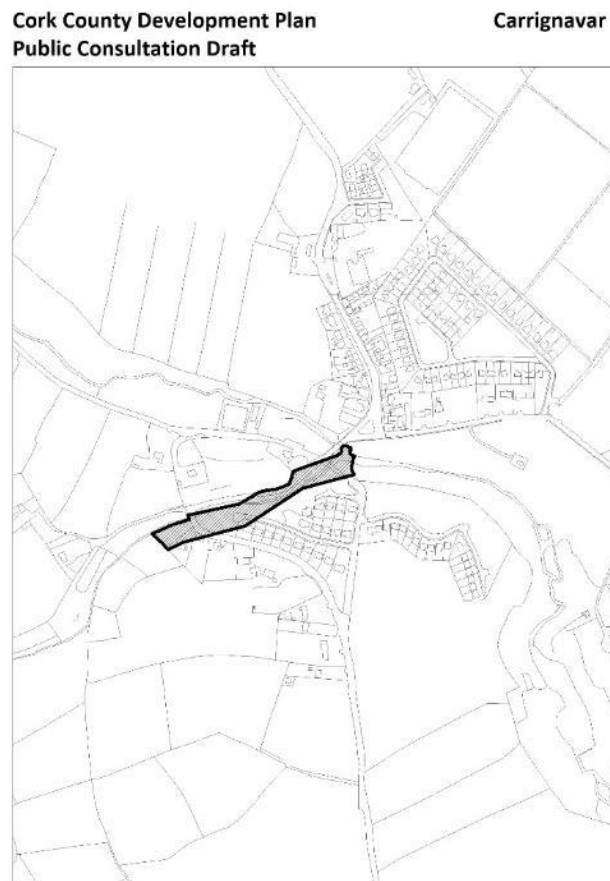
PROPOSED AMENDMENT NO. 4.2.7.3

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by strategic flood risk assessment.

PROPOSED AMENDMENT

Amend the area of GC-03 so that it is extended to include area at risk of flooding as shown:



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.7.4

ORIGIN OF AMENDMENT

This amendment is required to clarify text relating to water services.

PROPOSED AMENDMENT

Amend the specific objective text of GC-02 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

GC-02 Part of larger ecological corridor and rocky outcrop. Protect woodland/scrub area adjoining Cloghnagashee river. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.7.5

ORIGIN OF AMENDMENT

This amendment is required to correct an error on the map browser.

PROPOSED AMENDMENT

Amend the map browser of the plan so that the zoning map for Carrignavar is as per that of Volume 4 South Cork – Part 1 Carrigaline MD & Cobh MD

MAP CHANGE TO BROWSER ONLY

Glounthaune

PROPOSED AMENDMENT NO. 4.2.8.1

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions and the availability of additional information in relation to Ashbourne House gardens.

PROPOSED AMENDMENT

Amend the text of paragraph 2.8.16 as follows:

Glounthaune adjoins the shoreline of the North Channel of Cork Harbour. The habitats and species associated with the estuary are the key biodiversity features of value associated with this settlement. The estuary forms part of the Cork Harbour SPA and the Great Island Channel SAC. Harpers Island which forms part of the SAC and the SPA adjoins the settlement and is being managed for nature conservation and nature education by Cork County Council in association with representatives from Glounthaune community organisations and the Cork branch of BirdWatch Ireland. Other features of biodiversity value within the settlement include *a significant number of* mature trees ~~(including around Ashbourne House where mature trees comprise at least one Champion Tree (a Katsura),~~ woodland and hedgerows. *The area around Ashbourne House contains an unusually large collection of significant trees - the largest concentration nationally, in any single location, of champion trees and trees of special heritage value. Champion trees are the largest or tallest example nationally of their species.*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.8.2

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions and the availability of additional information in relation to Ashbourne House gardens.

PROPOSED AMENDMENT

Amend the text of objective GN-R-01 as follows:

~~Medium A~~ **High** density residential development *to be sensitively designed to complement* significant existing woodland setting and habitat. Development is to protect site character and biodiversity value as much as possible, particularly through retention of trees. The site contains a high concentration of champion trees and trees of special heritage value which are to be protected. *Development of the site is to include recreation or small scale community use.*

Net Site Area (Ha): ~~2.0~~ **1.0**

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.8.3

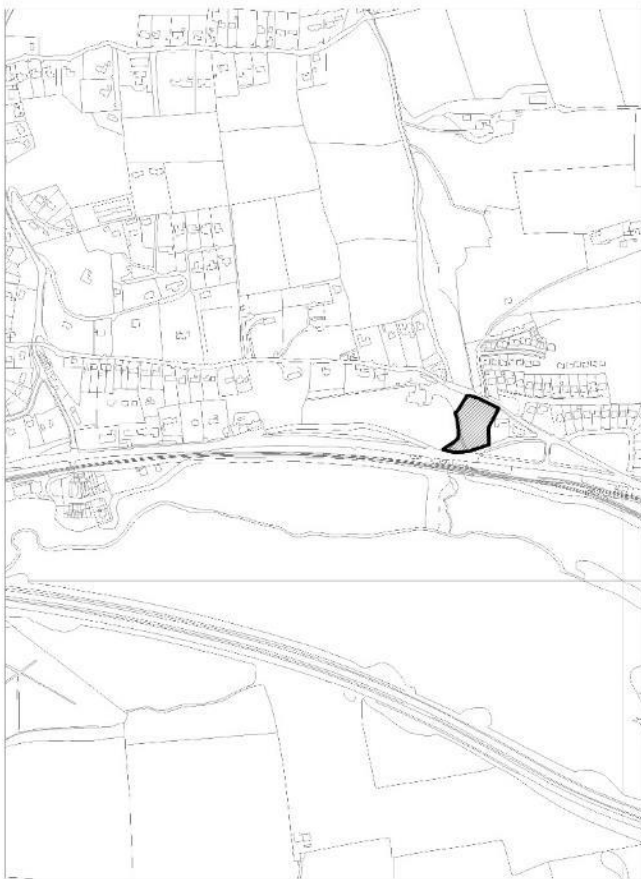
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

Amend the area of objectiveGN-R-01 as shown below so that it includes the entire Ashbourne House landholding to retain the integrity of the site and facilitate an integrated approach to the protection of the trees as shown.

**Cork County Development Plan
Public Consultation Draft** **Glounthaune**



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.8.4

ORIGIN OF AMENDMENT

This amendment is required to address an error in the text of the plan.

PROPOSED AMENDMENT

Amend paragraph 2.8.20 regarding GN-U-01 so that the text reflects the objective for pedestrian/cycle connectivity as follows:

A new ~~road~~ **pedestrian/cycle** connection (U-01) is proposed to link existing development with new developments on lands to the east. This will ultimately connect to the old N25/**new Bury's Bridge to Carrigtwohill cycleway** through the Harper's Creek development. The provision of this ~~road~~ **pedestrian/cycle connection** is a key piece of infrastructure that will allow for a more integrated and coordinated form of development in the eastern part of Glounthaune. Enhancing **pedestrian/cycle** connections between existing and proposed developments will serve to avoid the development of isolated and car dependent estates.

TEXT CHANGE ONLY

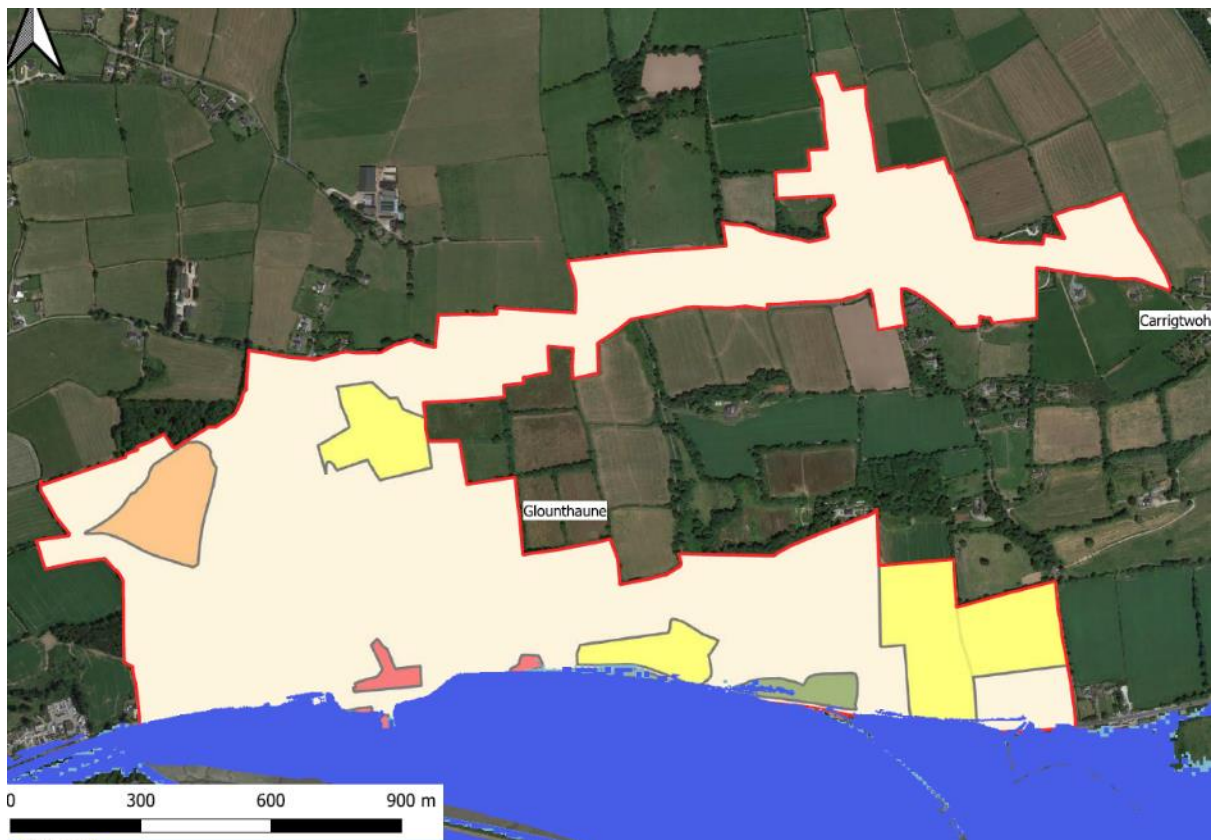
PROPOSED AMENDMENT NO. 4.2.8.5

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the Glounthaune zoning map to include most recent flood risk data as follows:



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.8.6

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the specific objective text of GN-GC-01 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

GN-GC-01 Woodland/transitional scrub habitat to be protected. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.8.7

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the specific objective text of GN-GR-02 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

GN-GR-02 Grassland habitat and public open space to be protected. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.8.7

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the specific objective text of GN-GR-03 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

GN-GR-03 Grassland habitat and public open space to be protected. This area overlaps and adjoins the Cork Harbour SPA and the Great Island Channel SAC and pNHA. The ecological value of these habitats is to be protected. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.8.8

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the specific objective text of GN-T-02 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

GN-T-02 Village/neighbourhood centre. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.8.9

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

PROPOSED AMENDMENT

Update and amend table 4.2.18 Glounthaune Population, Housing Supply and Residential Land Area, amend table 4.2.19 Glounthaune Population 2006-2028, to reflect changes to the Core Strategy.

Update and amend GN-GO-01 to reflect the updated population and housing figures.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.8.10

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the specific objective text of GN-R-02 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

GN R-02 Medium A density residential development. Connectivity, including high quality pedestrian and cycle connectivity, with adjoining lands to the east and to the rail station is to be provided. *

TEXT CHANGE ONLY

Watergrasshill

PROPOSED AMENDMENT NO. 4.2.9.1

ORIGIN OF AMENDMENT

This amendment is required to address an objective labelling error.

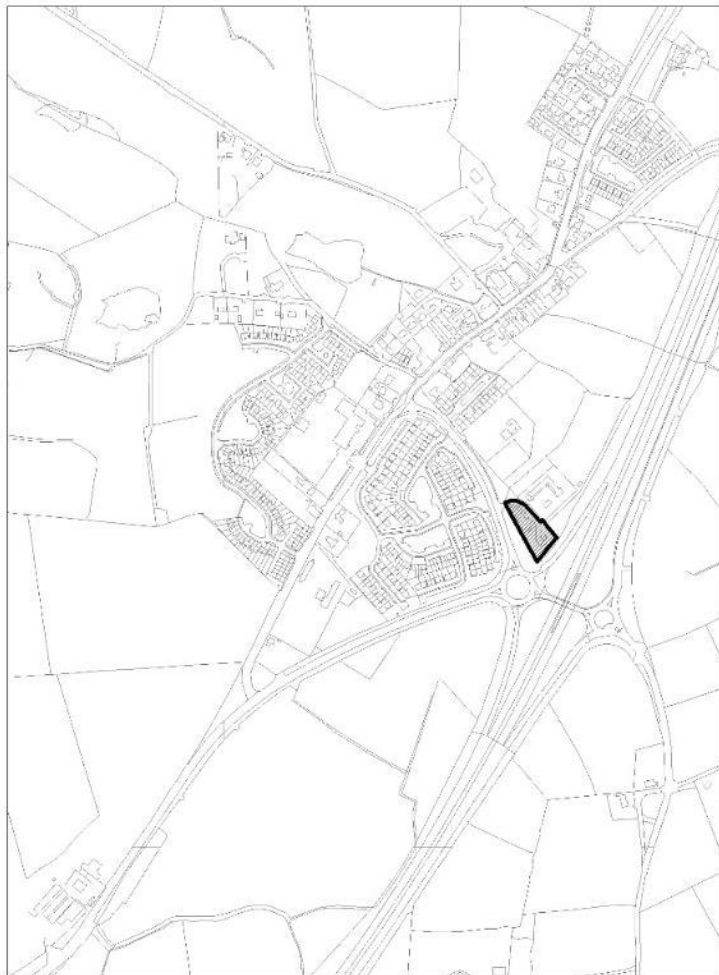
PROPOSED AMENDMENT

Amend objective WT-GR-03 as follows:

~~WT-GR-03~~ **WT-C-02**: Existing Playground

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Watergrasshill



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.2.9.2

ORIGIN OF AMENDMENT

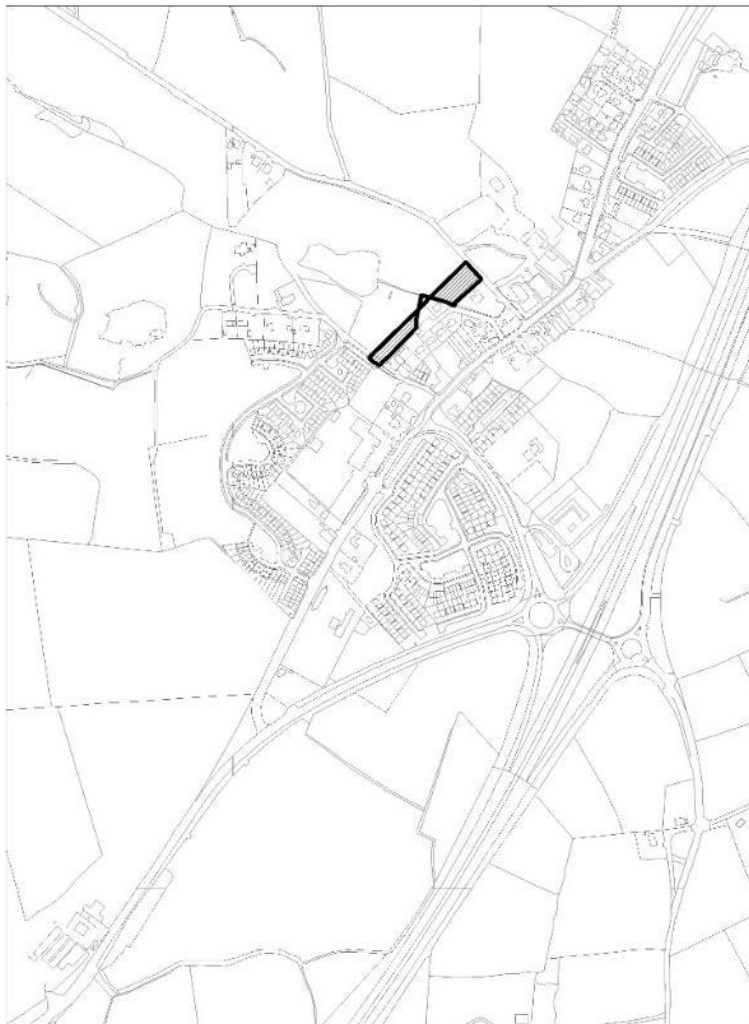
This amendment is required to address an issue raised in submissions.

PROPOSED AMENDMENT

Amend the area of WT-GC-01 to include additional land to the south east as shown:

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Watergrasshill



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.9.3

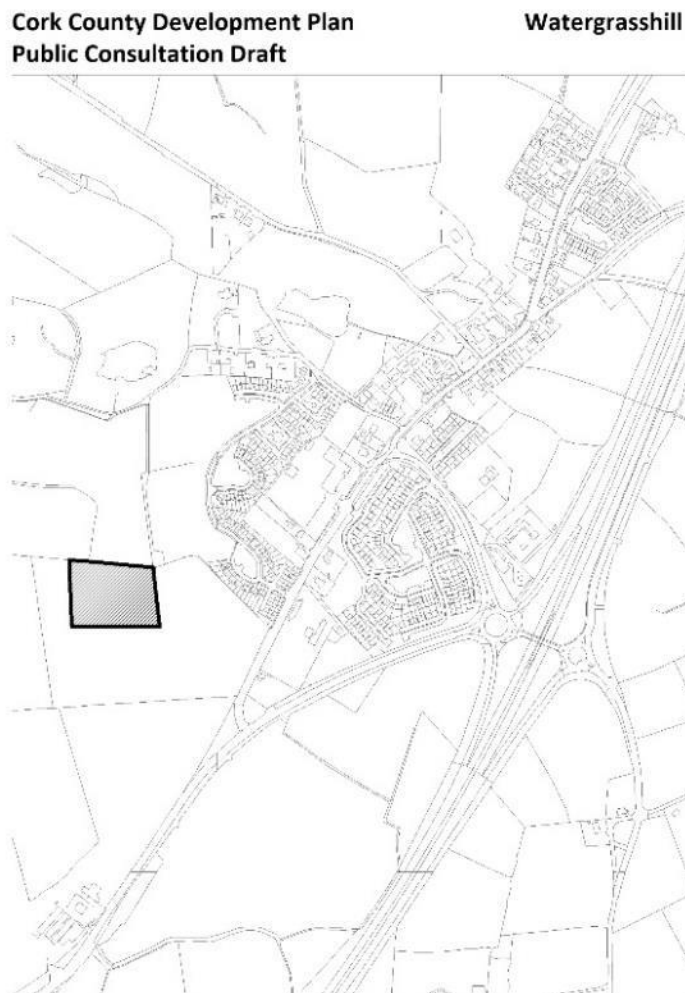
ORIGIN OF AMENDMENT

This amendment is required to respond to issues raised by submissions.

PROPOSED AMENDMENT

Include additional zoning objective, WT-R-04 as follows and to include additional 2Ha residential zoning as shown:

WT-R-04 Medium A density residential development. Access to be through the adjoining estate to the east.



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.2.9.4

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

PROPOSED AMENDMENT

Update and amend table 4.2.20 Watergrasshill Population, Housing Supply and Residential Land Area, and amend Table 4.2.21 Watergrasshill Population 2006-2028 , to reflect changes to the Core Strategy.

Update and amend WT-GO-01 to reflect changes to the Core Strategy.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.9.5

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by PPU.

PROPOSED AMENDMENT

Amend WT-R-03 so that the specific objective is deleted and the site is included in the existing built up area.

~~WT-R-03 Medium A density residential development.~~

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Public Consultation Draft**

Watergrasshill



TEXT AND MAP CHANGE

Specialist Employment Centre

Marino Point

PROPOSED AMENDMENT NO. 4.2.10.1

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the Marino Point zoning map to include most recent flood risk data as follows:



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.10.2

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the specific objective text of Marino Point X-01 to represent the reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management with an asterisk as follows:

X-01 To facilitate the development of this site for port related industrial development. The following considerations will apply to any proposals for development:

- Development will be confined to the existing reclaimed area and to activities which are port-related or which use the existing industrial installations. Any new berthing /unloading facilities would be limited.
- A detailed Traffic Impact Assessment is required prior to any development to assess the impact on the existing road network.
- Improved road access between N25 and Cobh subject to full ecological assessment.
- Existing recorded monuments on site shall be protected.
- In permitting development, regard shall be had to mitigating potential adverse impacts, particularly for the adjacent residential settlement of Passage West.
- Marino Point is located immediately adjacent to the Great Island Channel SAC and Cork Harbour SPA and it contains Annex 1 habitats of large shallow inlets and bays. Development in this location will only be permitted where it is shown that it is compatible with the requirements of the Habitats and Birds Directive and with the protection of these sites.

~~Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives of this plan..~~ *

TEXT CHANGE ONLY

Villages

PROPOSED AMENDMENT NO. 4.2.12.A

ORIGIN OF AMENDMENT

This amendment arises from a PPU suggestion of additional text and also as a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

PROPOSED AMENDMENT

Include additional text between Villages heading and section 2.12 Knockraha, as follows:

Villages of the Cobh Municipal District

Villages are settlements that provide a range of services to a local area but the range of services are not as broad as those provided by the Key Villages. There are 2 villages in the Cobh Municipal District.

To allow the villages to develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure. It is intended that future growth will be largely organic in nature based on small scale developments. It is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised, including the surrounding landscape, particularly any designated high value landscapes.

Given the challenges facing some villages in relation to infrastructure, in particular water services and whether any deficits can be overcome in the lifetime of the plan the Council will consider the reallocation of the overall level of units for a specific Village from Villages with current infrastructure constraints that are taking longer than expected to be resolved to a Village or Villages within the same Municipal District which has no such constraints subject to adequate capacity been shown to be available, in compliance with the requirements of Chapter 11 Water Management and any ecological considerations. Any increase in the re-allocation of housing units must not exceed 50% of the allocation set out in the table below.

Further guidance on the development of villages is given in Volume One of this Plan, particularly Chapter 2 Core Strategy, Chapter 3 Settlements and Placemaking, and Chapter 4 Housing.

<i>Villages</i>	<i>Existing Number of Houses Q1 2010 (Geodirectory)</i>	<i>Existing Number of Houses Q2 2020 (Geodirectory)</i>	<i>Growth 2010 to 2020 (Geodirectory)</i>	<i>Overall Scale of Development (No. of houses)</i>
<i>Knockraha</i>	<i>120</i>	<i>155</i>	<i>35</i>	<i>10</i>
<i>Whitechurch</i>	<i>195</i>	<i>211</i>	<i>16</i>	<i>50</i>
<i>Total Villages</i>	<i>315</i>	<i>366</i>	<i>51</i>	<i>60</i>

Knockraha

PROPOSED AMENDMENT NO. 4.2.12.1

ORIGIN OF AMENDMENT

This amendment is required to correct a textual error.

PROPOSED AMENDMENT

Delete text from paragraph 2.12.13 as follows:

~~Given the scale of growth outlined above,~~ it is appropriate that a site has been identified specifically for the provision of recreation and community facilities, including a children's playground, to address the deficit that exists at present in the village.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.12.2

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the Knockraha zoning map to include most recent flood risk data as follows:



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.12.3

ORIGIN OF AMENDMENT

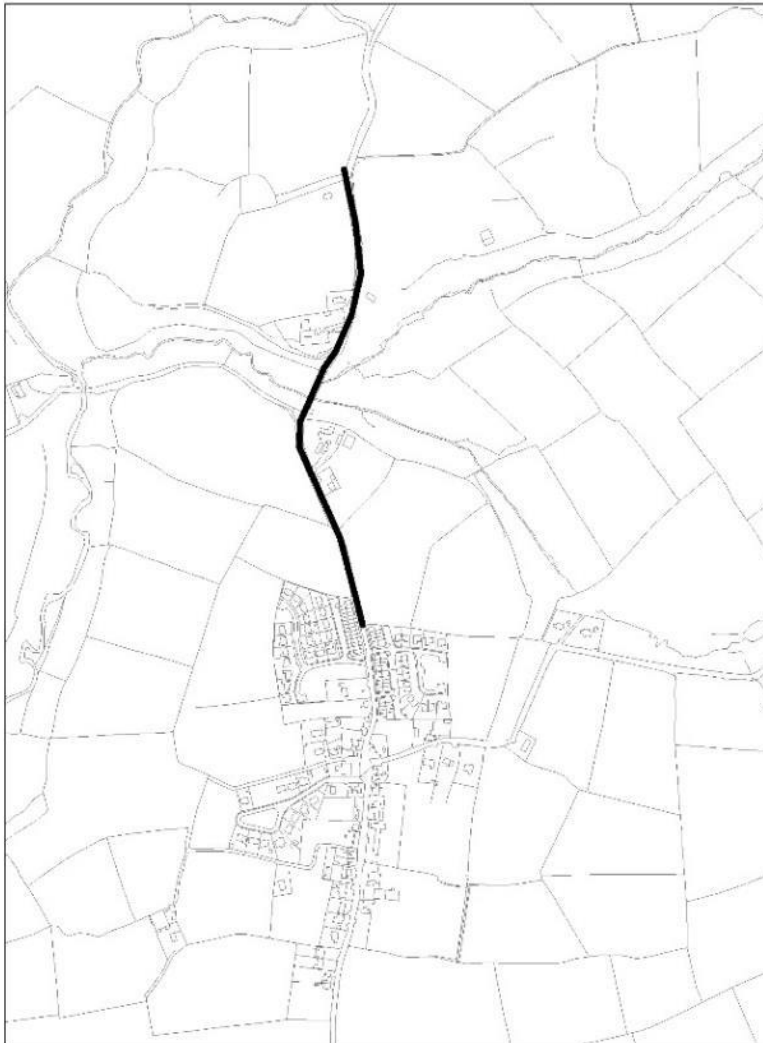
This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

Amend the Knockraha zoning map to extend U-01 as follows:

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Knockraha



MAP CHANGE ONLY

Whitechurch

PROPOSED AMENDMENT NO. 4.2.13.1

ORIGIN OF AMENDMENT

This amendment is required to respond to issues raised by submissions.

PROPOSED AMENDMENT

Add text to paragraph 2.13.18 as follows:

The land in the village centre opposite the existing petrol forecourt and crossroads was zoned as Town Centre within the 2011 and 2017 Local Area Plans to allow for the provision of a wider range of services for the village and surrounding areas. In this plan, the site is zoned Village Centre, with an objective that allows for the provision of a crèche, community playground and street frontage development. Elsewhere in the village core, there is potential for some infill development, enhancement of cultural development, provision of additional cycle paths and a possible extension to the cemetery.

There may be potential to extend a pedestrian/cycleway from the north of the village to Dromgarraff Lane to facilitate the creation of a Slí na Sláinte Loop walk.

TEXT CHANGE ONLY

Other Locations

Haulbowline

PROPOSED AMENDMENT NO. 4.2.16.1

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the Haulbowline zoning map to include most recent flood risk data as follows:



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.16.2

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the specific objective text of Haulbowline X-01 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

X-01 The principle function of Haulbowline is to continue to provide a safe and well operating naval base. Therefore, it is essential that protection of the Irish naval service within a defined secure boundary to the west side of the island is preserved. Development of a secure naval promenade along the north-south axis, allowing for unbroken Naval Service access to the marine basin should be considered.

The existing vacant and partially derelict limestone warehouse buildings adjacent to the former ISPAT / Irish Steel site are of exceptional importance in terms of architectural heritage and present an opportunity to accommodate new uses. A range of uses could be considered in these buildings, such as research /cultural/civic uses, café, and other tourism related uses subject to normal planning considerations. The area surrounding the limestone buildings can be developed to accommodate a high quality accessible landscaped area.

The centre of the island containing the former ISPAT / Irish Steel site offers the opportunity to deliver a high quality civic space, subject to remediation, which would complement the newly opened Haulbowline Park.

Provision should be made for the expansion of IMERC facilities/uses on the island in conjunction with the campus at Ringaskiddy.

Any development should be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives of this plan. The Flood Risk Assessment should take account of potential rises in sea level and the future finished floor levels for development particularly on the reclaimed sections of the site.

This site contains Annex 1 habitats of large shallow inlets and bays. The ecological value of this habitat is to be protected. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.2.16.3

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the specific objective text of Haulbowline GR-01 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

GR-01 Maintain Public Park. *

TEXT CHANGE ONLY

Spike Island

PROPOSED AMENDMENT NO. 4.2.17.1

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

PROPOSED AMENDMENT

Amend the Spike Island zoning map to include most recent flood risk data as follows:



MAP CHANGE ONLY

East Cork

PROPOSED AMENDMENT NO. 4.3.1.1

ORIGIN OF AMENDMENT

This amendment is required to update the text of the Draft Plan in relation to the timeline for the completion of the Greenway which has been delayed due to Covid-19 Construction restrictions. Consequential Amendments will also be required for the text in Youghal, Killeagh and Mogeely.

PROPOSED AMENDMENT

Amend paragraph 3.1.15 as follows;

The Midleton to Youghal Greenway is due to be completed in ~~2022~~ **2023** and will give East Cork a significant tourism boost. Work on the 23km long, off-road Greenway started in November 2019 and it is expected to be open in ~~2022~~ **Spring 2023**. The route runs alongside the old railway line and will include stop off points at former railway stations in Mogeely and Killeagh. When finished the new greenway will provide a level gradient suitable for all ages and abilities as a safe, accessible, and attractive route for cycling and walking and could attract 250,000 visitors annually. Figure 4.3.1 below shows the Greenway route.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.1.2

ORIGIN OF AMENDMENT

This amendment is required to update Figure 4.3.1 in the Draft Plan.

PROPOSED AMENDMENT

Replace Figure 4.3.1 with updated Figure 4.3.1 as follows;



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.2.1

ORIGIN OF AMENDMENT

This amendment is a consequential amendment required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

Amend Table 4.3.2 with updated figures as follows;

Table 4.3.2 East Cork Municipal District – Proposed Scale of Development			
Settlement Name	Scale of Development	Drinking Water Status (February 2021 Assessment)	Waste Water Status (February 2021 Assessment)
Main Towns			
Midleton*	3,355 2,647		
Youghal	453 359		
Total Main Towns	3,808 3,006		
Key Villages >1,500	-		
Castlemartyr~	227 122		
Cloyne~	248 195		
Whitegate and Aghada	60		
Key Villages <1,500	535 377		
Killeagh	135		
Total Key Villages	670 512		
Villages			
Ballincurrag	10		
Ballycotton	45		
Ballymacoda	12		
Dungourney	10		
Ladysbridge	40		
Lisgoold	20		
Mogeely	48		
Saleen	50		
Shanagarry/ Garryvoe	70		
Total Villages	305		
Overall MD Total	4,783		

Table 4.3.2 East Cork Municipal District – Proposed Scale of Development			
Settlement Name	Scale of Development	Drinking Water Status (February 2021 Assessment)	Waste Water Status (February 2021 Assessment)
Other Locations			
Barnabrow/Ballymaloe	-		
Redbarn	-		
Trabolgan	-		
Water Services Key	Capacity		
	Future capacity subject to Irish Water Investment Plan		
	Some capacity		
	No capacity		
<p>* IW is working on a number of projects which will provide the infrastructure necessary to relieve development constraints in Midleton. The North Midleton project (Phase 1 Load diversion to Carrigtwohill), which will cater for the Water Rock area, is to be delivered by the end of 2023. The Phase 2 - Load Diversion to Carrigtwohill project, taking in the load from the wider Midleton area, is to be delivered by end of 2026. Treatment capacity will be available once load transfer projects to Carrigtwohill progress (Phase 1 approx. 4,000pe), and Phase 2 (a further 12,650pe approx.).</p> <p>~ Cloyne and Castlemartyr WWTPs are currently not compliant with Waste Water Discharge Licence emission limit values but are capable of achieving at least UWW standards.</p>			

TEXT CHANGE ONLY

Main Towns

Midleton

Proposed Amendment 4.3.3.1

ORIGIN OF AMENDMENT

This amendment is a consequential amendment required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

1. Update and Amend table 4.3.3 'Midleton Population 2006-2028' and amend table 4.3.4 'Population and Housing in Midleton' to reflect changes to the Core Strategy.
2. Update and amend paragraphs and MD-GO-01 objective to reflect changes to the Core Strategy.

TEXT CHANGE ONLY

Proposed Amendment 4.3.3.2

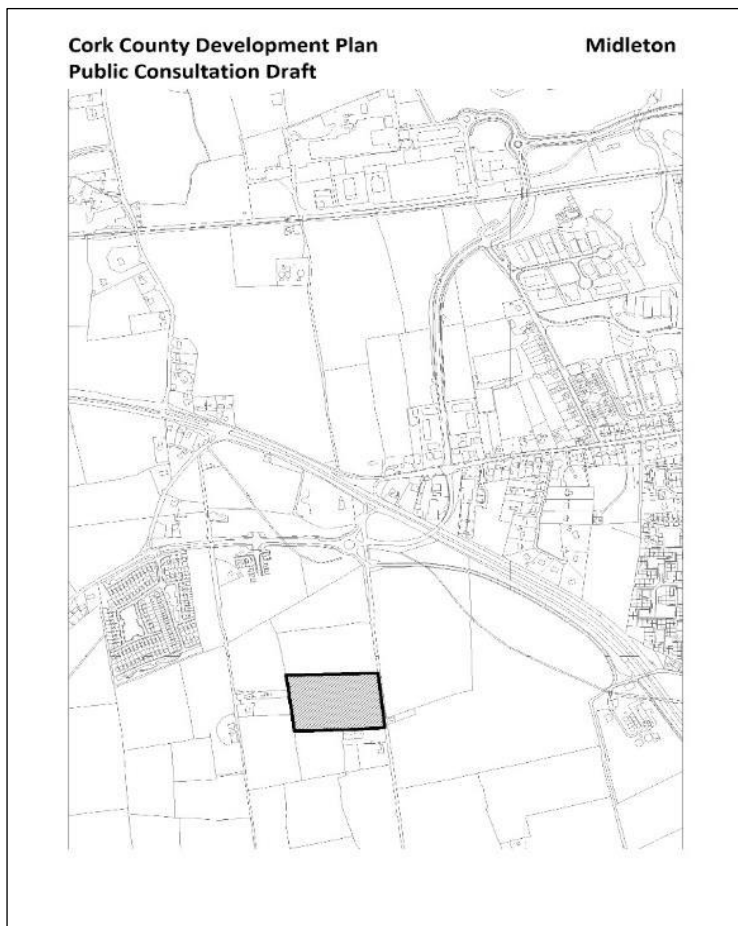
ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to change the land use on the south eastern part MD-R-02 from Residential to Agriculture and include site as part of MD-AG-03.

Amend Text to recategorize area from Residential to Agriculture.



TEXT AND MAP CHANGE

Proposed Amendment 4.3.3.3

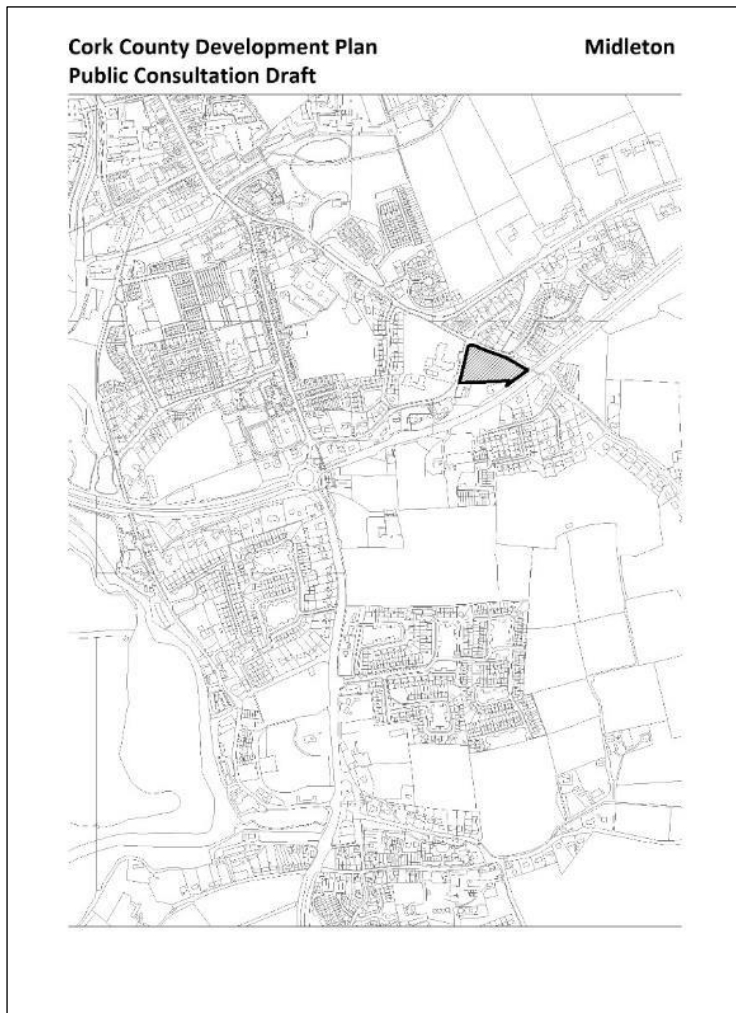
ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to change the land use of MD-R-03 from Residential to Existing Residential.

MD-R-03 High Density Residential Development — development on this site should include detailed landscaping proposals. .93



TEXT AND MAP CHANGE

Proposed Amendment 4.3.3.4

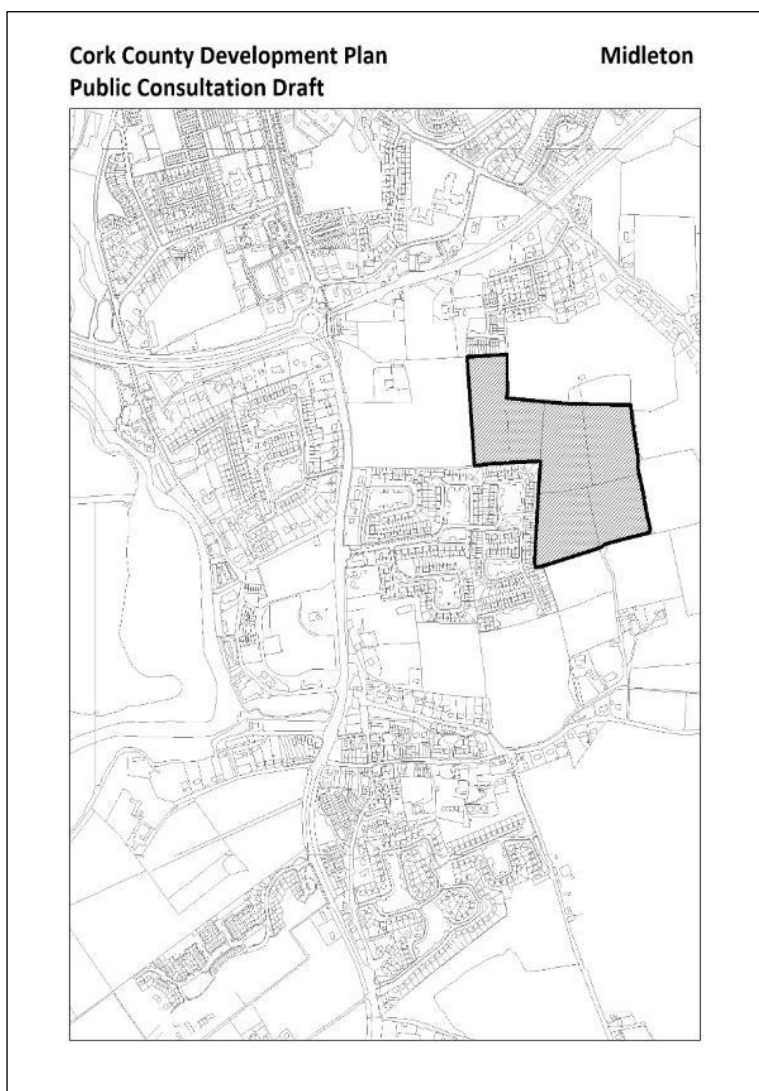
ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to change the land use on the eastern section of MD-R-04 from Residential to Residential Reserve with provision for a primary school.

Amend text to recategorize from Residential to Residential Reserve with provision for a primary school.



TEXT AND MAP CHANGE

Midleton

Proposed Amendment 4.3.3.5

ORIGIN OF AMENDMENT

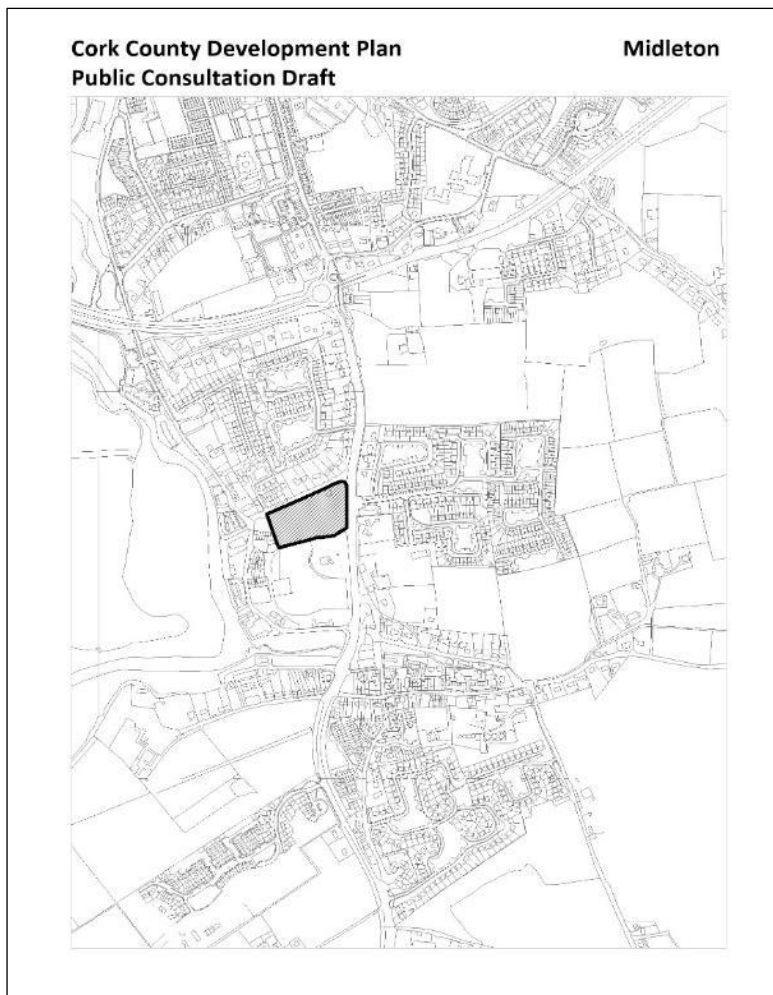
This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to change the land use of MD-R-05 from Residential to Existing Residential.

MD-R-05

*Medium A Density Residential Development. Proposals should take cognisance of the period property in the near vicinity and should include detailed landscaping proposals for the site. The development proposal shall also include a detailed Traffic and Transport Assessment and road safety audit. * Δ*



TEXT AND MAP CHANGE

Proposed Amendment 4.3.3.6

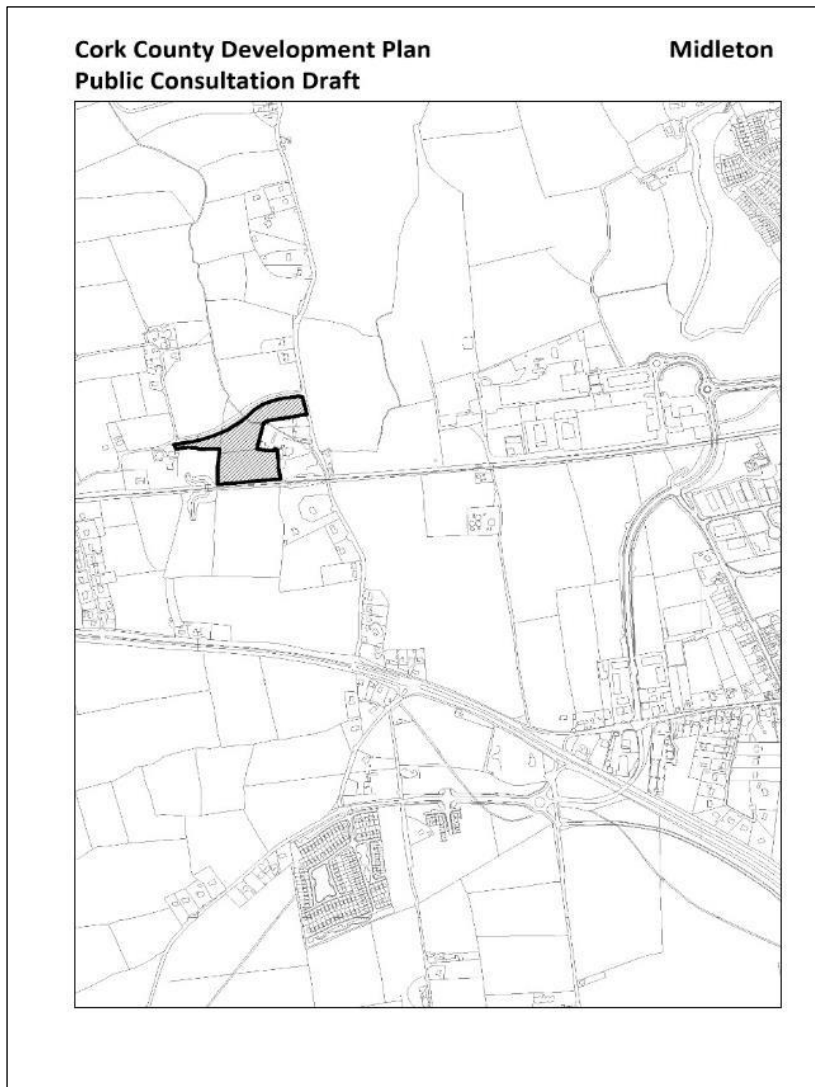
ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to change the land use of MD-R-09 in Water-Rock UEA from Residential to Residential (Long Term Strategic and Sustainable Development Use - FRAP).

Amend text to recategorize from Residential to Residential Long Term Strategic and Sustainable Development Use.



TEXT AND MAP CHANGE

Proposed Amendment 4.3.3.7

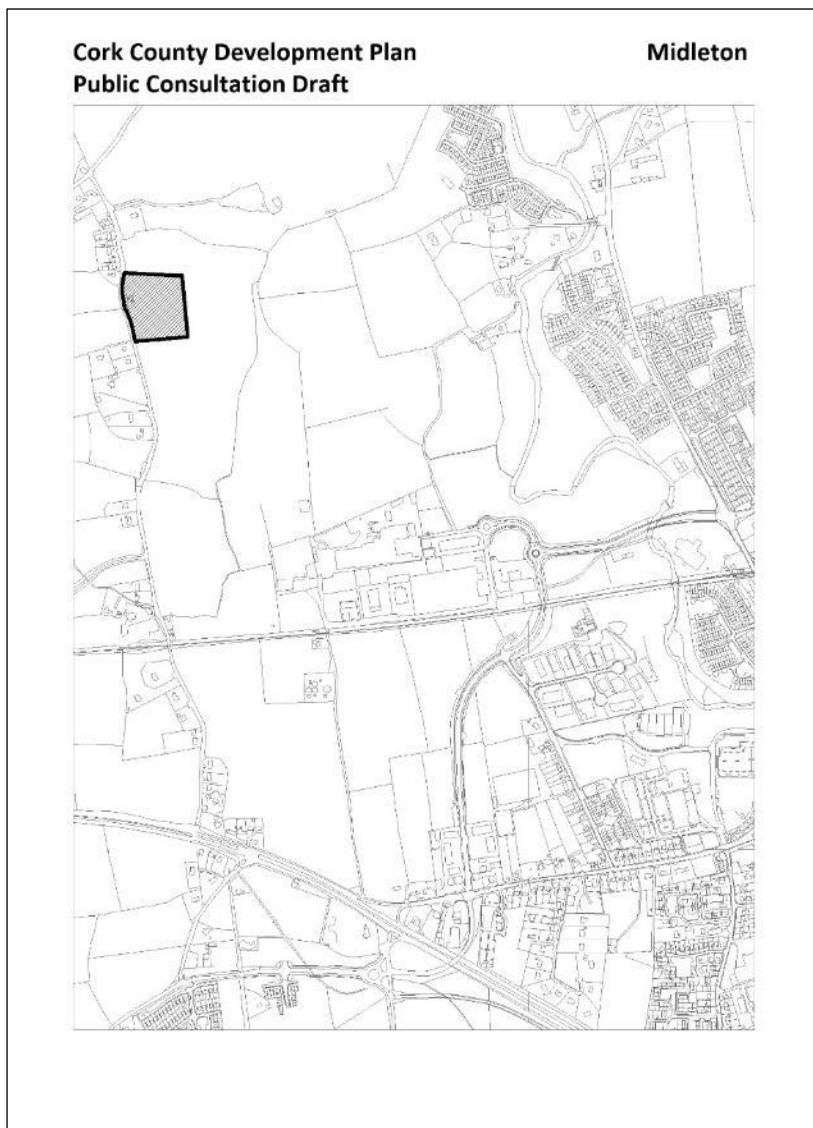
ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to change the land use of MD-R-15 in Water-Rock UEA from Residential to (Additional Provision).

Amend text to recategorize zoning from Residential to Residential (Additional Provision).



TEXT AND MAP CHANGE

Proposed Amendment 4.3.3.8

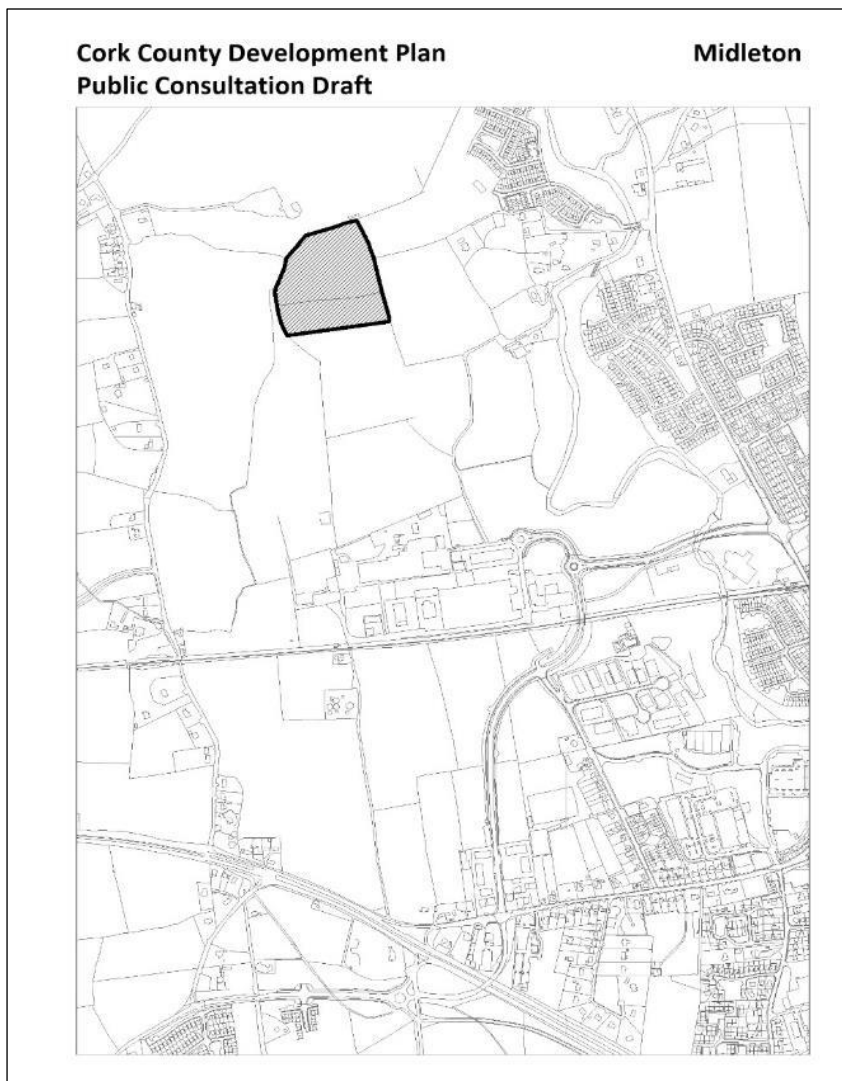
ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to change the land use of MD-R-17 from Residential to Residential (Additional Provision).

Amend text to recategorize from Residential to Residential (Additional Provision).



TEXT AND MAP CHANGE

Proposed Amendment 4.3.3.9

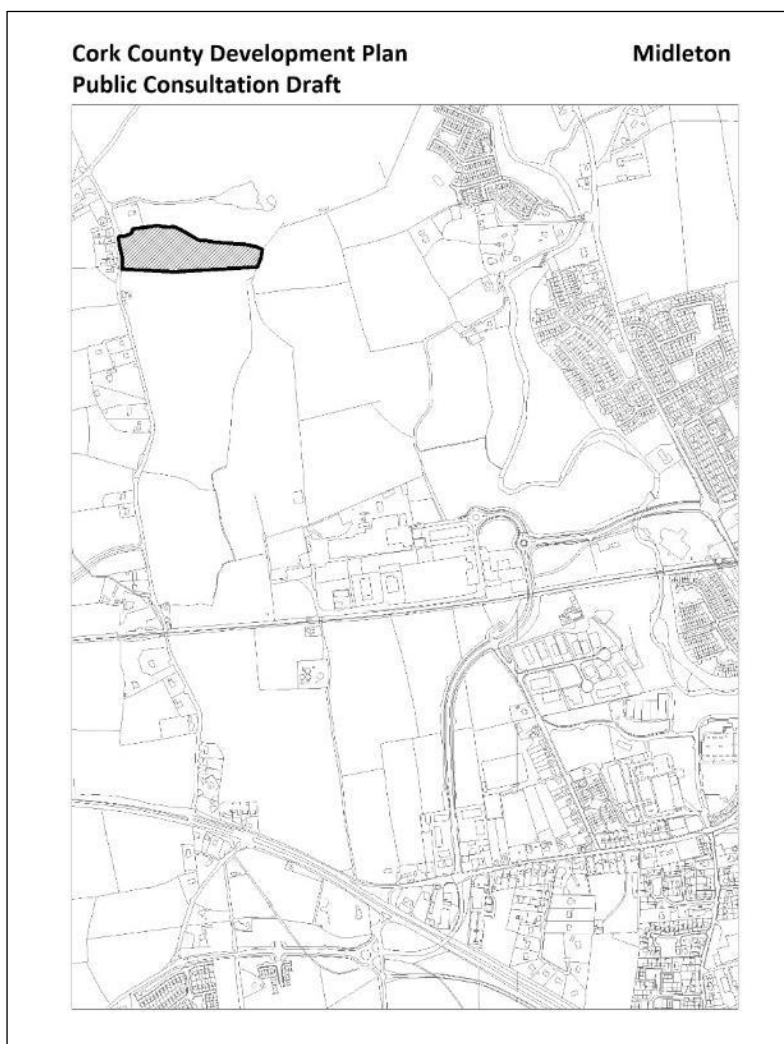
ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to change the land use of MD-R-18 from Residential to Residential (Additional Provision).

Amend text to recategorize from Residential to Residential (Additional Provision).



TEXT AND MAP CHANGE

Proposed Amendment 4.3.3.10

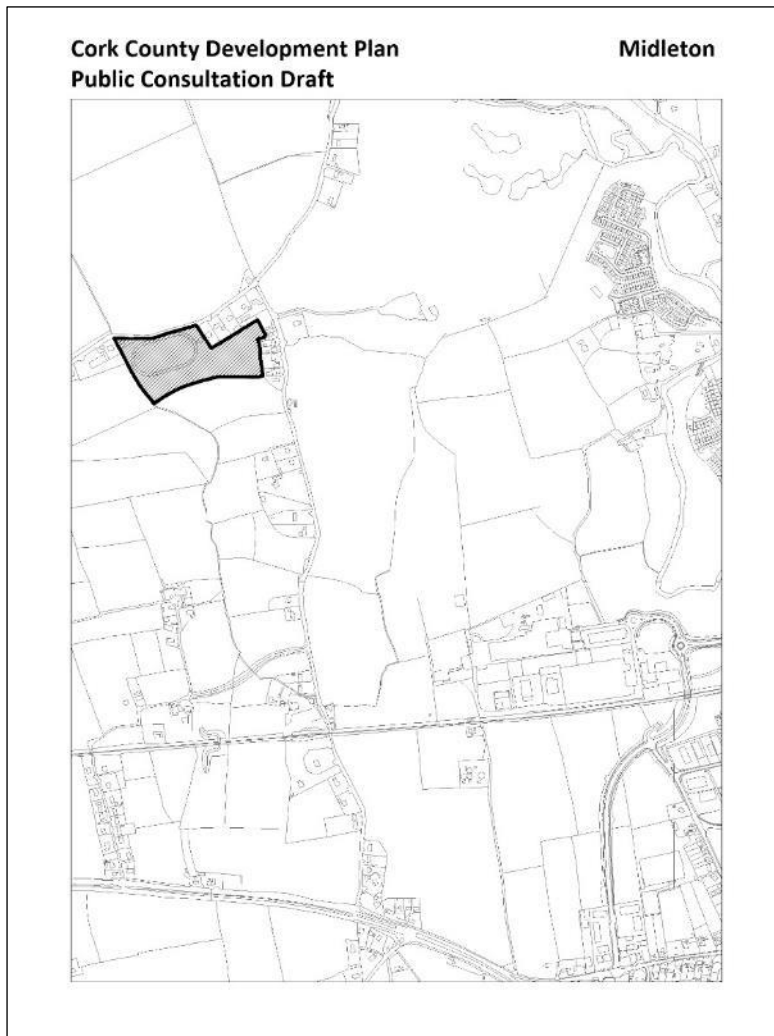
ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to change the land use of MD-R-19 from Residential to Residential (Long Term Strategic and Sustainable Development Use - FRAP).

Amend text to recategorize from Residential to Residential (Long Term Strategic and Sustainable Development Use - FRAP).



TEXT AND MAP CHANGE

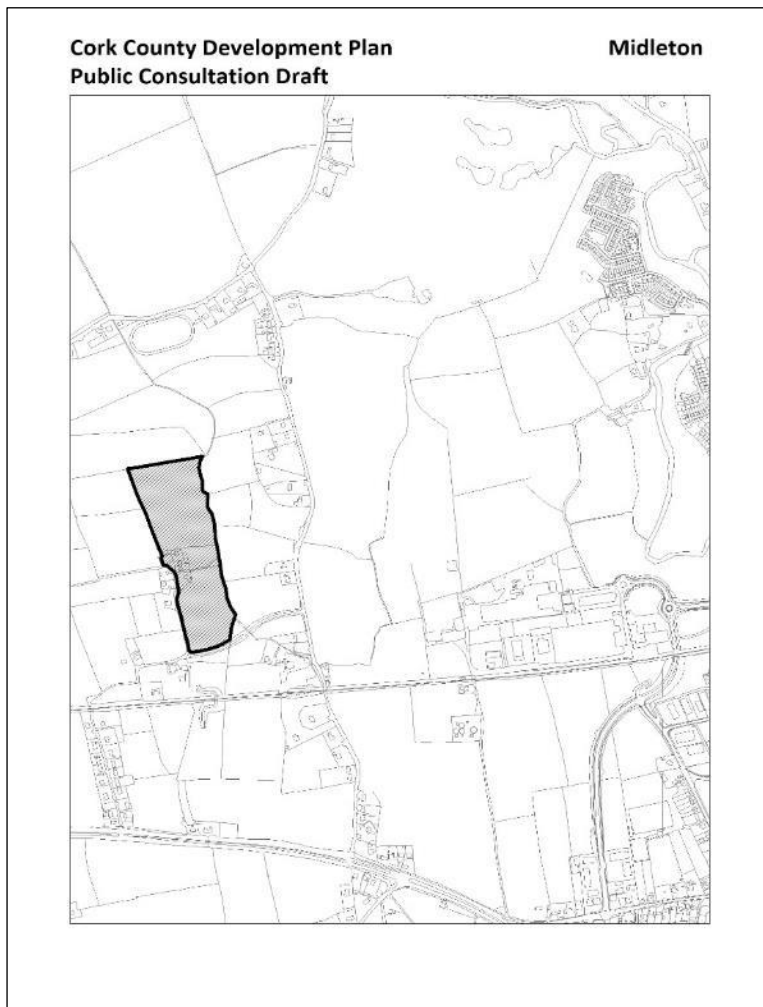
Proposed Amendment 4.3.3.11
ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to change the land use of MD-R-20 from Residential to Residential (Long Term Strategic and Sustainable Development Use - FRAP).

Amend text to recategorize from Residential to Residential (Long Term Strategic and Sustainable Development Use - FRAP).



TEXT AND MAP CHANGE

Proposed Amendment 4.3.3.12

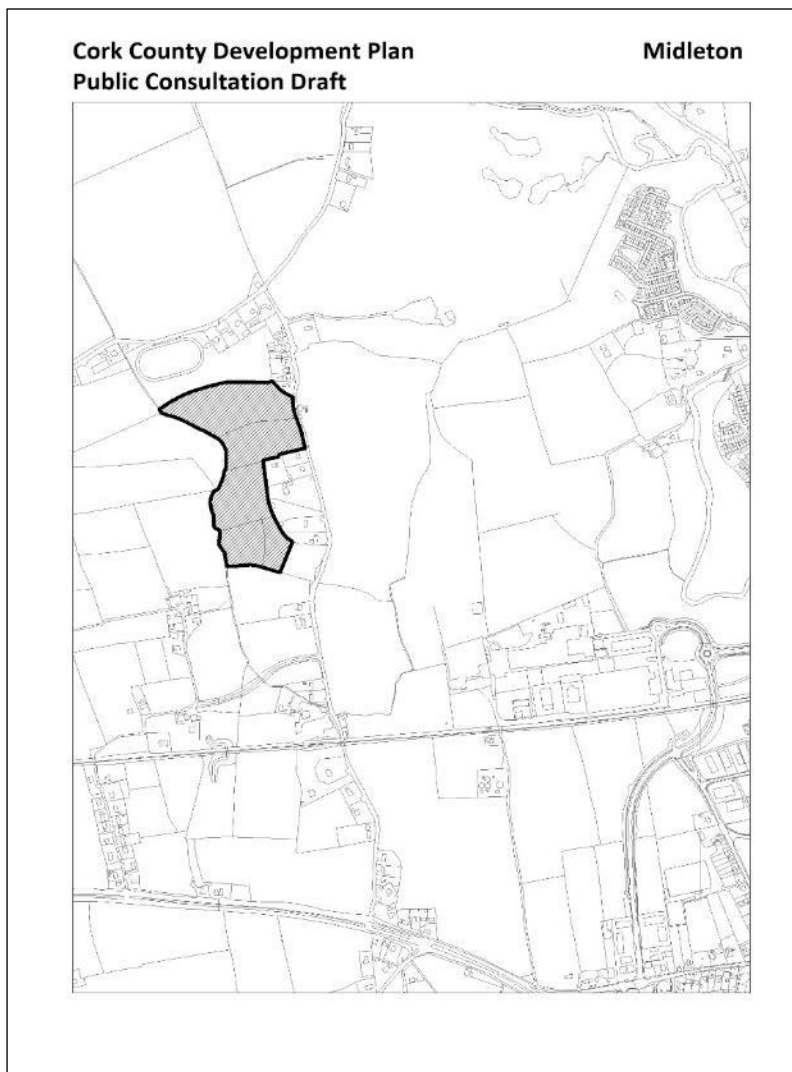
ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to change the land use of MD-R-21 from Residential to Residential (Additional Provision).

Amend text to recategorize from Residential to Residential (Additional Provision).



TEXT AND MAP CHANGE

Proposed Amendment 4.3.3.13

ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to change the land use of the northern section of MD-R-22 from Residential to Residential (Additional Provision).

Amend text to recategorize from Residential to Residential (Additional Provision).



TEXT AND MAP CHANGE

Proposed Amendment 4.3.3.14

ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to change the land use of the southern section of MD-R-22 from Residential to Residential (Long Term Strategic and Sustainable Development Use - FRAP).

Amend text to recategorize from Residential to Residential (Long Term Strategic and Sustainable Development Use - FRAP).



TEXT AND MAP CHANGE

Proposed Amendment 4.3.3.15

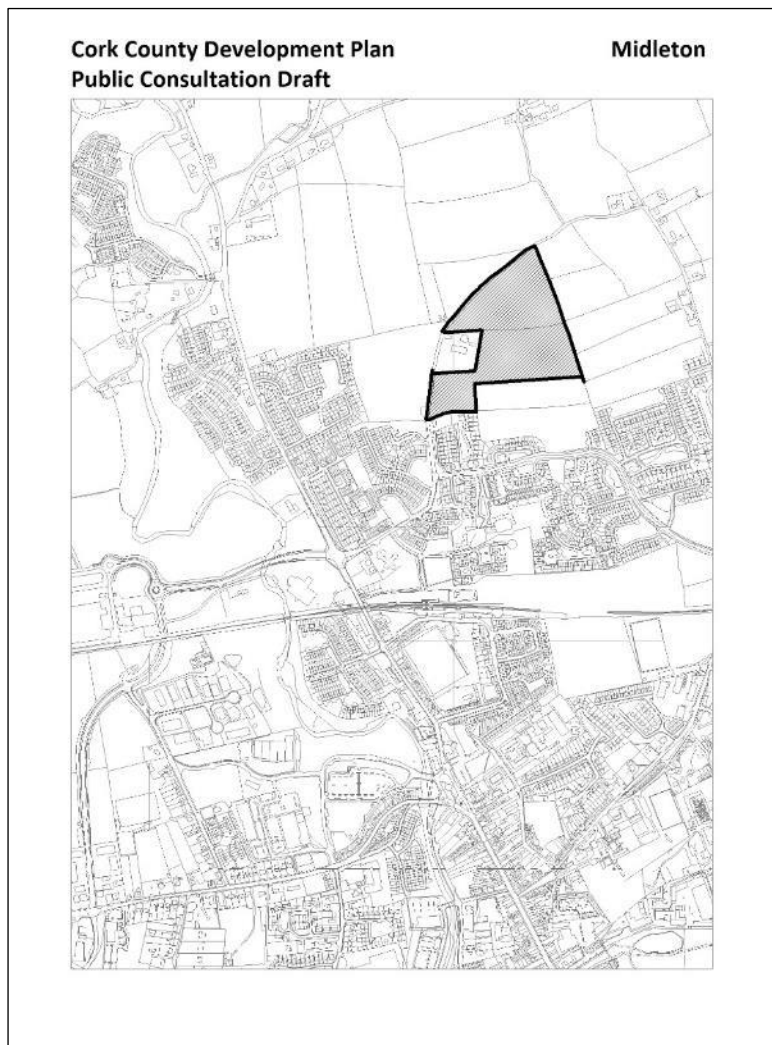
ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to change the land use of MD-R-27 from Residential to Residential Reserve.

Amend text to recategorize from Residential to Residential Reserve



TEXT AND MAP CHANGE

Proposed Amendment 4.3.3.16

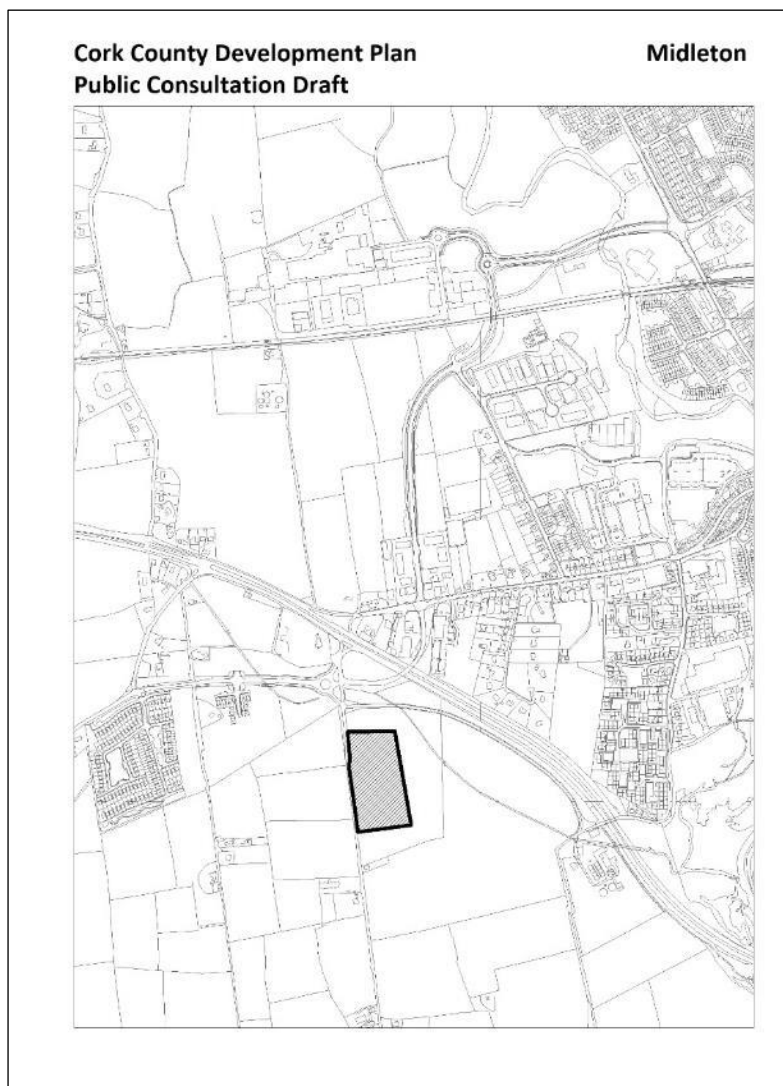
ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to change the land use of MD-R-28 from Residential to Residential Reserve.

Amend text to recategorize from Residential to Residential Reserve.



TEXT AND MAP CHANGE

Proposed Amendment 4.3.3.17

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submission no. DCDP345476425 to the Draft Plan.

PROPOSED AMENDMENT

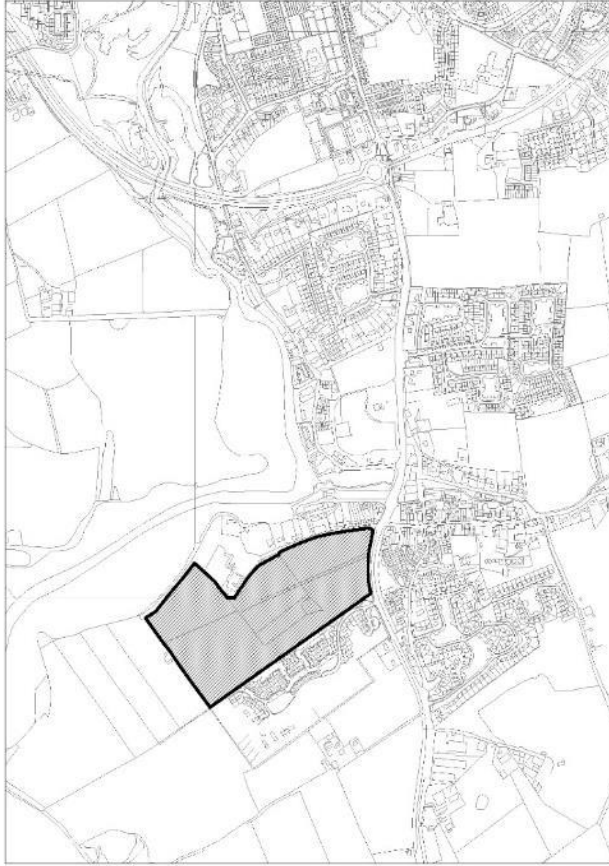
It is proposed to change the land use of MD-AG-02 from Agricultural to Residential Reserve (RR) with provision for a primary school.

Include a new objective to recategorize site from Agriculture to Residential Reserve as follows;

MD-RR-29

Medium A Density Residential Development and provision for a purpose built primary school, subject to agreement with the Department of Education and Science.

This zone lies adjacent to the Owenacurra Estuary which forms part of the Cork Harbour SPA and the Great Island Channel SAC. New development proposals on this land will need to be sensitively designed to ensure the avoidance of impacts on the designated sites and their associated habitats and species. Visual screening and set back from the estuary will be required.



TEXT AND MAP CHANGE

Proposed Amendment 4.3.3.18

ORIGIN OF AMENDMENT

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

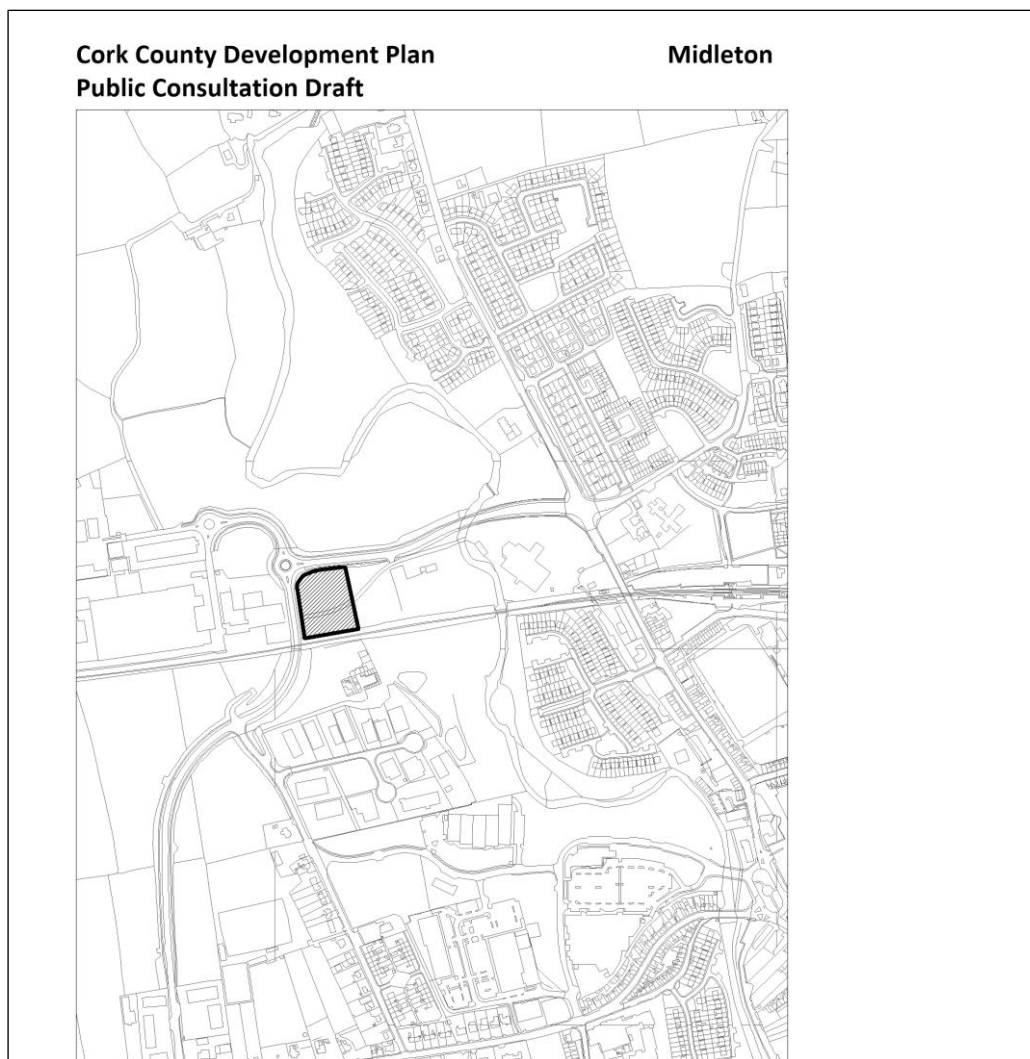
PROPOSED AMENDMENT

It is proposed to amend the Midleton Zoning Map to omit Draft Plan Objective MD-X-01 completely and replace it with the following zoning objectives:

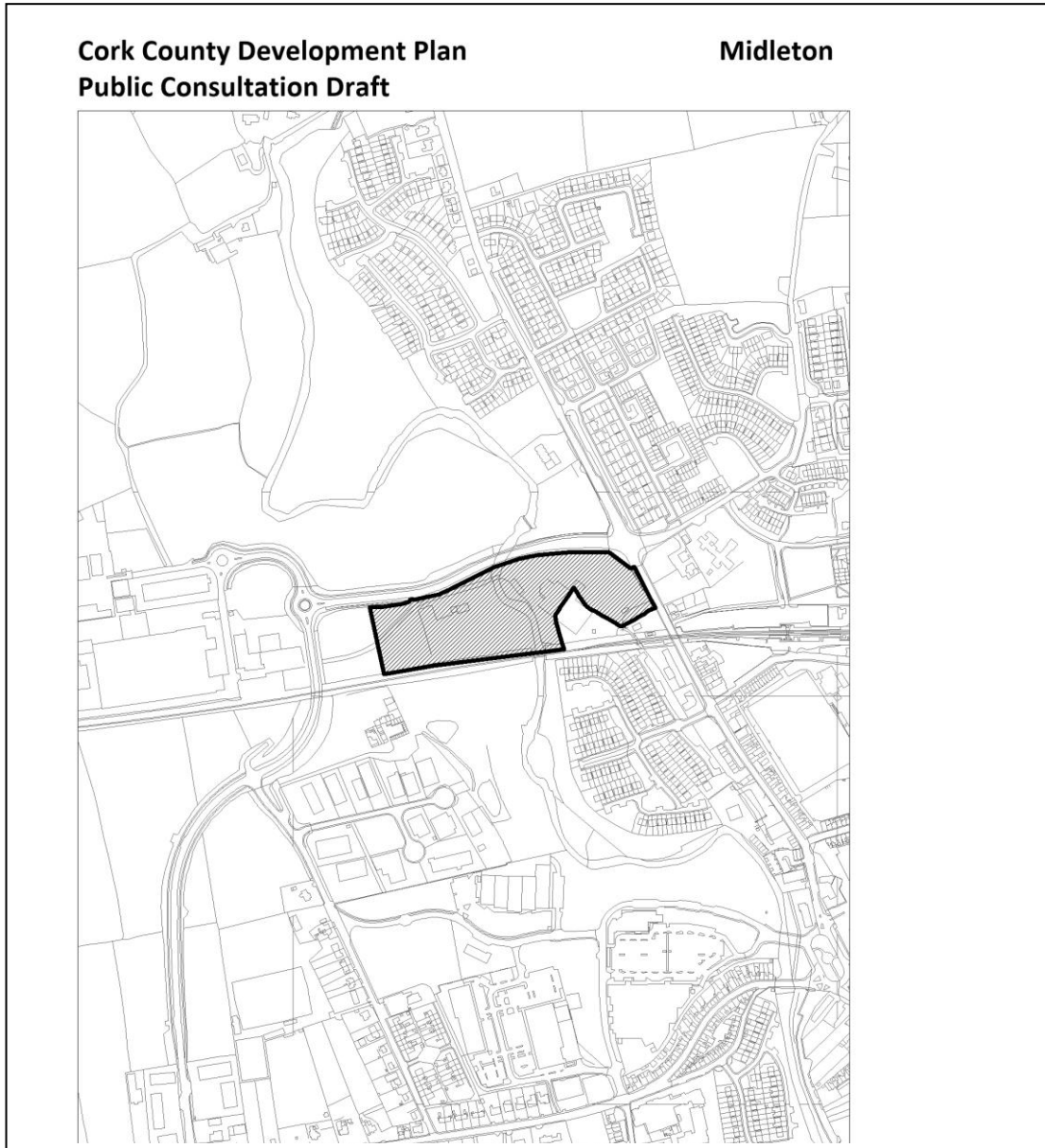
MD-X-01

Support the redevelopment of this site for a dense mix of uses to include business / office based employment and residential with new public realm space to the waterfront which should include a set back from the River and strong pedestrian connectivity to the north and east to the town centre.

- (a) MD – X-01: Mixed use residential and office development subject to suitable access being available. The development proposal shall include a detailed Traffic and Transport Assessment and road safety audit. Proposals should include Pedestrian and cyclist linkage to the town centre and with the Green Infrastructure sites to the east, northwest and south east of the site.*



(b) Extend the Existing Green Infrastructure Zoning MD-GR-03 north of the railway line to include the balance of the Draft Plan X-01 site as follows.



TEXT AND MAP CHANGE

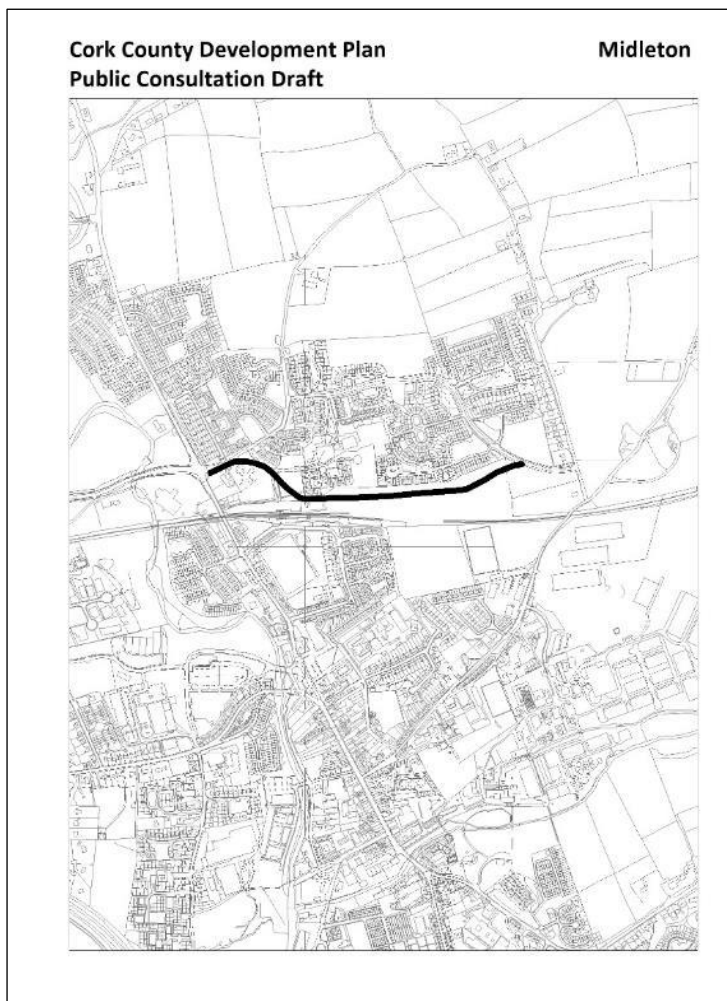
Proposed Amendment 4.3.3.19

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Roads Directorate in Cork County Council.

PROPOSED AMENDMENT

It is proposed to discontinue the western section of the Northern Relief Road south of Broomfield (MD-U-01) as shown on the map.



TEXT AND MAP CHANGE

Proposed Amendment 4.3.3.20

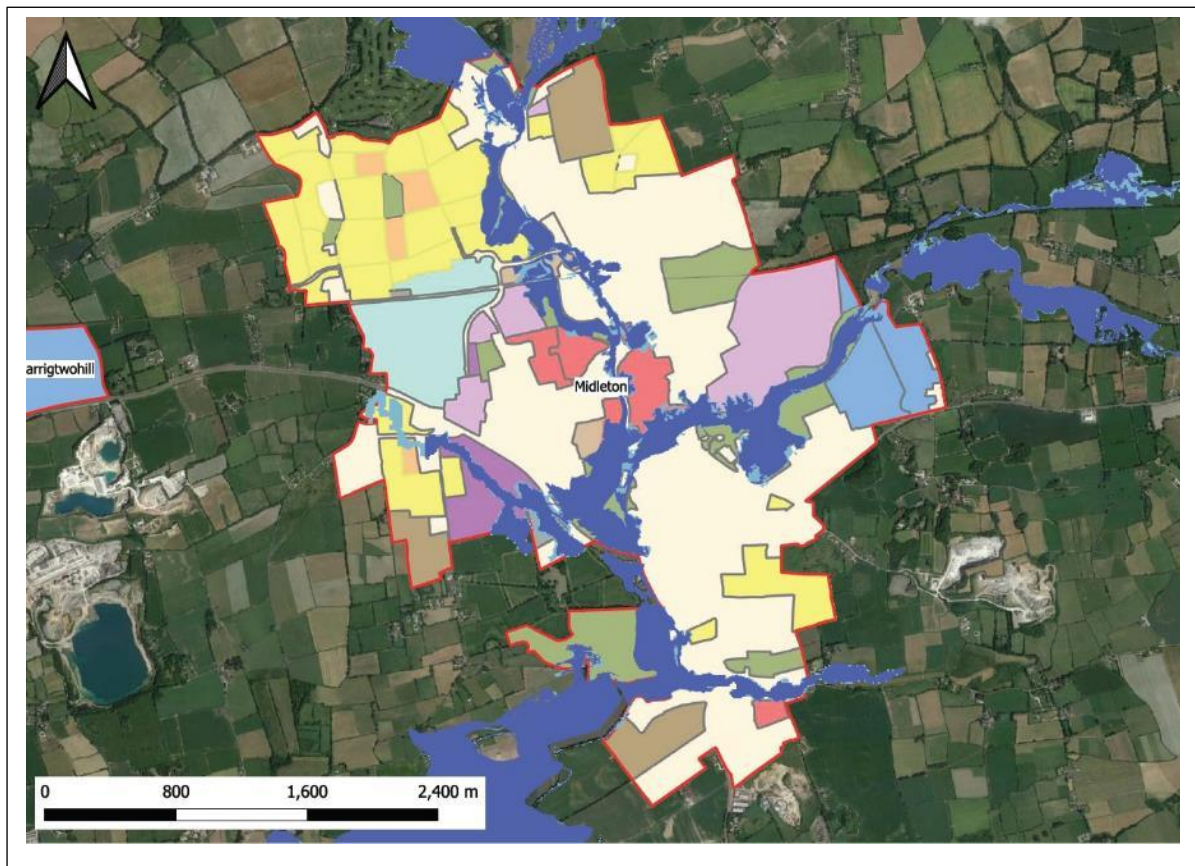
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Midleton to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



MAP CHANGE ONLY

Proposed Amendment 4.3.3.21

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submission DCDP346028404.

PROPOSED AMENDMENT

It is proposed to amend objective MD-X-02 as follows;

Support the redevelopment of this site for a dense mix of uses to include *retail*, business/office -based employment and residential with new public realm space to the waterfront which should include a set back from the River and strong pedestrian connectivity to the north and east of the town centre.

TEXT CHANGE ONLY

Proposed Amendment 4.3.3.22

ORIGIN OF AMENDMENT

This amendment is consequential amendment arising from changes to the zoning and flood zone maps in Midleton.

PROPOSED AMENDMENT

Update the Green Infrastructure Diagram for Figure 4.3.4 (Midleton Green Infrastructure Map) to reflect changes to the zoning and flood maps proposed through other amendments.

TEXT AND MAP CHANGE

Proposed Amendment 4.3.3.23

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include a new objective in the plan as follows;

This plan recognises that it is a priority to invest in a Waste Water Management Strategy for Cork Harbour as set out in the RSES.

TEXT CHANGE ONLY

Proposed Amendment 4.3.3.24

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include additional text in objective MD-T-07 as follows;

To provide for a mixed-use neighbourhood centre with some retail, residential, commercial and community development in a form that respects the protected structures remaining on the site. *Redevelopment of the site shall ensure the protection and reuse of the protected Maltings (Industrial Buildings) on site.*

Development of this site is contingent on the provision of flood relief works to the village of Ballinacurra and road improvements to Carneys Cross.

TEXT CHANGE ONLY

Proposed Amendment 4.3.3.25

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include additional text before paragraph 3.3.79 and amend paragraph 3.3.79 as follows;

Rail

Transport priorities for the Cork Metropolitan Area in the RSES include; through the NDP, the ongoing development of the Cork Metropolitan Area Transport Strategy and enhancements to the commuter rail service, including additional stations and rail fleet; and supporting the feasibility of converting the heavy rail commuter services to light rail services which can be flexible for extension of services and future integration with city light rail. This plan recognises the planned role for Midleton Train Station in providing a commuter rail service for the town.

At present the rail journey time from Midleton to Kent Station is 25 minutes. The Cork Metropolitan Area Transport Strategy proposes to upgrade the existing single track between Glounthaune and Midleton to a double track. The Strategy also proposes a new railway ~~station~~ **stop** at Water Rock, to align with strategic land use planning objectives, as part of the proposed suburban rail network. The **CMATS** Strategy fully supports the strategic direction of Cork County Council's adopted planning frameworks to significantly intensify and consolidate future housing, employment, and educational development within the immediate Midleton station. It is therefore necessary to reserve land on either side of the railway route to facilitate the possible future upgrading of the route to double track standard.

TEXT CHANGE ONLY

Proposed Amendment 4.3.3.26

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment and Submission No. DCDP346072315.

PROPOSED AMENDMENT

a) Remove the Flood Risk Asterisk from objective MD-T-06

To provide for the development of non-retail town centre uses including office based employment, leisure, civic or healthcare uses and retail warehousing uses selling bulky format goods. This area is not suited to comparison shopping. ~~*~~

b) Include additional text in objective MD-T-06 as follows;

To provide for the development of non-retail town centre uses including office based employment, leisure, civic or healthcare uses and retail warehousing uses selling bulky format goods. *Residential use at first floor level or above would also be acceptable in principle as part of a mixed-use scheme.* This area is not suited to comparison shopping.

TEXT CHANGE ONLY

Proposed Amendment 4.3.3.27

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include a Flood Risk Asterisk for objective MD-GC-12 as follows;

Maintain Open Space*

TEXT CHANGE ONLY

Proposed Amendment 4.3.3.28

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include a Flood Risk Asterisk for objective MD-GC-18 as follows;

Green Infrastructure River Corridor. Consideration should be given to the Inland Fisheries Ireland Guidelines – ‘Planning for Watercourses in the Urban Environment’. *

TEXT CHANGE ONLY

Proposed Amendment 4.3.3.29

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include a Flood Risk Asterisk for objective MD-GR-10 as follows;

Provision of a small pocket park as part of the Water-Rock Urban Expansion Area. The Park shall be delivered in accordance with the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6. *

TEXT CHANGE ONLY

Proposed Amendment 4.3.3.30

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include a Flood Risk Asterisk for objective MD-GR-14 as follows;

Maintain public park (Bailick Park). Open space not suitable for development. *

TEXT CHANGE ONLY

Proposed Amendment 4.3.3.31

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Remove Flood Risk Asterisk from objective MD-I-03 as follows;

Industry and to provide for the future extension of the adjoining distillery. Provision should be made to facilitate the construction of the northern relief road and to provide access from this road directly to the distillery complex for commercial vehicles. Any development shall take into consideration Inland Fisheries Ireland guidelines, 'Planning for Watercourses in the Urban Environment'. *

Proposed Amendment 4.3.3.32

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Transport Infrastructure Ireland in their submission.

PROPOSED AMENDMENT

Include additional text in Objective MD-B-01 as follows;

Business development including mixed use employment uses not suited to town centre or edge of centre locations.

Full development of this site is dependent on revised/improved access arrangements being made available to the N-25. *Direct access from these lands onto the N-25 will not be permitted in the interests of adherence to the provisions of official policy and road safety.* A 20m tree planted buffer shall be provided along the northern site boundary with the N25. Boundary to residential lands to the west shall also be landscaped. Development proposals shall also be accompanied by a Traffic Impact Assessment and Road Safety Audit.

The site is traversed by a tributary of the Owenacurra River which drains to the SAC. Proposals shall include protection of the River Corridor, any development shall take into consideration of Inland Fisheries Ireland (IFI) Guidelines 'Planning for Watercourses in the Urban Environment'. * ^

TEXT CHANGE ONLY

Youghal

Proposed Amendment 4.3.4.1

ORIGIN OF AMENDMENT

This amendment is a consequential amendment required to address changes to the Core Strategy of the plan.

PROPOSED AMENDMENT

1. Update and Amend table 4.3.7 'Youghal Population 2006-2028' and amend table 4.3.8 'Population and Housing in Youghal' to reflect changes to the Core Strategy.
2. Update and amend paragraphs and YL-GO-01 objective to reflect changes to the Core Strategy.

TEXT CHANGE ONLY

Proposed Amendment 4.3.4.2

ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

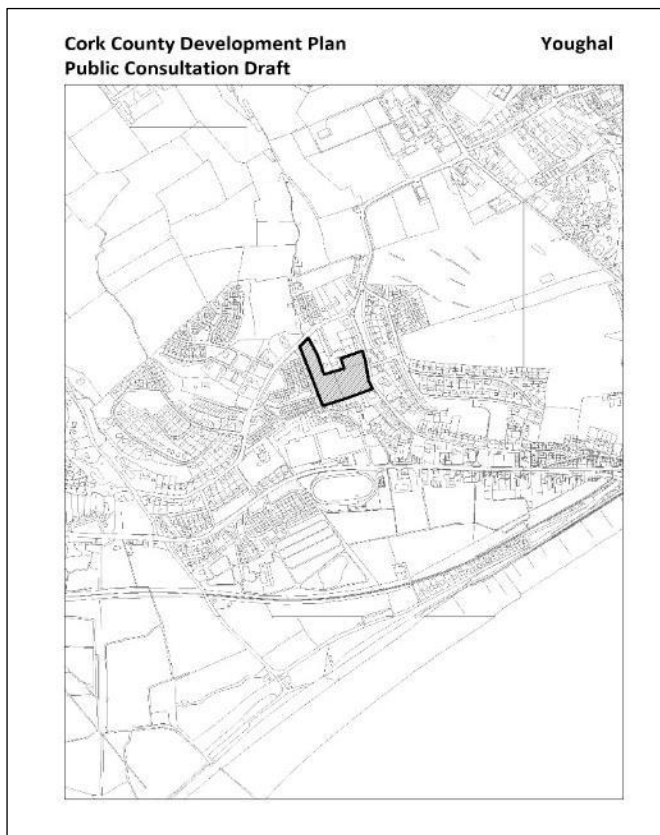
PROPOSED AMENDMENT

It is proposed to change the land use of YL-R-05 from Residential to Existing Residential/Mixed Residential and Other Uses.

Delete objective YL-R-05 and include new text to recategorize site from Residential to Existing Residential/Mixed Residential and Other Uses.

~~YL-R-05~~

Medium B density residential development respecting the densities and character of adjoining development. The site supports meadow-grassland habitat and hedgerows which are of ecological value. Where possible these habitats should be retained and incorporated into open space areas (grassland) or boundaries (hedgerow) of any new developments on site.



TEXT AND MAP CHANGE

Proposed Amendment 4.3.4.3

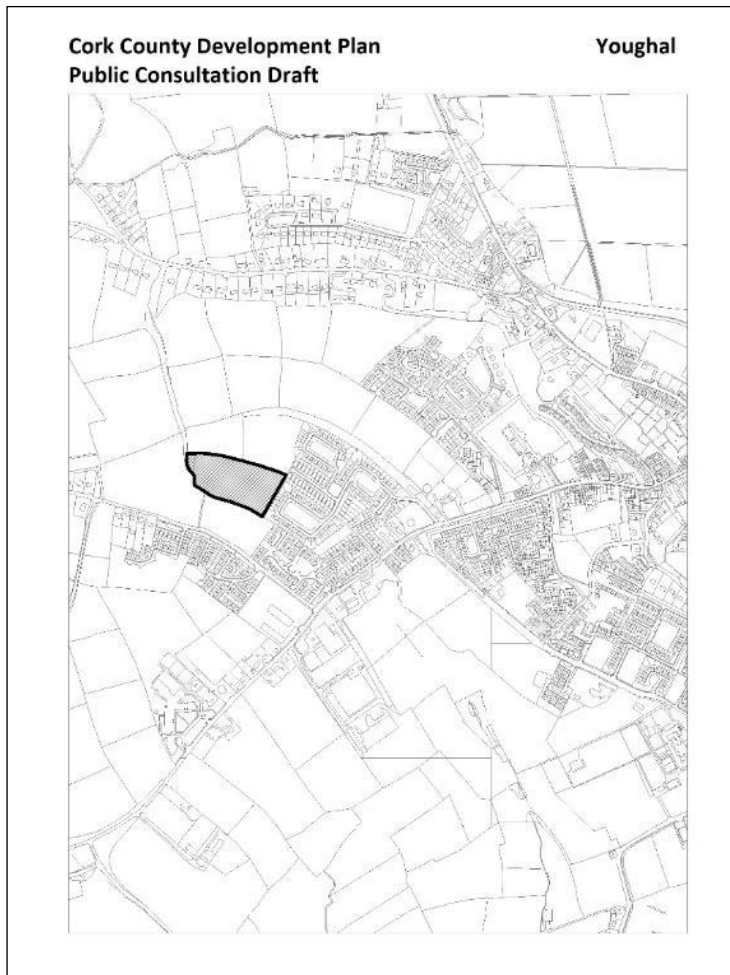
ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to change the land use of YL-R-02 from Residential to Residential Reserve.

Include new text to recategorize site from Residential to Residential Reserve.



TEXT AND MAP CHANGE

Proposed Amendment 4.3.4.4

ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

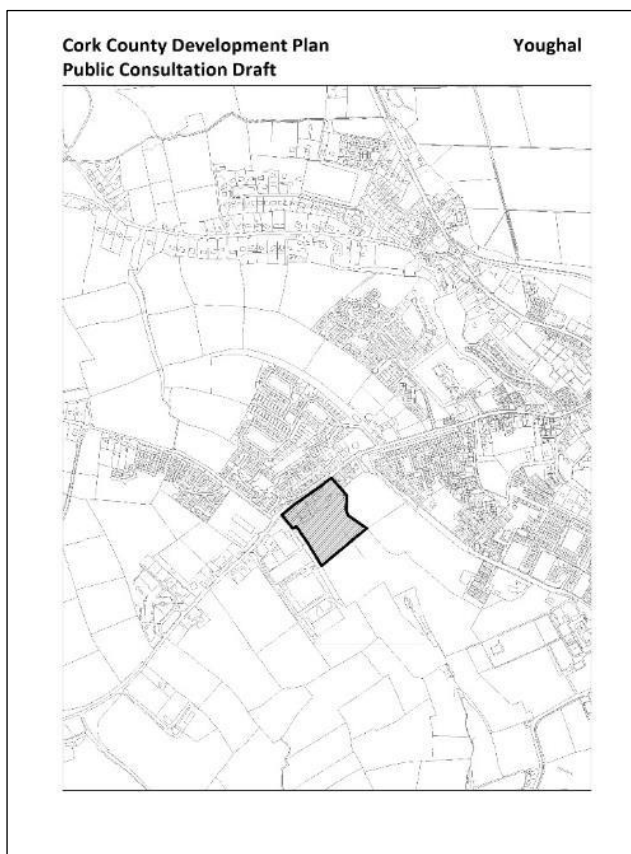
PROPOSED AMENDMENT

It is proposed to change the land use of YL-R-03 from Residential to Existing Residential/Mixed Residential and Other Uses.

Delete objective YL-R-03 and include new text to recategorize site from Residential to Existing Residential/Mixed Residential and Other Uses.

~~YL-R-03~~

~~Medium B density residential development respecting the densities and character of adjoining development. The site supports meadow grassland habitat and hedgerows which are of ecological value. Where possible these habitats should be retained and incorporated into open space areas (grassland) or boundaries (hedgerow) of any new developments on site.~~



TEXT AND MAP CHANGE

Proposed Amendment 4.3.4.5

ORIGIN OF AMENDMENT

This amendment is required to address issues raised submission by submission DCDP344066779 Fitzgerald Homes.

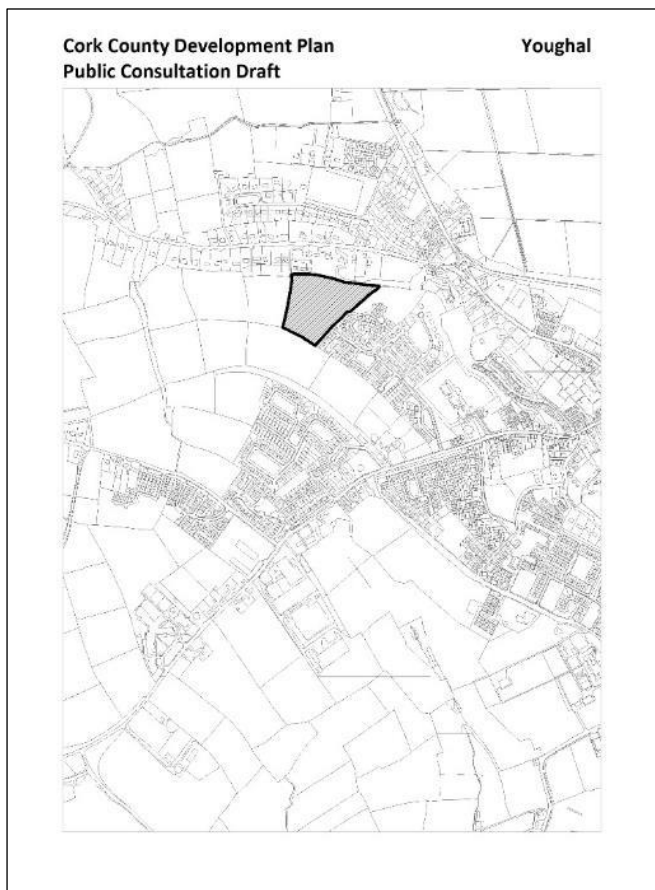
PROPOSED AMENDMENT

It is proposed to change the land use of a portion of YL-AG-02 from Agriculture to Residential.

Include a new objective for the residential site and reduce the area of YL-AG-02 to reflect the new site boundary.

YL-R-03

Medium B density residential development respecting the densities and character of adjoining development and retention of existing field boundaries as part of the overall development.



TEXT AND MAP CHANGE

Proposed Amendment 4.3.4.6

ORIGIN OF AMENDMENT

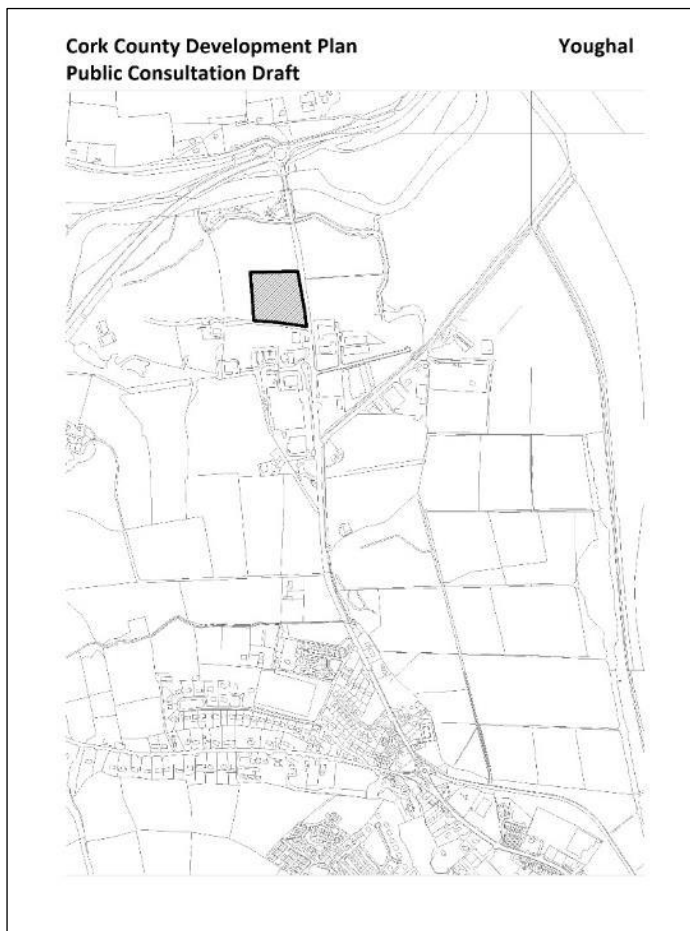
This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to change the land use of YL-B-04 from Business to Green Infrastructure (YL-GA-18).

Delete objective YL-B-04 and include new site area for YL-GA-18.

~~YL-B-04 Business uses including a service station.*~~



TEXT AND MAP CHANGE

Proposed Amendment 4.3.4.7

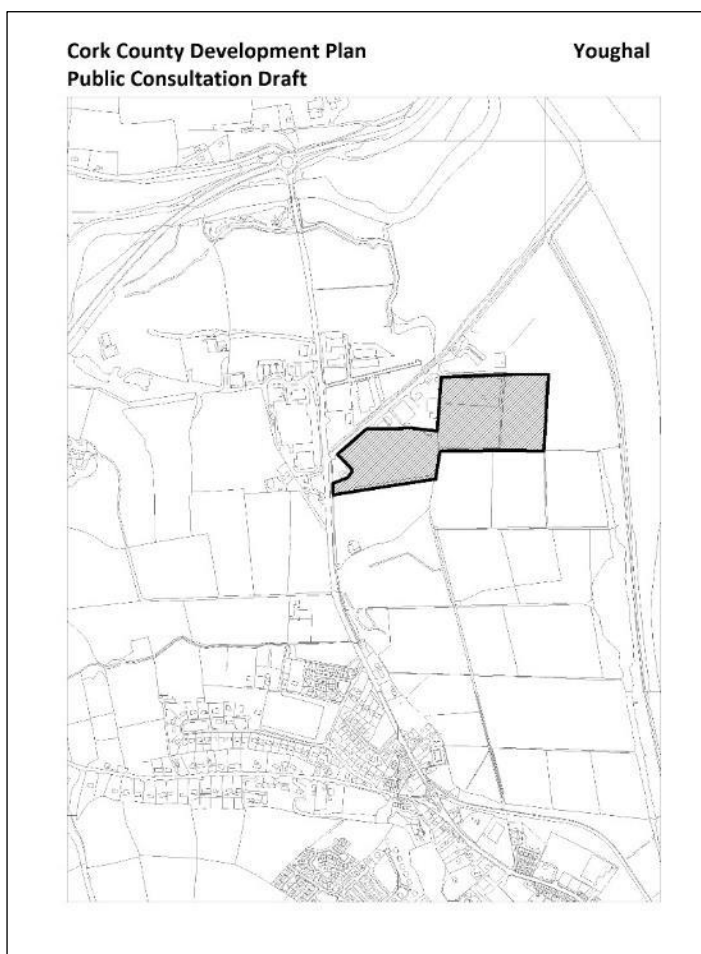
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to change the land use of Existing Mixed/General Business/Industrial Uses from Business to Green Infrastructure (YL-GC-06).

Include a new site area for objective YL-GC-06.



TEXT AND MAP CHANGE

Proposed Amendment 4.3.4.8

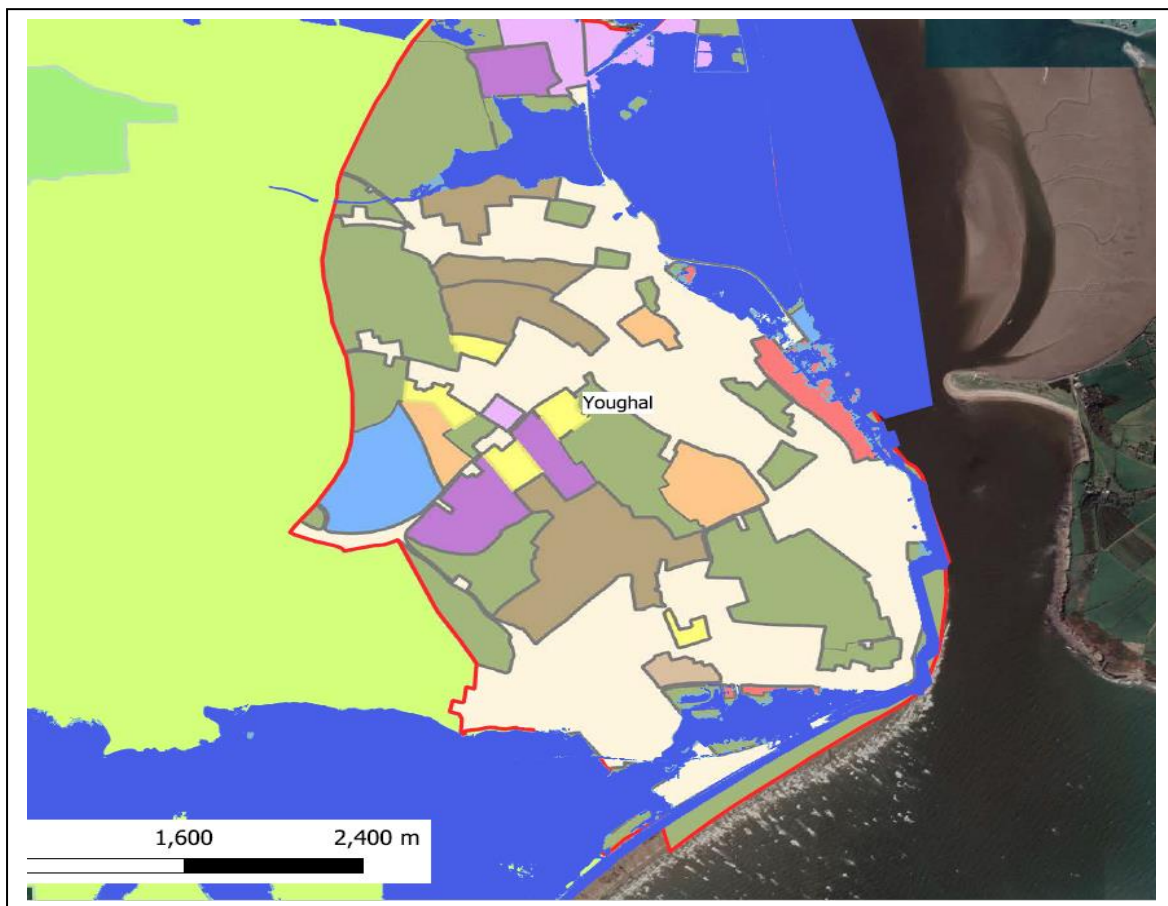
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Youghal to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



MAP CHANGE ONLY

Proposed Amendment 4.3.4.9

ORIGIN OF AMENDMENT

This amendment is consequential amendment arising from changes to the zoning and flood zone maps in Youghal.

PROPOSED AMENDMENT

Update the Green Infrastructure Diagram for Figure 4.3.5 (Youghal Green Infrastructure Map) to reflect changes to the zoning and flood maps proposed through other amendments.

MAP CHANGE ONLY

Proposed Amendment 4.3.4.10

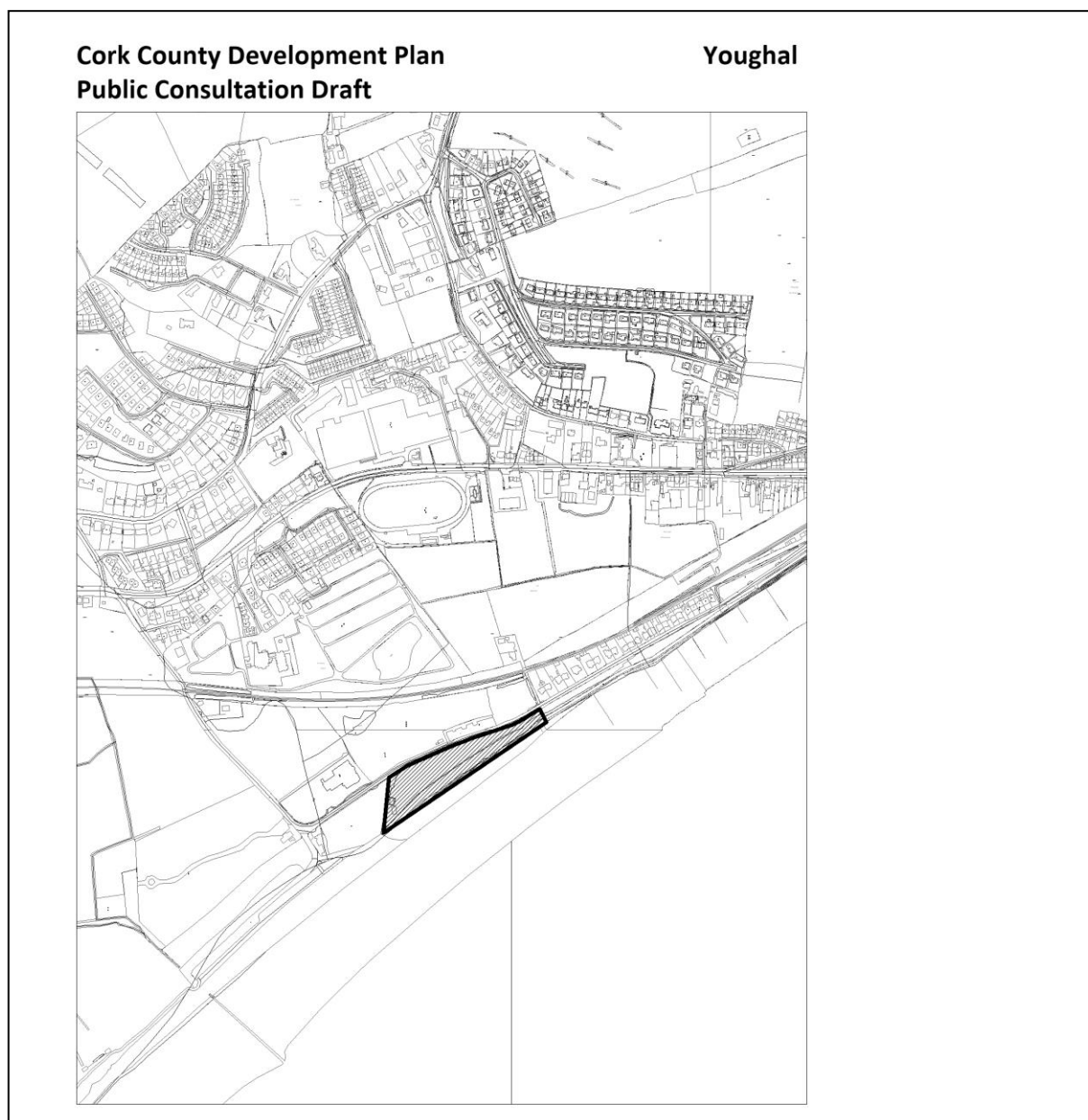
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by AA and SEA.

PROPOSED AMENDMENT

Include area of Ballyvergan Marsh pNHA as part of YL-GC-20. This area lies to the east of the Caravan Park and to the south of Claycastle Pitch and Putt.

Amend site area of YL-GC-20.



TEXT AND MAP CHANGE

Proposed Amendment 4.3.4.11

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SEA.

PROPOSED AMENDMENT

Insert the following text after paragraph 3.4.36 in 'Economy and Employment' Section on page 61 of Draft Plan.

Youghal is a boundary town and therefore has significant cross-border potential for social and economic initiatives to drive sub regional growth in shared hinterlands with Co. Waterford.

TEXT CHANGE ONLY

Proposed Amendment 4.3.4.12

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective YL-AG-01 as follows;

YL – AG -01 Agriculture. The site contains the Cock-and-the-Bull Woodlands which are of important local biodiversity value. *

TEXT CHANGE ONLY

Proposed Amendment 4.3.4.13

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective YL-B-01 as follows;

YL-B-01 Business development to include retail warehousing. This zone is adjacent to the Blackwater River Special Area of Conservation and Blackwater Estuary Special Protection Area. The site is bounded to the north by an area of Wet Willow Alder Ash Woodland. This woodland forms an effective buffer between the estuary and this zone and should be retained and protected. *

TEXT CHANGE ONLY

Proposed Amendment 4.3.4.14

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective YL-GC-05 as follows;

YL-GC-05 This area, consisting predominantly of woodland and agricultural land, forms an important visual part of the setting to Youghal particularly when seen from the north. The existing pattern of land uses will remain largely unchanged. *

TEXT CHANGE ONLY

Proposed Amendment 4.3.4.15

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective YL-GC-19 as follows;

YL-GC-19 Open Space. This zone supports habitats of ecological value including swamps and reedbeds as well as unimproved grassland habitats. The area is within a flood risk zone. The existing pattern of land uses will remain largely unchanged. There may be opportunities for biodiversity enhancement of this area which should be encouraged. *

TEXT CHANGE ONLY

Proposed Amendment 4.3.4.16

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective YL-GR-10 as follows;

YL-GR-10 Millennium Town Park - usages and developments complementary to and consistent with the primarily leisure and amenity character of the land. *

TEXT CHANGE ONLY

Proposed Amendment 4.3.4.17

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective YL-I-02 as follows;

YL-I-02 Port related activities. *

TEXT CHANGE ONLY

Proposed Amendment 4.3.4.18

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective YL-T-02 as follows;

YL-T-02 Support primarily convenience retail uses in this ancillary retail area. *

TEXT CHANGE ONLY

Proposed Amendment 4.3.4.19

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective YL-T-03 as follows;

YL-T-03 Support primarily convenience retail uses in this ancillary retail area. *

TEXT CHANGE ONLY

Proposed Amendment 4.3.4.20

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective YL-T-04 as follows;

YL-T-04 Neighbourhood Centre: Small scale neighbourhood centre servicing the local community only and of such a scale as to avoid competing with or detracting from the services provided by the town centre and its environs. *

TEXT CHANGE ONLY

Proposed Amendment 4.3.4.21

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Update text in paragraph 3.4.52 and include a new paragraph in relation to the Youghal Boardwalk Project after 3.4.52 as follows;

The development of the 23 km long, off-road Midleton Youghal Greenway started in November 2019 and is expected to be open in ~~2023~~ **2023**. The route runs alongside the old railway line between Midleton and Youghal and will include stop off points at former railway stations in Mogeely and Killeagh. When finished the new greenway will provide a level gradient suitable for all ages and abilities as a safe, accessible and attractive route for cycling and walking and could attract 250,000 visitors annually.

Cork County Council Tourism Department has made substantial progress on a number of tourism initiatives including the redevelopment of beach amenities including the launch of the Youghal Boardwalk Project which was opened in June 2021. This phase saw an extension of the existing boardwalk from Claycastle beach out to Redbarn beach, both of which were awarded the prestigious Blue Flag for 2021, significantly enhancing the 'beach experience' for visitors.

TEXT CHANGE ONLY

Key Villages

Proposed Amendment 4.3.5.1

ORIGIN OF AMENDMENT

This consequential amendment is required to address changes arising from the changes to the Core Strategy of the plan.

PROPOSED AMENDMENT

Insert new text after paragraph 3.5.1 as follows;

- 3.5.2** *In this plan, Castlemartyr, Cloyne and Whitegate/Aghada are projected to grow to over 1,500 people during the lifetime of the plan so are treated in a similar manner as regards zoning and land-use to the other main settlements which are over 1,500 people. That is as distinct from the other Key Village Killeagh in this Municipal District, all land within the development boundary of these key villages will have a specific land use zoning.*
- 3.5.3** *The settlements would benefit from a more compact form and from some regeneration of and re-use of existing properties within the village cores. In particular, further improvements to the village centres, with an enhanced streetscape, improved shopfronts and provision for improved street lighting, public footpaths and street furniture would be desirable. Further opportunities for streetscape improvements exist in the settlements, particularly within the village cores.*
- 3.5.4** *Given the challenges facing some key villages in relation to infrastructure, in particular water services and whether any deficits can be overcome in the lifetime of the plan the Council will consider the reallocation of the overall level of units for a specific Key Village from Key Villages with infrastructure constraints that are taking longer than expected to be resolved to a Key Village or Key Villages within the same Municipal District which has no such constraints subject to adequate capacity been shown to be available, in compliance with the requirements of Chapter 11 Water Management and any ecological considerations. Any increase in the re-allocation of housing units must not exceed 50% of the allocation set out in the table below.*
- 3.5.5** *Further guidance on the development of villages is given in Volume One of this Plan, particularly Chapter 2 Core Strategy, Chapter 3 Settlements and Placemaking, and Chapter 4 Housing.*

Include new Table 4.3.8 as follows;

4.3.8 Key Villages Overall Scale of New Development				
Settlement Name	Existing Number of Houses Q1 2010 (Geodirectory)	Existing Number of Houses Q1 2015 (Geodirectory)	Existing Number of Houses Q1 2020 (Geodirectory)	Overall Scale of New Development to 2028 (No. of houses)
Castlemartyr	601	658	660	122
Cloyne	653	702	732	195
Whitegate and Aghada	870	893	895	60
Killeagh	345	349	349	135
Total Key Villages	2,469	2,602	2,636	512

TEXT CHANGE ONLY

Castlemartyr

Proposed Amendment 4.3.6.1

ORIGIN OF AMENDMENT

This amendment is a consequential amendment required to address changes to the Core Strategy of the plan.

PROPOSED AMENDMENT

1. Update and Amend table 4.3.9 'Castlemartyr Population 2006-2028' and amend table 4.3.10 'Population and Housing in Castlemartyr' to reflect changes to the Core Strategy.
2. Update and amend paragraphs and CM-DB-01 objective to reflect changes to the Core Strategy.

TEXT CHANGE ONLY

Castlemartyr

Proposed Amendment 4.3.6.2

ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

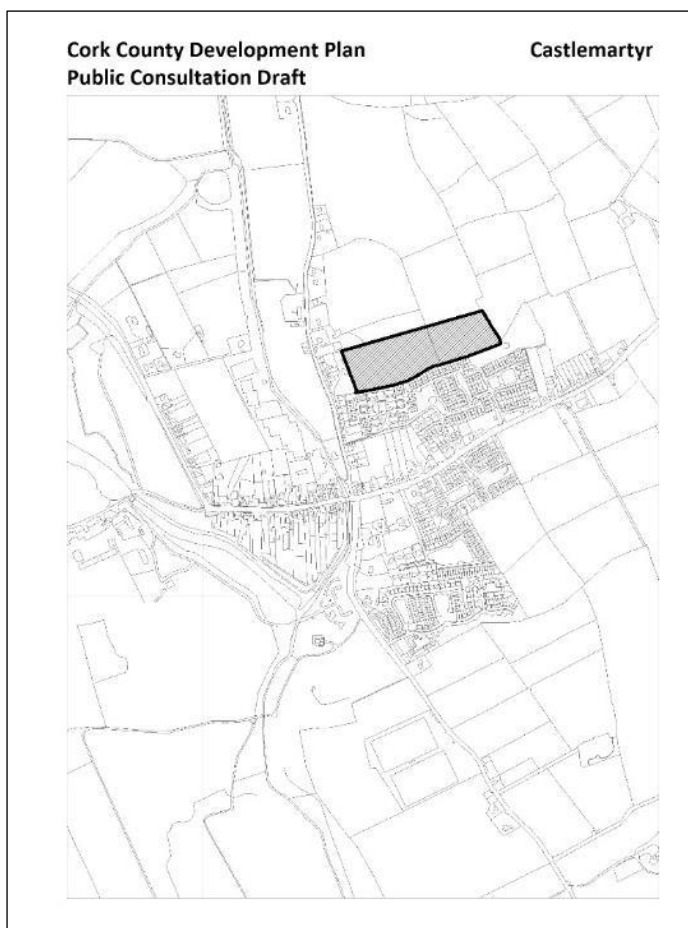
PROPOSED AMENDMENT

It is proposed to change the land use of CM-R-02 from Residential to Existing Residential.

Delete objective CM-R-02 as follows;

CM-R-02

Medium-B density residential development. To include connectivity with adjoining development to the south which connects to the N-25. The site contains mature hedgerows and scattered trees which are of important local biodiversity value.



TEXT AND MAP CHANGE

Castlemartyr

Proposed Amendment 4.3.6.3

ORIGIN OF AMENDMENT

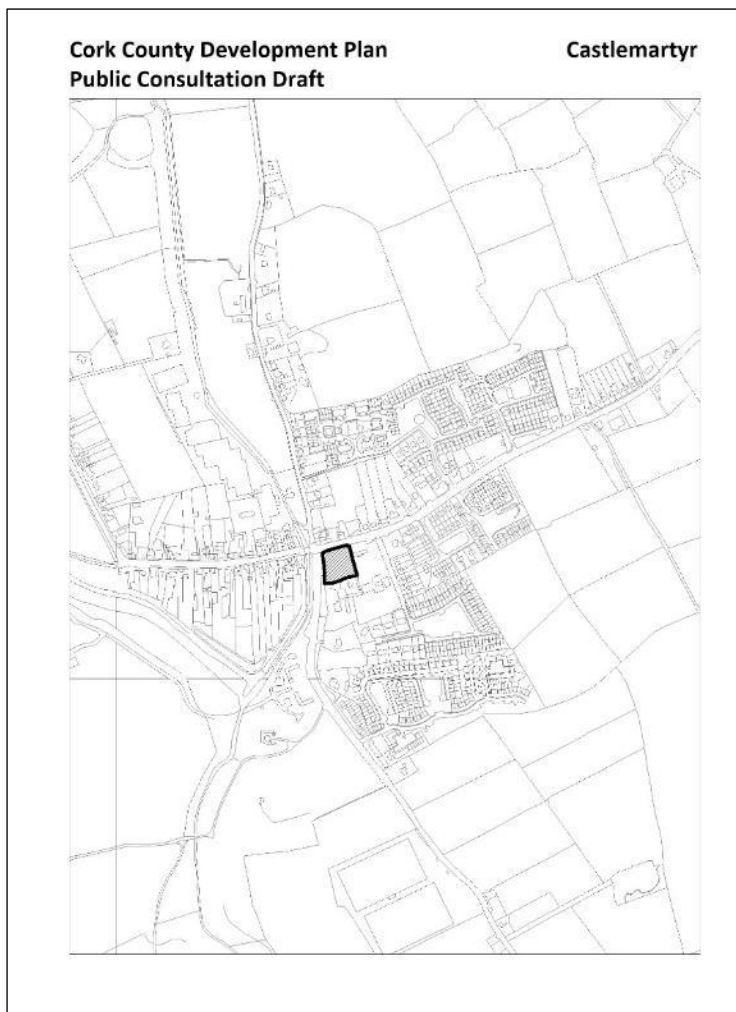
This amendment is required to address issues raised by the Strategic Flood Risk Assessment and by submissions to the Draft Plan.

PROPOSED AMENDMENT

It is proposed to change the land use of the south eastern portion of CM-T-01 from Town Centre to Green Infrastructure Recreation as follows;

CM-GR-03 -Open Space and Community Uses.

Also include a new site area for CM-T-01.



TEXT AND MAP CHANGE

Castlemartyr

Proposed Amendment 4.3.6.4

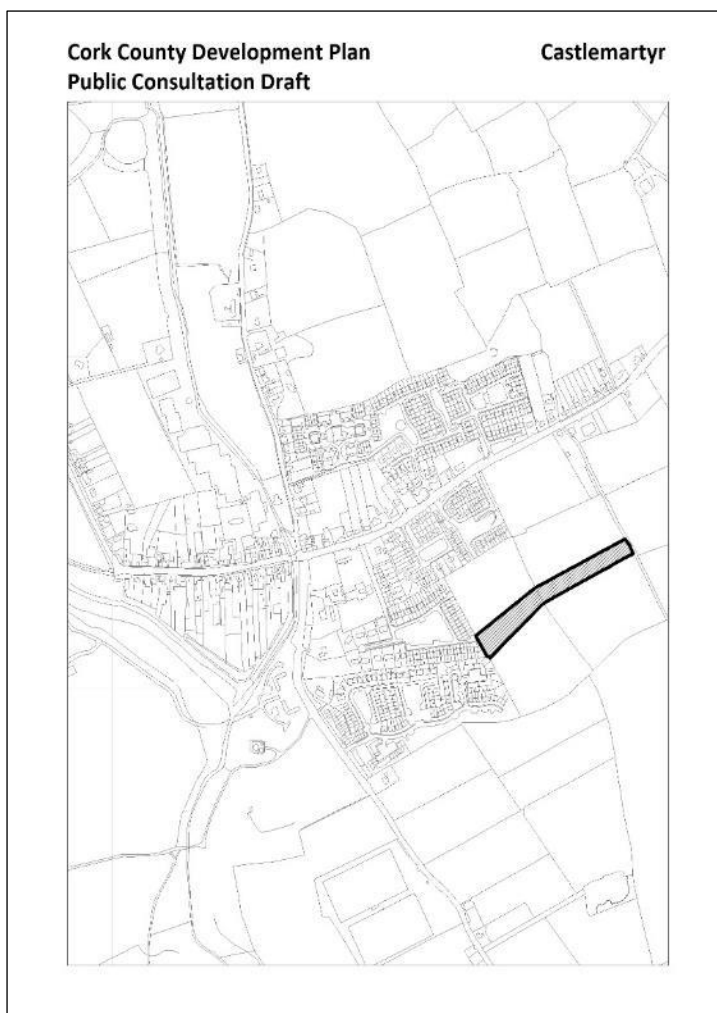
ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to change the land use of the southern portion (1.3ha) of CM-R-01 to Residential (Additional Provision).

Also, it is proposed to include a new site area for CM-R-01 Residential (3.7ha).



TEXT AND MAP CHANGE

Castlemartyr

Proposed Amendment 4.3.6.5

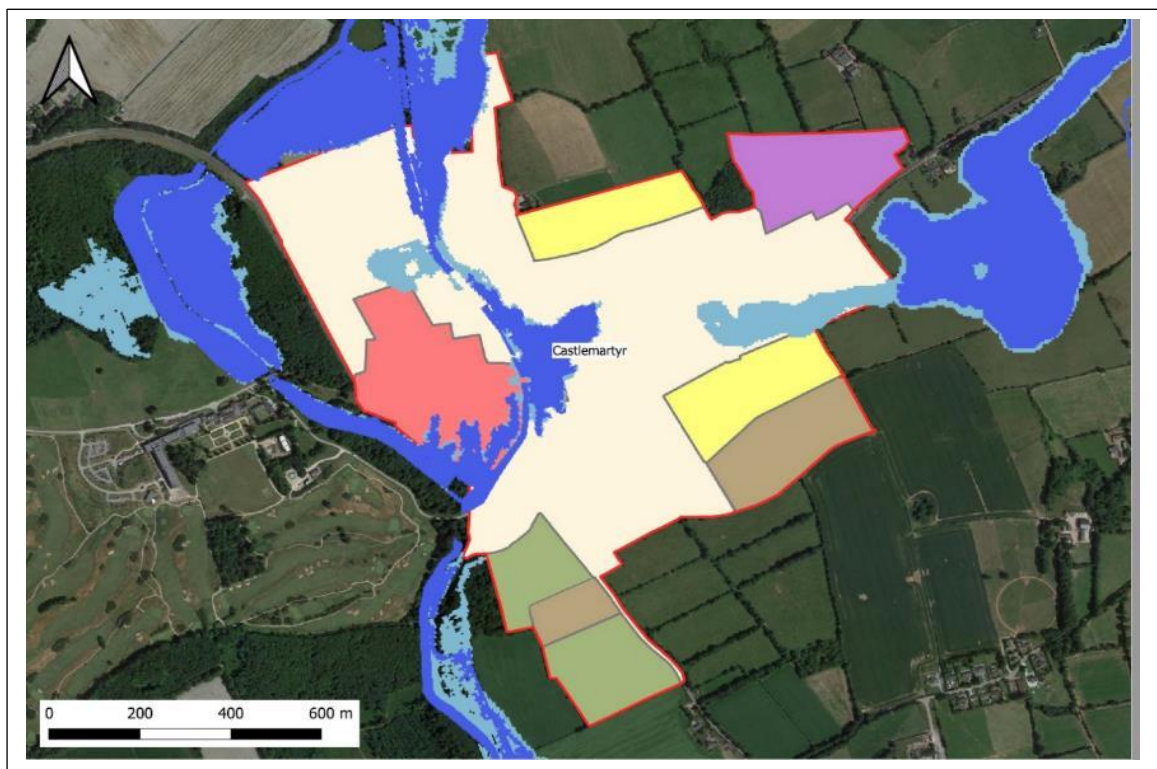
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Castlemartyr to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



MAP CHANGE ONLY

Proposed Amendment 4.3.6.6

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submission no. DCDP328484665.

PROPOSED AMENDMENT

It is proposed to Delete Paragraphs 3.6.10 and 3.6.11

~~Castlemartyr is well served in terms of community facilities, including a primary school, sports facilities, churches, a pharmacy, childcare facilities, convenience stores, a community hall, Garda Station, post office and GAA grounds.~~

~~Given the level of recent growth and the additional growth provided for in this plan it is considered that the village may need additional community facilities which could be provided for as standalone development or in conjunction with any proposed residential development.~~

and replace with new paragraph as follows

Castlemartyr is well served in terms of community facilities and services, including a primary school, two churches, childcare facilities, two small supermarkets, pubs, a pharmacy, a butcher shop, a florist, a post office and other retailers. Sports Clubs in the area include Castlemartyr GAA Club and grounds and Mogeely Association Football Club which is located in the nearby village of Mogeely.

Given the level of recent growth and the additional growth provided for in this plan it is considered that the village may need additional community and sports facilities which could be provided for as standalone development or in conjunction with proposed residential development in the village.

TEXT CHANGE

Proposed Amendment 4.3.6.7

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

It is proposed to insert a new paragraph after 3.6.18 as follows;

Cork County Council is advancing a footpath along the Ladysbridge Road between the traffic lights at the junction with the N25 and the Castlemartyr Resort hotel. Ancillary to these works will be the formalising of parking on what is currently the hard shoulder on the R632. The detailed design will consider the enhancement of disabled persons parking facilities at this location.

TEXT CHANGE ONLY

Proposed Amendment 4.3.6.8

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Remove Flood Risk Asterisk from objective CM-B-01 as follows;

CM-B-01 Business development. Access shall be by means of a single access point from the national road and will require a Traffic Impact Assessment and Road Safety Audit. * ^

TEXT CHANGE ONLY

Proposed Amendment 4.3.6.9

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective CM-R-01 as follows;

CM-R-01 Medium B density residential development. To include connectivity with adjoining development to the north and west. The site contains mature hedgerows and scattered trees which are of important local biodiversity value. *

TEXT CHANGE ONLY

Proposed Amendment 4.3.6.10

ORIGIN OF AMENDMENT

This amendment is required to address a text error in the plan

PROPOSED AMENDMENT

Update the site area for CM-AG-02 from 2.18 ha to **5.4 ha**.

TEXT CHANGE ONLY

Cloyne

Proposed Amendment 4.3.7.1

ORIGIN OF AMENDMENT

This amendment is a consequential amendment required to address changes to the Core Strategy of the plan.

PROPOSED AMENDMENT

1. Update and Amend table 4.3.11 'Cloyne Population 2006-2028' and amend table 4.3.12 'Population and Housing in Cloyne' to reflect changes to the Core Strategy.
2. Update and amend paragraphs and CY-GO-01 objective to reflect changes to the Core Strategy.

TEXT CHANGE ONLY

Proposed Amendment 4.3.7.2

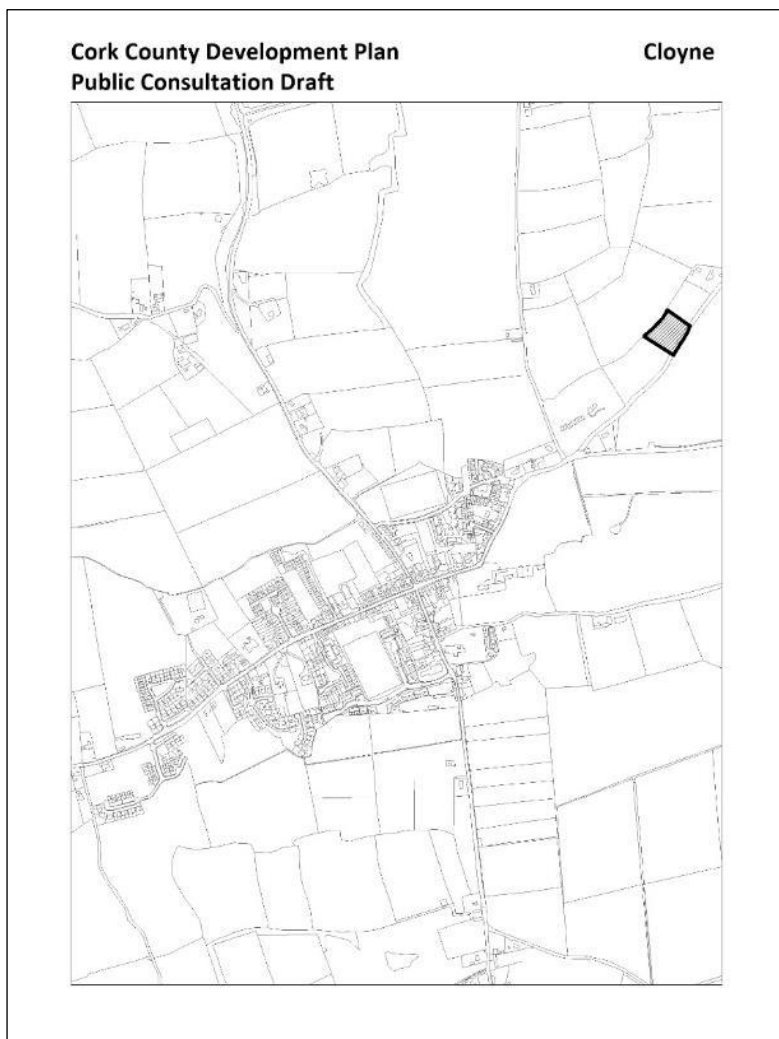
ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to reduce the site area of CY-R-01 from 2.4ha to 1.7ha in area.

Update site area for objective CY-R-01 and bring the development boundary in to reflect the proposed change.



TEXT AND MAP CHANGE

Proposed Amendment 4.3.7.3

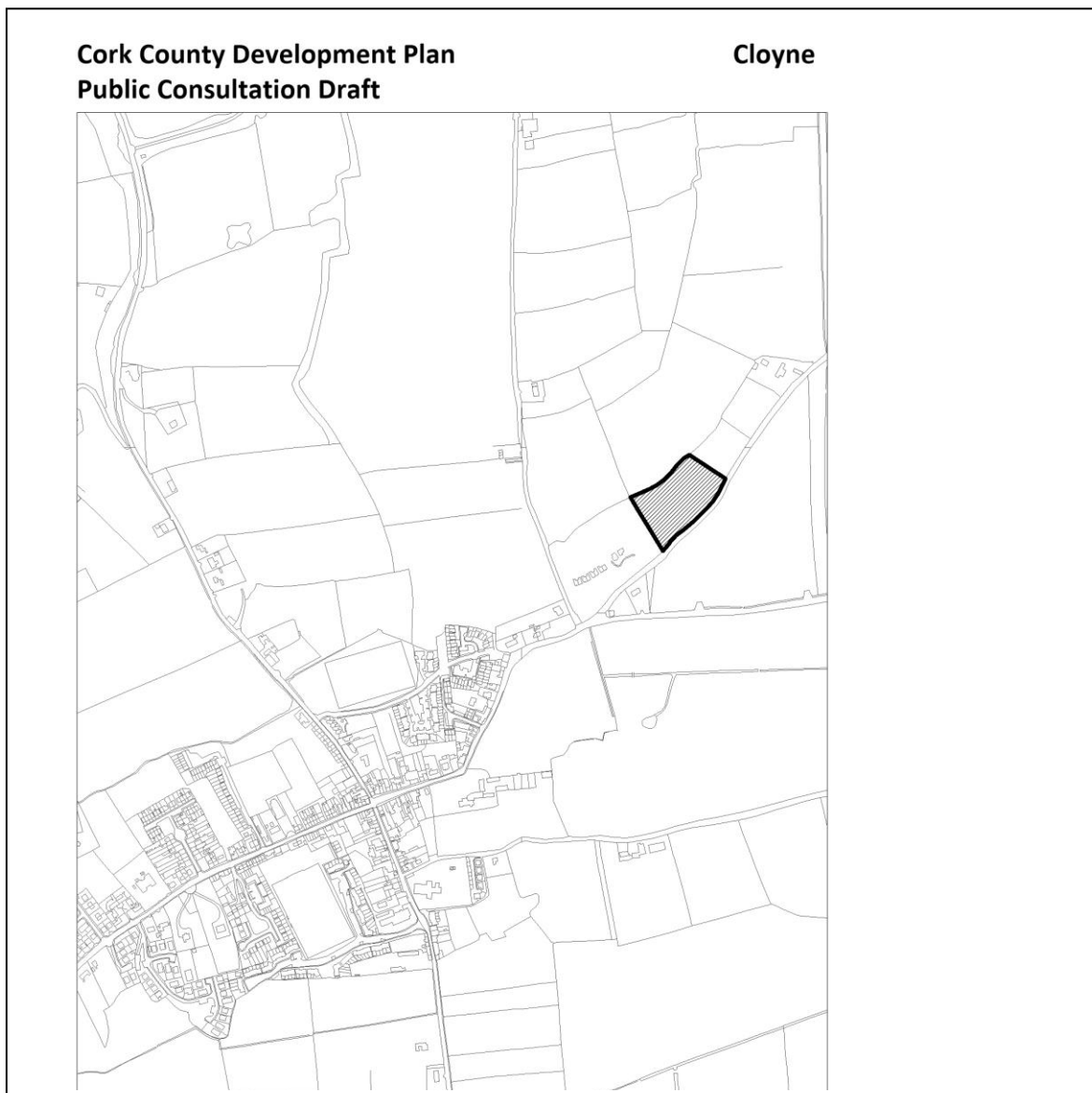
ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to include of CY-R-01 (1.7ha) as Residential (Additional Provision).

Update site area for objective CY-R-01 to reflect RAP zoning.



Proposed Amendment 4.3.7.4

ORIGIN OF AMENDMENT

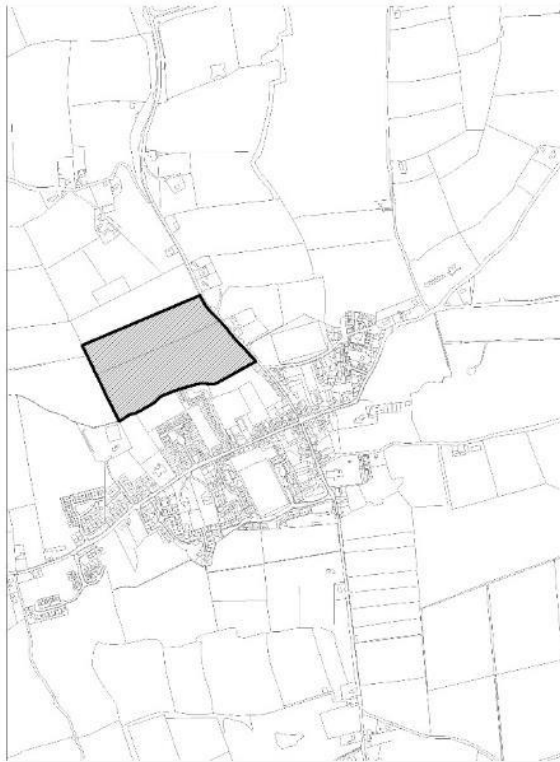
This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

It is proposed to amend the development boundary to the north of Cloyne by removing CY-AG-01 and changing the land use to 'Rural Area Under Strong Urban Influence'.

Delete objective CY-AG-01 as follows;

~~CY-AG-01 Agriculture~~



TEXT AND MAP CHANGE

Proposed Amendment 4.3.7.5

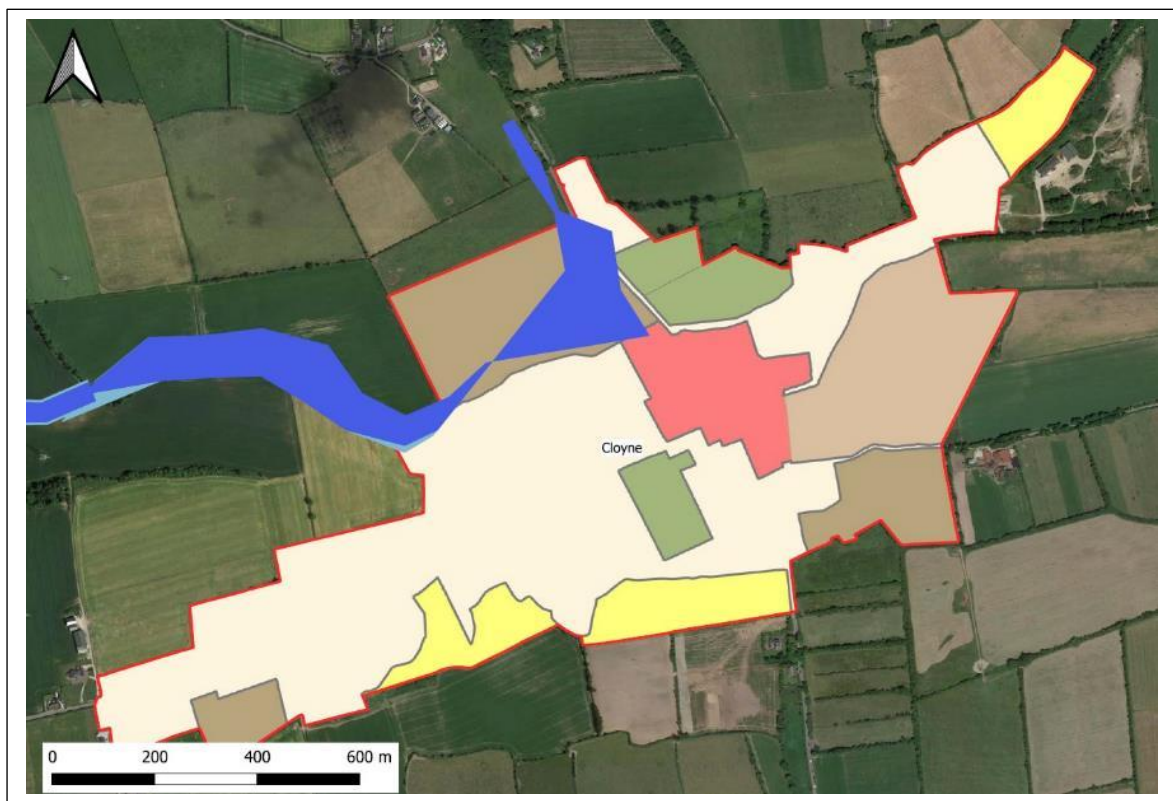
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Cloyne to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



MAP CHANGE ONLY

Proposed Amendment 4.3.7.6

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

PROPOSED AMENDMENT

It is proposed to amend the text of objective CY-X-01 as follows;

Facilitate the *sensitive* development of a tourist attraction based on the cave network and the historical structures associated with the lands at Cloyne House. This will involve comprehensive proposals for the protection and preservation of the *architectural heritage* of the site including its historic structures and landscaping on the site in an appropriate setting, the layout of the site to facilitate access by the public and the development of interpretive facilities and associated tourist related non high street commercial uses.

TEXT CHANGE ONLY

Proposed Amendment 4.3.7.7

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Remove Flood Risk Asterisk from objective CY-GA-01 as follows;

CY-GA-01 Maintain existing open space and recreation area. ~~*~~

TEXT CHANGE ONLY

Whitegate and Aghada

Proposed Amendment 4.3.8.1

ORIGIN OF AMENDMENT

This amendment is a consequential amendment required to address changes to the Core Strategy of the plan.

PROPOSED AMENDMENT

1. Update and Amend table 4.3.13 'Whitegate and Aghada Population 2006-2028' and amend table 4.3.14 'Population and Housing in Whitegate and Aghada' to reflect changes to the Core Strategy.
2. Update and amend paragraphs to reflect changes to the Core Strategy.

TEXT CHANGE ONLY

Proposed Amendment 4.3.8.2

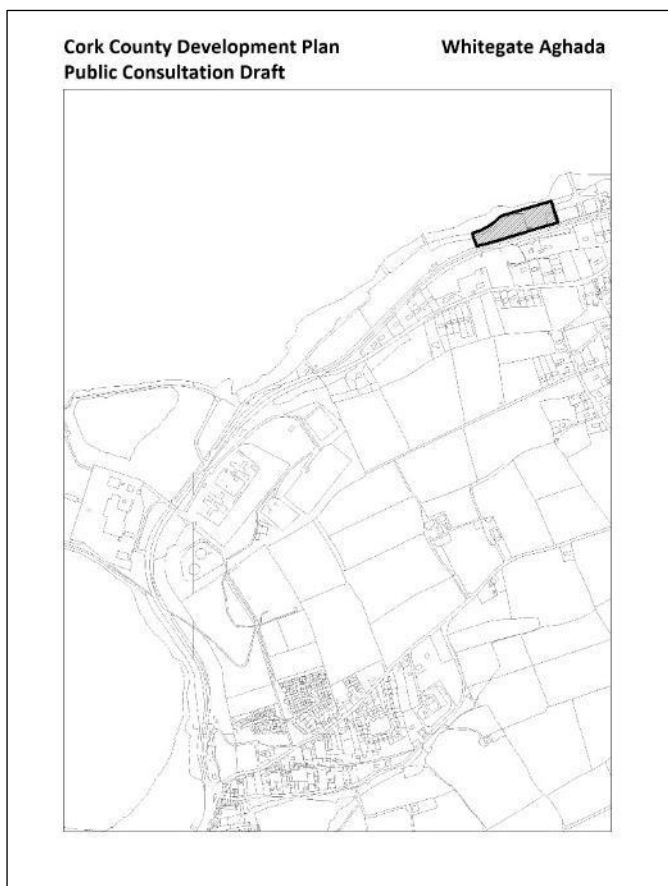
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submission DCDP345738391 by EI-H2 to the Draft Plan.

PROPOSED AMENDMENT

It is proposed to change the land use of a portion of WG-GC-04 from Green Infrastructure to Existing Mixed/General Business/Industrial Uses.

Update the site area for WG-GC-04 to reflect the change.



TEXT AND MAP CHANGE

Proposed Amendment 4.3.8.3

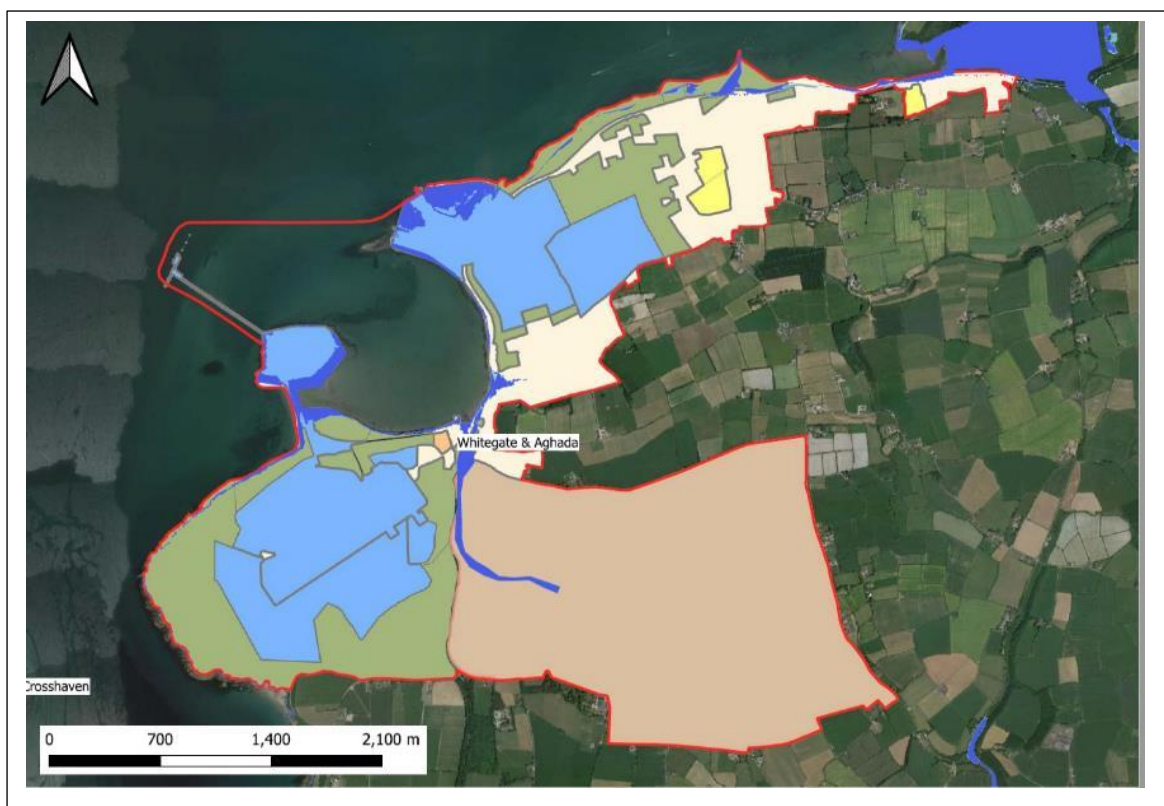
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Whitegate and Aghada to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



MAP CHANGE ONLY

Proposed Amendment 4.3.8.4

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective WG-GA-09 as follows;

WG-GA-09 Whitegate Playground. Maintain existing open space and existing play area. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development. *

TEXT CHANGE ONLY

Proposed Amendment 4.3.8.5

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective WG-GC-04 as follows;

WG-GC-04 Retain open space where existing land uses will remain largely unchanged. This zone partially overlaps and adjoins fully the Cork Harbour SPA. The area makes a significant contribution to the attractiveness of longer distance views from the Cobh area and provides important visual and physical separation between the village of Aghada and industrial areas to the west. *

TEXT CHANGE ONLY

Proposed Amendment 4.3.8.6

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Update text for objective WG-I-05 as follows;

WG-I-05 Maintain existing industrial/ electricity generation uses. Any new development on the site shall pay special attention both to the design and siting of any large structures or buildings so as to minimise the visual impact of development, including on longer distance views from the Cobh area, and shall include the provision and maintenance of structural landscaping to the western and southern site boundaries. The site contains Recorded Monument CO088-030 – Castle unclassified and CO088-105 & 106 – Shell Middens. Any development in this area should take this into account and may require an archaeological assessment. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. *

TEXT CHANGE ONLY

Proposed Amendment 4.3.8.7

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Update text for objective WG-I-06 as follows and include a flood asterisk.

WG-I-06 Maintain existing refinery/ industrial uses. Any new development on the site shall pay special attention both to the design and siting of large structures or buildings and to the provision of appropriate structural landscaping. The site contains a Recorded Monument CO088-029 – Burial Ground. Any development in this area should take this into account and may require an archaeological assessment. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. *

TEXT CHANGE ONLY

Proposed Amendment 4.3.8.8

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SEA and AA in relation to Submission DCDP346094020.

PROPOSED AMENDMENT

Include additional text for objective WG-I-05 as follows;

*WG-I-05 Maintain existing industrial/ electricity generation uses. Any new development on the site shall pay special attention both to the design and siting of any large structures or buildings so as to minimise the visual impact of development, including on longer distance views from the Cobh area, and shall include the provision and maintenance of structural landscaping to the western and southern site boundaries. The site contains Recorded Monument CO088-030 – Castle unclassified and CO088-105 & 106 – Shell Middens. Any development in this area should take this into account and may require an archaeological assessment. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. **This zone is adjacent to Whitegate Bay which forms part of the Cork Harbour Special Protection Area. Account will be taken of this when assessing new development proposals in this area. Buffering or screening may be required between new development in this zone and the SPA.***

Proposed Amendment 4.3.8.9

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SEA and AA in relation to Submission DCDP346094020.

PROPOSED AMENDMENT

Include additional text for objective WG-I-06 as follows;

*WG-I-06 Maintain existing refinery/ industrial uses. Any new development on the site shall pay special attention both to the design and siting of large structures or buildings and to the provision of appropriate structural landscaping. The site contains a Recorded Monument CO088-029 – Burial Ground. Any development in this area should take this into account and may require an archaeological assessment. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. **This zone is adjacent to Whitegate Bay which forms part of the Cork Harbour Special Protection Area. Account will be taken of this when assessing new development proposals in this area. Buffering or screening may be required between new development in this zone and the SPA.***

Killeagh

Proposed Amendment 4.3.9.1

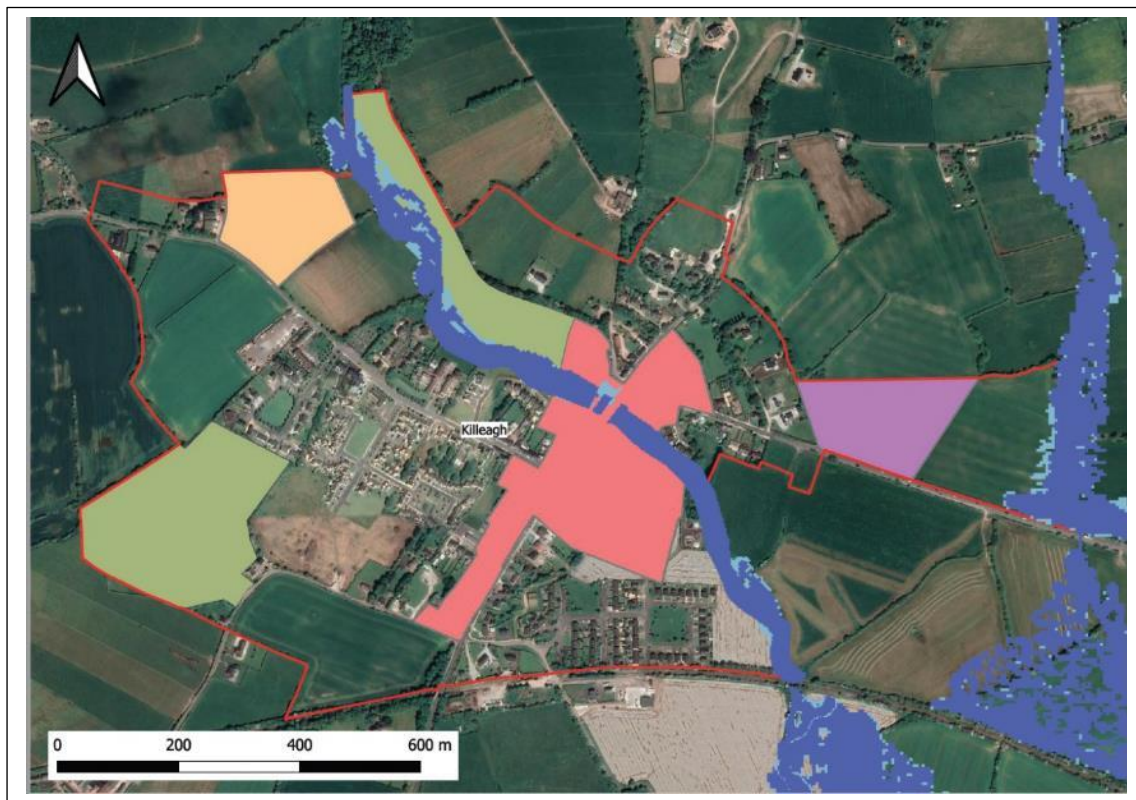
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Killeagh to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



MAP CHANGE ONLY

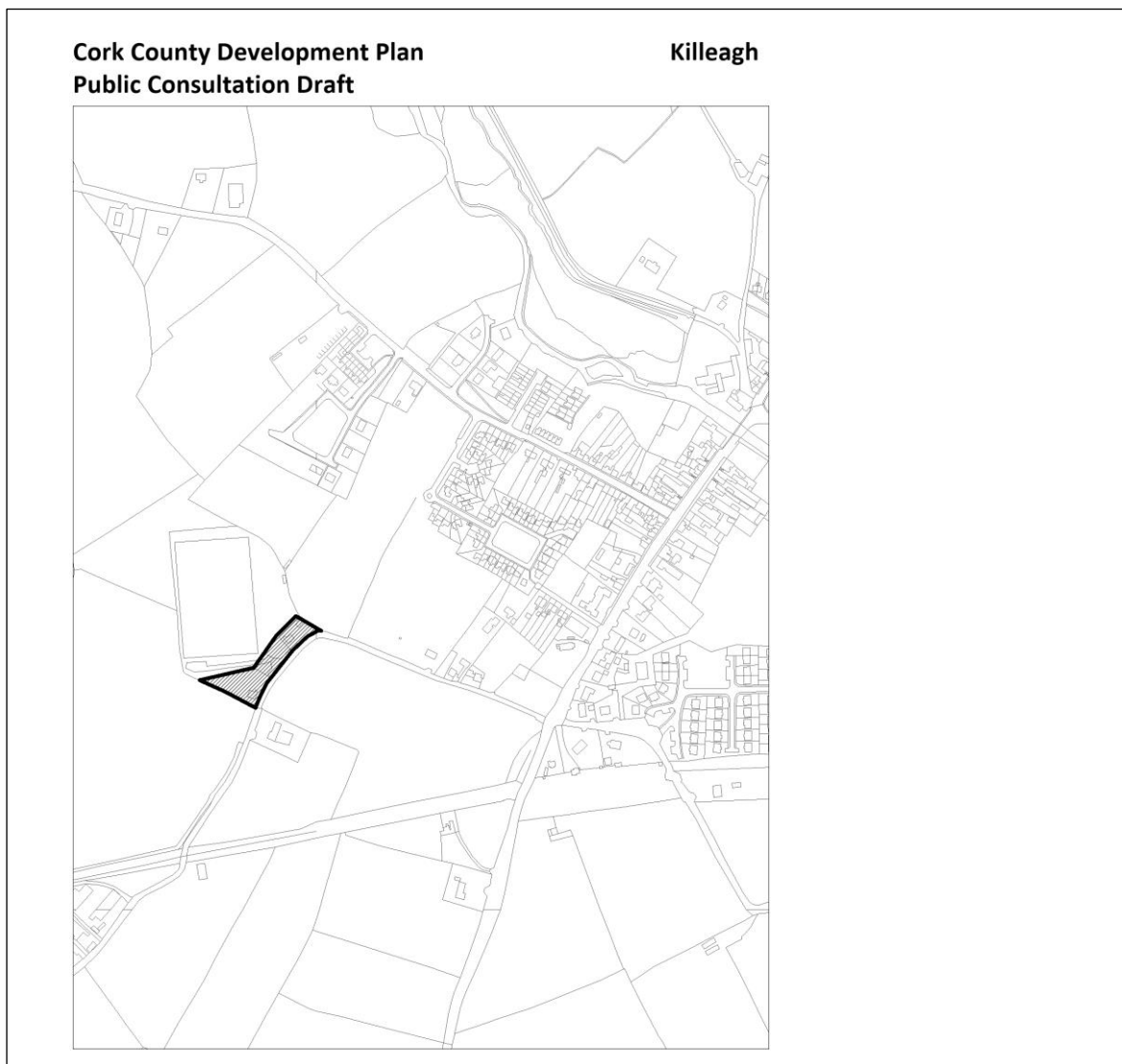
Proposed Amendment 4.3.9.2

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Cllr Michael Hegarty and Cllr Mary Linehan Foley in a submission to the Draft Plan and at an East Cork MD meeting.

PROPOSED AMENDMENT

It is proposed to amend the development boundary of Killeagh to take out a portion of land adjoining the GAA pitch to the west.



TEXT AND MAP CHANGE

Proposed Amendment 4.3.9.3

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to include additional text in paragraph 3.9.18 as follows;

There may be a requirement to an extension to the existing graveyard on the Mogeely Road during the lifetime of this plan.

TEXT CHANGE ONLY

Villages

Proposed Amendment 4.3.10.1

ORIGIN OF AMENDMENT

This consequential amendment is required to address changes arising from the changes to the Core Strategy of the plan.

PROPOSED AMENDMENT

Insert new text after paragraph 3.10.1 as follows;

3.10.1 There are 9 villages in the East Cork Municipal District as follows; Ballincurragh, Ballycotton, Ballymacoda, Dungourney, Ladysbridge, Lisgoold, Mogeely, Saleen, Shanagarry / Garryvoe.

~~3.10.2 Guidance on the role of villages and their development is given in **Volume One of this Plan.**~~

~~3.10.3 following development is provided for in the villages of this Municipal District:~~

Villages are settlements that provide a range of services to a local area but the range of services are not as broad as those provided by the Key Villages.

To allow the villages to develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure. It is intended that future growth will be largely organic in nature based on small scale developments. It is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised, including the surrounding landscape, particularly any designated high value landscapes.

Given the challenges facing some villages in relation to infrastructure, in particular water services and whether any deficits can be overcome in the lifetime of the plan the Council will consider the reallocation of the overall level of units for a specific Village from Villages with current infrastructure constraints that are taking longer than expected to be resolved to a Village or Villages within the same Municipal District which has no such constraints subject to adequate capacity been shown to be available, in compliance with the requirements of Chapter 11 Water Management and any ecological considerations. Any increase in the re-allocation of housing units must not exceed 50% of the allocation set out in the table below.

Further guidance on the development of villages is given in Volume One of this Plan, particularly Chapter 2 Core Strategy, Chapter 3 Settlements and Placemaking, and Chapter 4 Housing.

Insert new column in Table 4.3.15 as follows;

Table 4.3.15 Scale of Development in East Cork Municipal District Villages				
Villages	<i>Existing Number of Houses Q1 2010 (Geodirectory)</i>	Existing Number of Houses Q1 2020 (Geodirectory)	Growth 2010 to 2020 (Geodirectory)	Planned Overall Scale of Development (No. of houses)
Ballincurrig	<i>21</i>	27	6	10
Ballycotton	<i>285</i>	311	26	45
Ballymacoda	<i>92</i>	92	0	12
Dungourney	<i>34</i>	48	14	10
Ladysbridge	<i>208</i>	274	66	40
Lisgould	<i>51</i>	54	3	20
Mogeely	<i>152</i>	161	9	48
Saleen	<i>95</i>	162	67	50
Shanagarry/Garryvoe	<i>357</i>	364	7	70

TEXT CHANGE ONLY

Other Settlements

Ballincurrig

Proposed Amendment 4.3.11.1

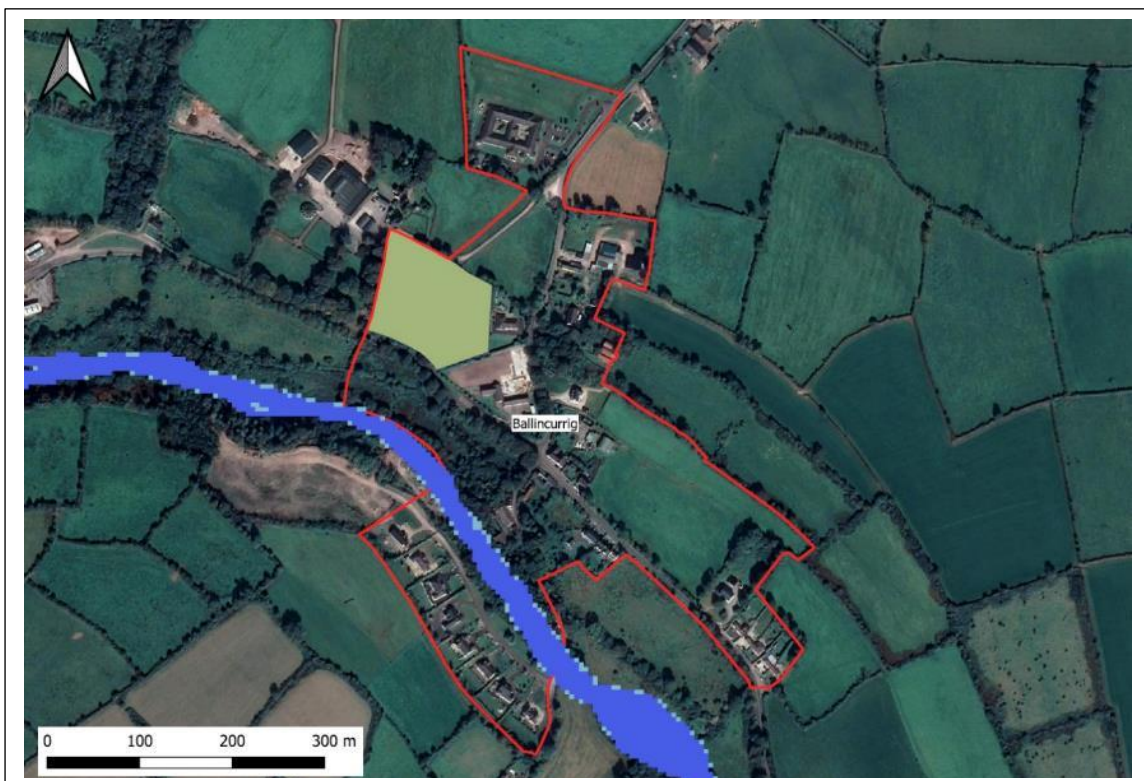
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Ballincurrig to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



MAP CHANGE ONLY

Ballycotton

Proposed Amendment 4.3.12.1

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Ballycotton to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



MAP CHANGE ONLY

Ballymacoda

Proposed Amendment 4.3.13.1

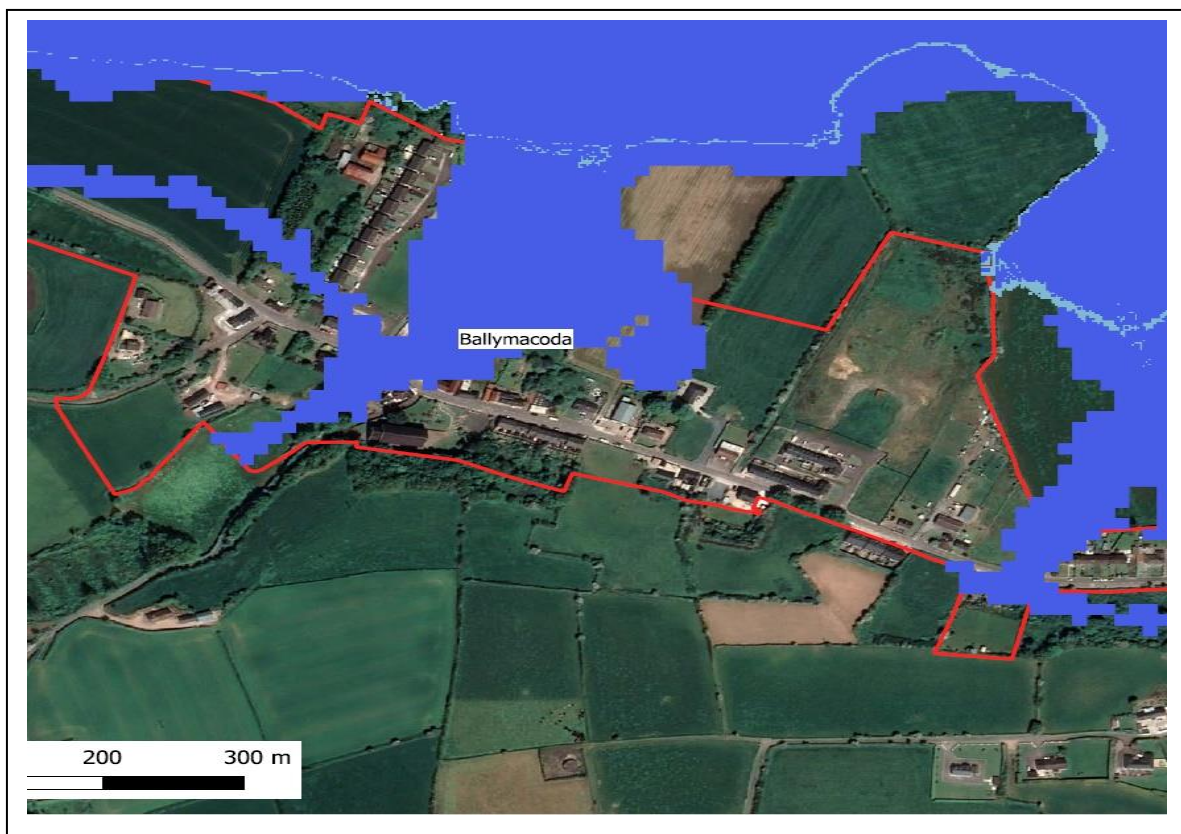
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Ballymacoda to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



MAP CHANGE ONLY

Dungourney

Proposed Amendment 4.3.14.1

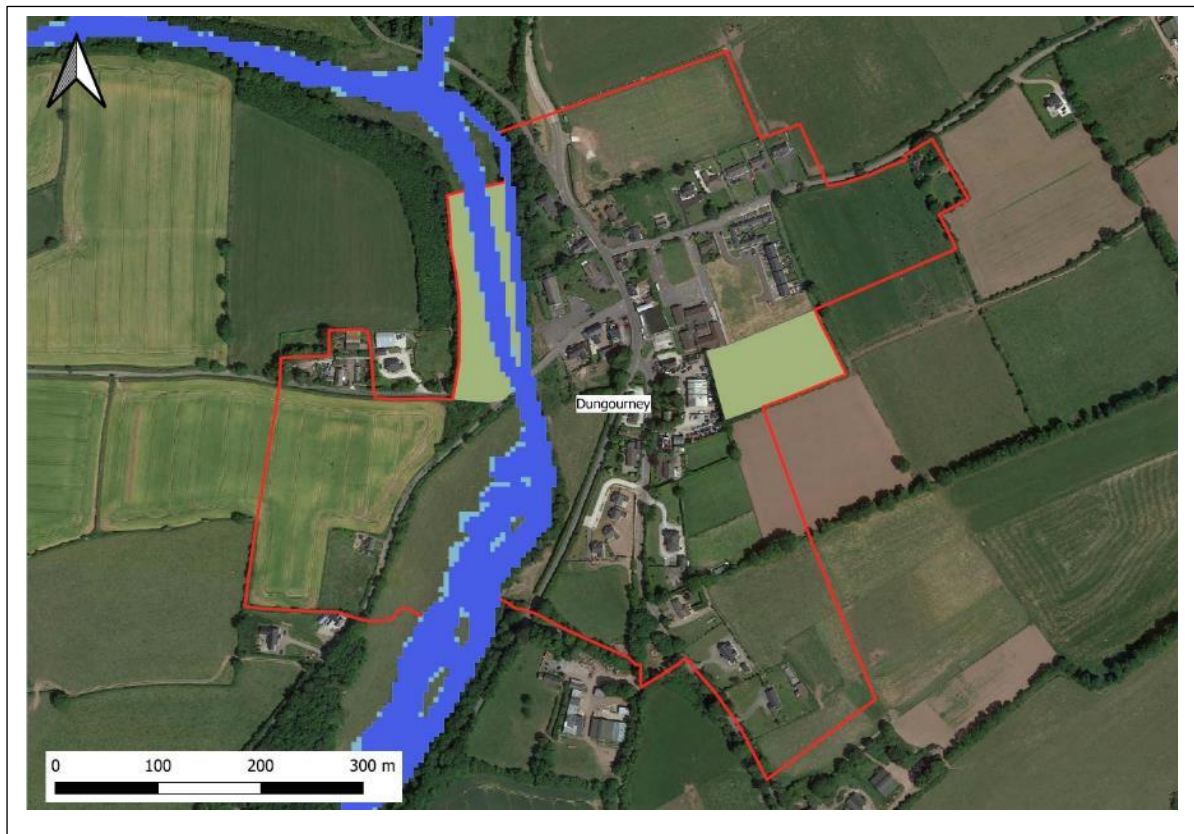
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Dungourney to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



MAP CHANGE ONLY

Ladysbridge

Proposed Amendment 4.3.15.1

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Ladysbridge to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



MAP CHANGE ONLY

Ladysbridge

Proposed Amendment 4.3.15.2

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

It is proposed to Delete Paragraphs 3.15.1 and 3.15.2

~~The vision for Ladysbridge is to retain its traditional rural character, adequately protect the Architectural Conservation Area and encourage small scale sympathetic residential development in tandem with provision of employment and services. The previous local area plan (2011) had identified a site for a new primary school within the village, however the Department of Education and Science have confirmed that it is no longer required, and those lands are now included within the development boundary.~~

~~Additional lands have been included within the development boundary to the west of the village. Development of these lands should ensure that a separate agricultural entrance from the public road is retained to serve the remainder of the land to the rear. The layout and design of development addressing the road frontage in this area should minimise the linear nature of development on this side of the village, by stepping some development up the contours in a north south alignment, for example.~~

and replace with new paragraphs 3.15.1, 3.15.2 and 3.15.3 as follows

The vision for Ladysbridge is to retain its traditional rural character, adequately protect the Architectural Conservation Area in the village and encourage small scale sympathetic residential development in tandem with the provision of employment and services. Given the level of recent residential growth in the village and the additional growth provided for in this plan it is considered that the village may need additional community facilities including childcare and sports facilities which could be provided for as standalone development or in conjunction with proposed residential development in the village.

The 2011 Local Area Plan had identified a site for a new primary school within the village, however during the review of this plan in 2017 the Department of Education confirmed that a primary school is no longer required, and those lands are now included within the development boundary.

Additional lands were included within the development boundary in 2017 which lie to the west of the village. Future development of these lands should ensure that a separate agricultural entrance from the public road is retained to serve the remainder of the land to the rear. The layout and design of development addressing the road frontage in this area should minimise the linear nature of development on this side of the village, by stepping some development up the contours in a north south alignment, for example. Any further residential development in the village should also ensure that safe pedestrian connectivity to the village centre is provided.

TEXT CHANGE ONLY

Lisgoold

Proposed Amendment 4.3.16.1

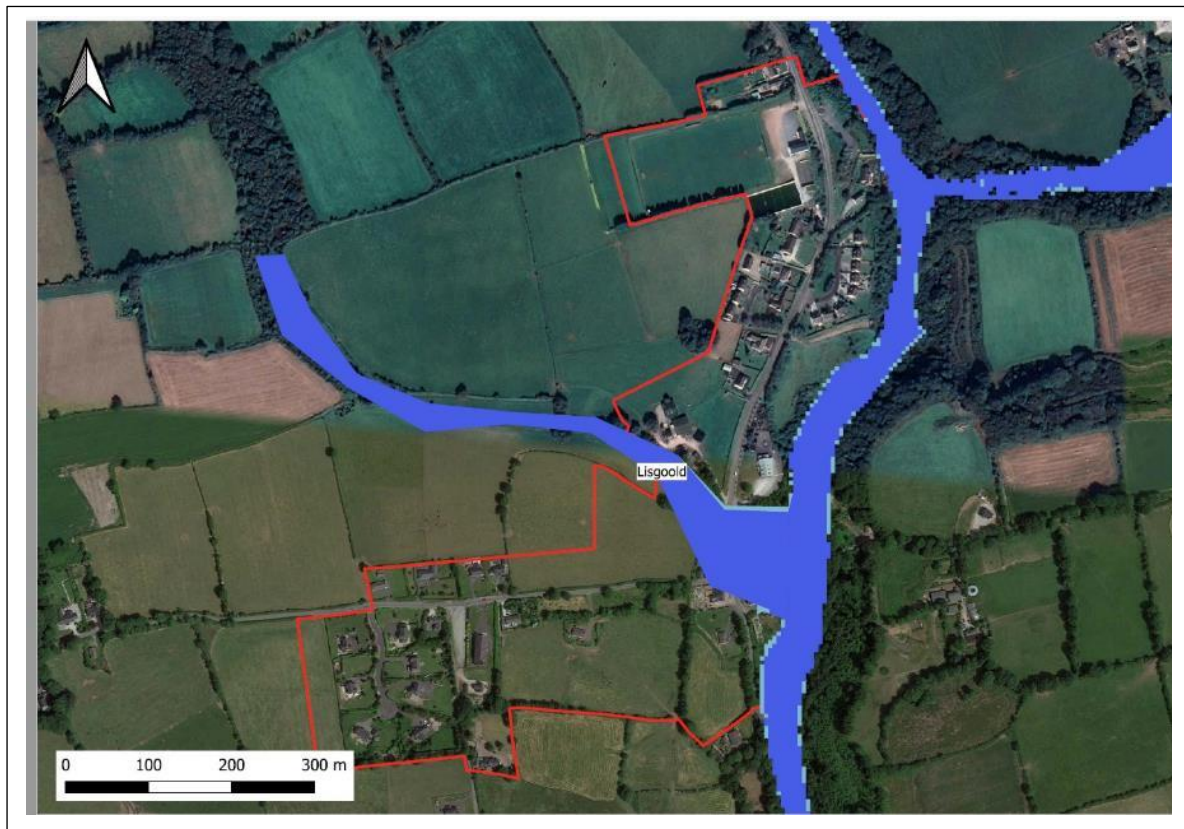
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Lisgoold to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



MAP CHANGE ONLY

Mogeely

Proposed Amendment 4.3.17.1

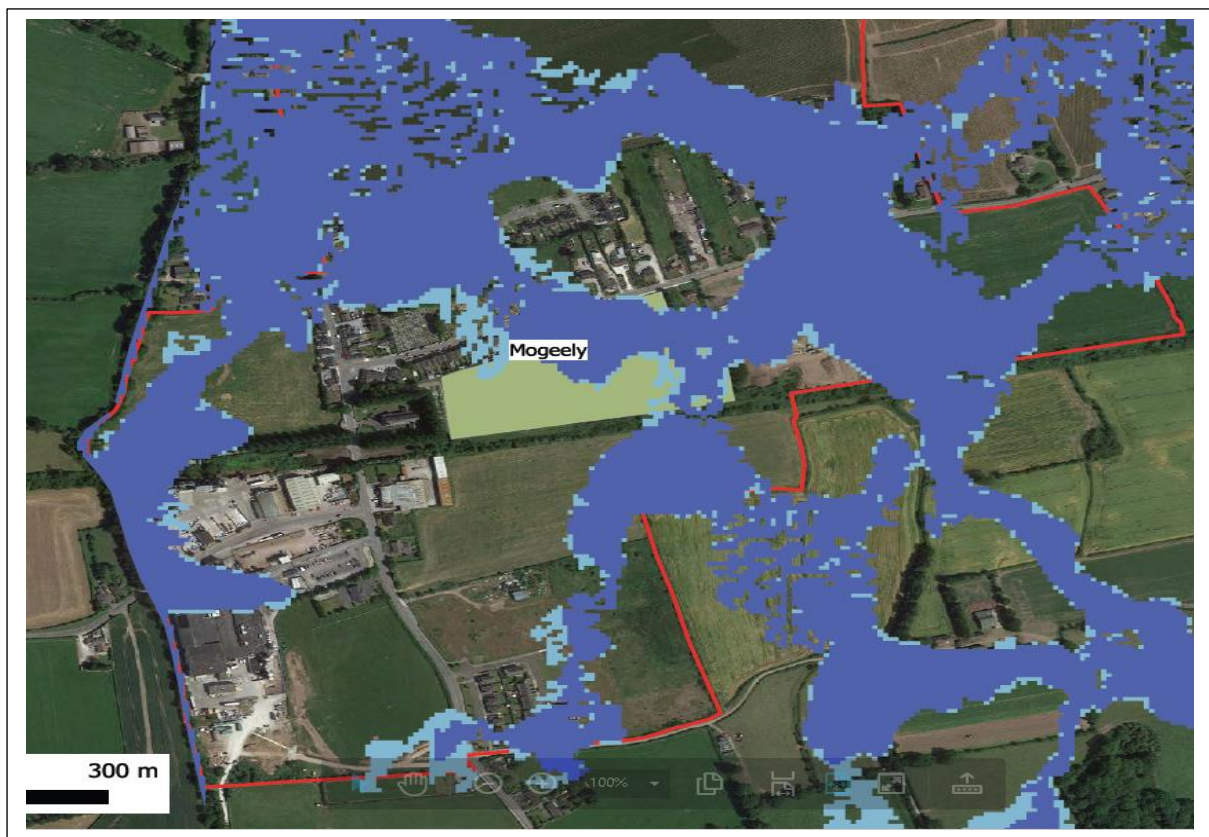
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Mogeely to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



MAP CHANGE ONLY

Mogeely

Proposed Amendment 4.3.17.2

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to amend Objective GA-01 as follows;

*Maintain and improve active open space and amenity area including the children's playground and sports uses.
The provision of a Community Sports Hall on this site will also be supported subject to a flood risk assessment. **

TEXT CHANGE ONLY

Mogeely

Proposed Amendment 4.3.17.3

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective WG-GA-01 as follows;

GA-01 Maintain and improve active open space and amenity area including the children's playground and sports uses. *

TEXT CHANGE ONLY

Saleen

Proposed Amendment 4.3.18.1

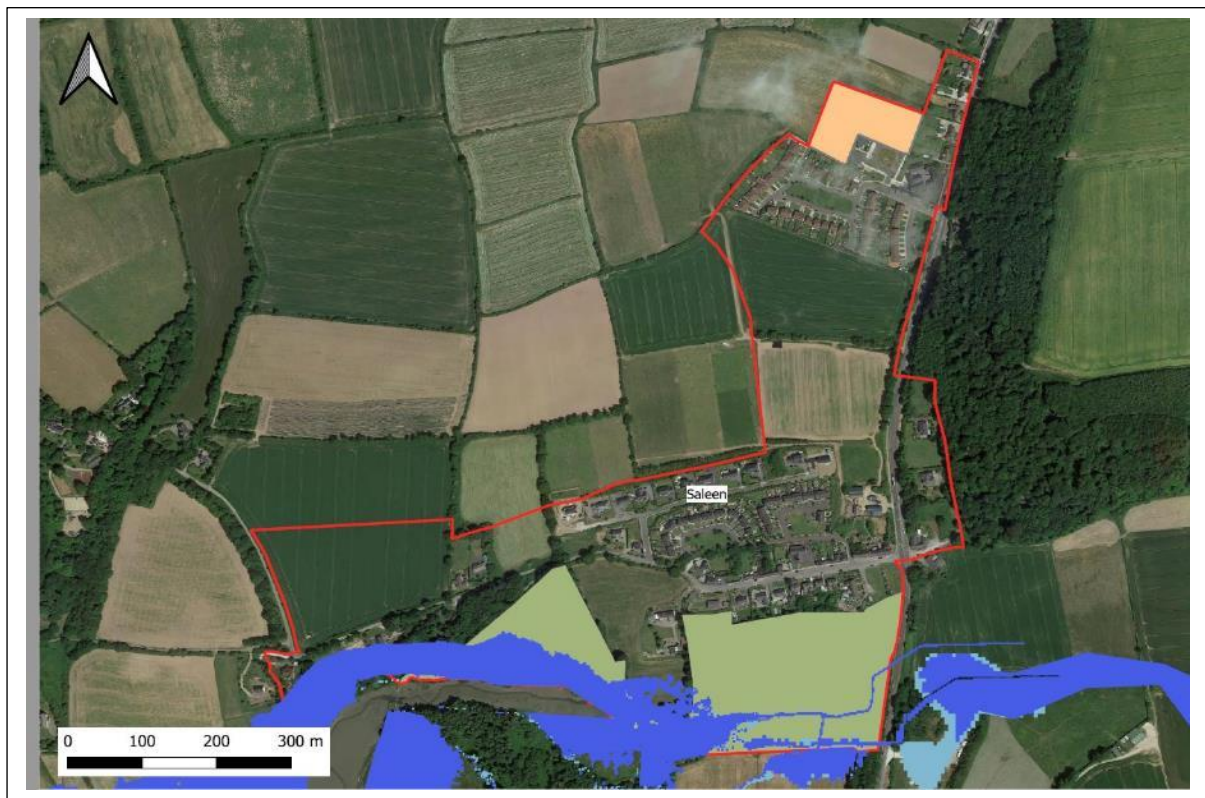
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Saleen to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



MAP CHANGE ONLY

Saleen

Proposed Amendment 4.3.18.2

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective GR-01 as follows;

GR-01 Maintain open space to provide for a long-term mature landscape setting for the village. Proposals for the long-term maintenance and management of the wood land and its use for informal recreation will be encouraged. The existing amenity walk is to be retained. *

TEXT CHANGE ONLY

Shanagarry/Garryvoe

Proposed Amendment 4.3.19.1

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Shanagarry/Garryvoe to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



Shanagarry/Garryvoe

Proposed Amendment 4.3.19.2

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective GC-01 as follows;

GC-01 This wetland area forms part of the Ballycotton, Ballynamona and Shanagarry proposed Natural Heritage Area. It supports wetland habitat and serves an important flood storage role which should be protected. There may be opportunities to enhance the biodiversity value of this area, which should be encouraged. *

TEXT CHANGE ONLY

Redbarn

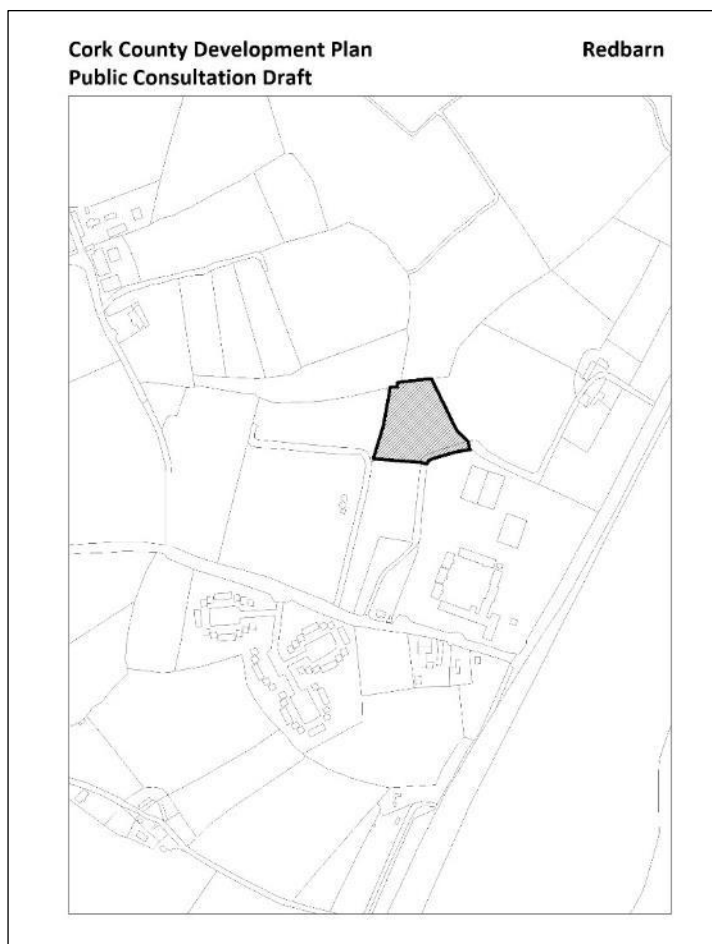
Proposed Amendment 4.3.22.1

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to omit the following lands, which form part of a pNHA (Ballyvergan Marsh), from the development boundary of Redbarn.



MAP CHANGE ONLY

Redbarn

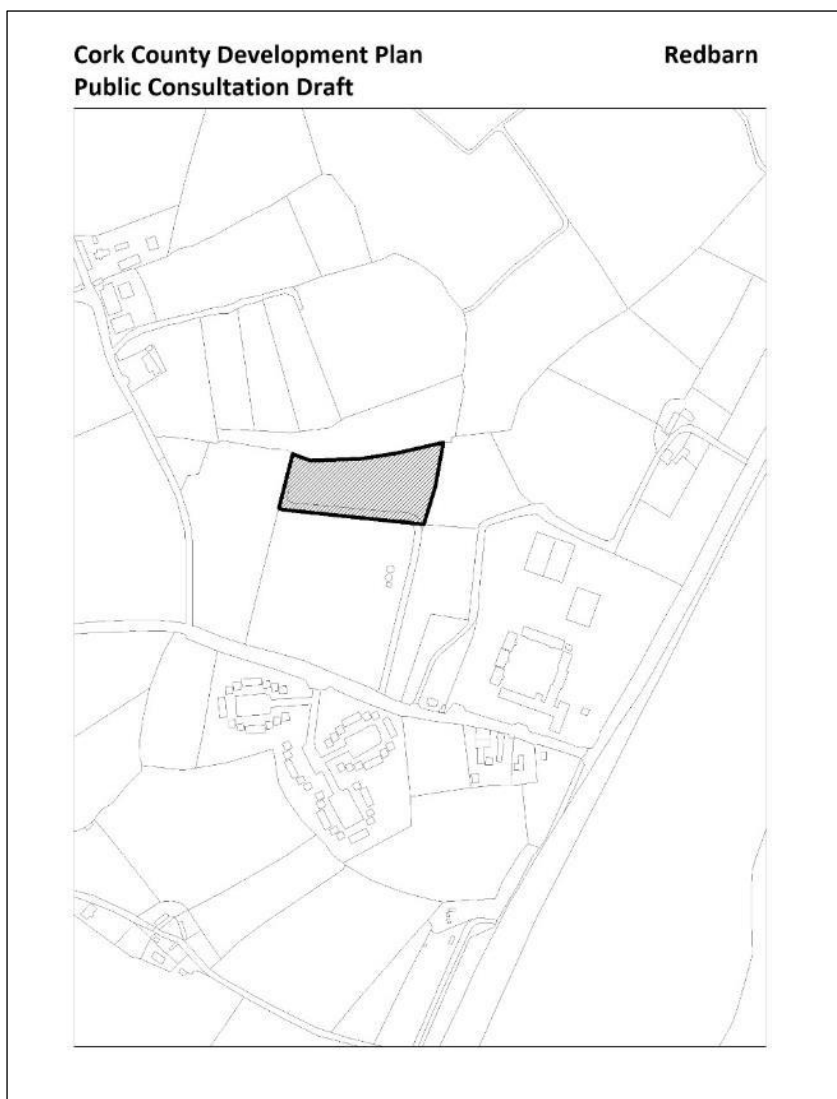
Proposed Amendment 4.3.22.2

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed omit the following lands from the development boundary of Redbarn due to flood risk.



MAP CHANGE ONLY

Redbarn

Proposed Amendment 4.3.22.3

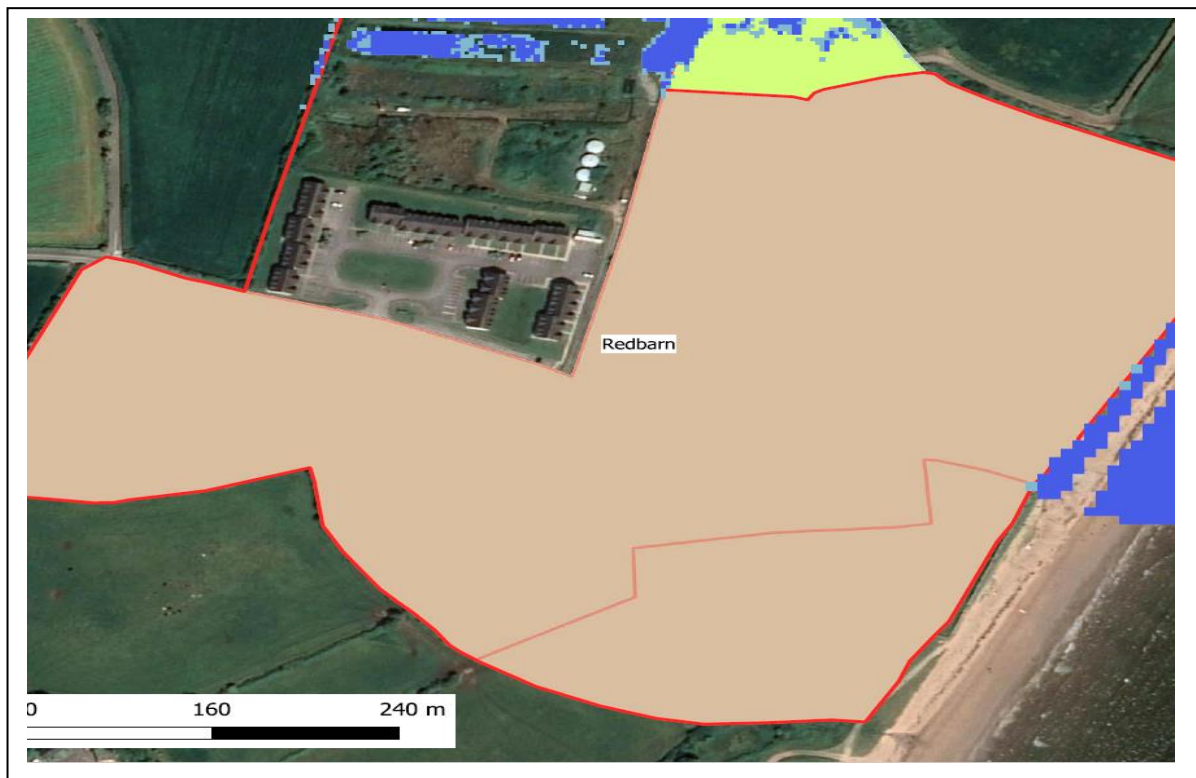
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Redbarn to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



MAP CHANGE ONLY

Redbarn

Proposed Amendment 4.3.22.4

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective X-01 as follows;

X-01 It is proposed to consolidate tourism and recreation uses in the Redbarn area. It is important that the natural heritage of the area is protected, while any development proposals will be subject to the provision of satisfactory infrastructure. Further development proposals within this boundary should include a car parking facility for the area which will include permeable paving. Development of this site will also require a surface water management plan. *

TEXT CHANGE ONLY

Macroom MD

PROPOSED AMENDMENT NO. 4.4.2.1

UPDATE TO THE SCALE OF DEVELOPMENT FIGURES

ORIGIN OF AMENDMENT

This amendment is required to update the Macroom Municipal District - Proposed Scale of Development

PROPOSED AMENDMENT

1. Replace Table 4.4.4.2 with updated Table 4.4.4.2 as follows:

Table 4.4.4.2: Macroom Municipal District Scale of Development and Water Services Status				
Settlement Name	Existing No of Houses Q2 2020	Proposed Scale of Development Units	Drinking Water Status - 2021 Assessment	Waste Water Status - 2021 Assessment
Main Towns				
Macroom~	1836	399		
Millstreet	735	86150		
Total Main Towns		485 549		
Key Villages				
Killumney/ Ovens	478	424		
Béal Atha an Ghaorthaigh (Ballingeary)	96	29-20		
Ballymakeery/ Ballyvourney	262	30		
Coachford	181	166 95		
Total Key Villages		599 569		
Villages				
Aghabullogue	25	20		
Aherla	145	10		
Ballynora	26	8		
Cloghduv	116	50		
Clondrohid	72	20		
Courtbrack	58	10		
Crookstown	93	10		
Dripsey Model Village	142	30		
Inchigeelagh	94	20		
Kilmurry	54	5		
Kilnamartyra	48	5		
Rylane/ Seiscne	70	21		
Stuake/ Donoughmore	55	5		
Upper Dripsey	38	5		
Total Villages		219		
Overall MD Total		1,303-1,337		
Other Locations				
Gougane Barra	-	-		

Table 4.4.4.2: Macroom Municipal District Scale of Development and Water Services Status				
Settlement Name	Existing No of Houses Q2 2020	Proposed Scale of Development Units	Drinking Water Status - 2021 Assessment	Waste Water Status - 2021 Assessment
Inniscarra	-	-		
Water Services Key	Capacity			
	Future capacity subject to Irish Water Investment Plan			
	Some capacity			
	No capacity			
~ Macroom WWTP currently not compliant with Waste Water Discharge License emission limit values but is capable of achieving at least UWW standards.				

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.2.2

DELETE PARAGRAPH 4.2.2 AND REPLACE WITH UPDATED POLICY DOCUMENT

ORIGIN OF AMENDMENT

This amendment is required to address issues from a number of submissions:

PROPOSED AMENDMENT

1. To delete paragraph 4.2.2

~~4.2.2 The Council and Acadamh Fódhla have prepared the Múscraí Gaeltacht Conservation, Management and Interpretation Plan 2016-2030 which recognises that the Múscraí is an incredibly vibrant place. It is a place where the character of its people and landscape are both intertwined and the co-dependent. The role of this plan is to help the people of Múscraí manage that change and protect the core significant aspects of the region in which they live. Ultimately, it is envisaged that this document will help make the Gaeltacht become a better place in which to work, live and visit. This plan is a valuable resource which can inform future initiatives within the Gaeltacht area~~

2. And replace with the following:

The Múscraí Gaeltacht is an incredibly vibrant place and many of its key attributes have been documented in a recent heritage plan undertaken for the area - a plan that won a National Irish Planning Award in 2020. A fifteen-year plan, it was commissioned by Cork County Council with the support of the Heritage Council and undertaken by Research and Dig, in conjunction with Cork County Council and local Múscraí group Acadamh Fódhla, setting out to highlight the importance and heritage significance of the Múscraí Gaeltacht and to devise a number of heritage policies and actions to ensure that the area is appropriately conserved, managed and maintained into the future.

After wide-ranging research, it was concluded that the tangible heritage (e.g. buildings, archaeology, bogs) of Múscraí is inextricably connected with the intangible (e.g. folklore, placenames, customs, music, poetry, ritual) and that there is a deep, complex, and symbiotic relationship between people and place, where the character of its people and landscape are both intertwined and co-dependent. This is the essence of the plan's Statement of Significance, placing Múscraí as a place of local, regional, national and international importance. In the Múscraí Heritage Plan, a number of threats to the significance of the area were identified, and Cork County Council, over the lifetime of this plan, will work to support the implementation of actions and initiatives from the plan that are of benefit to the area and in keeping with the proper planning and sustainable development of the area.

The Gaeltacht Act (2012) provides a statutory footing to the 20 Year Strategy for the Irish Language, 2010-2030 and also recognises Gaeltacht Language Planning Areas (LPT), Gaeltacht Service Towns and Irish Language Networks. Macroom has been selected as a Gaeltacht Service Town or a Baile Seiriseacha (as outlined in the next section).

The RSES strongly supports the unique linguistic and cultural heritage of our Region's Gaeltacht areas and supports the statutory functions of Údarás na Gaeltachta under the Gaeltacht Act 2012. Special recognition is attributed to the designation of Gaeltacht Service Towns such as Macroom and the location of Language Planning Areas such as Múscraí in this Municipal District of County Cork as a spatial designation which support the growth and sustainability of Gaeltacht areas.

Údarás na Gaeltachta has made a significant investment in the Múscraí Gaeltacht area in recent years, and these facilities and infrastructure support a wide range of businesses e.g. manufacturing, food, textile, technology service etc. According to the 2020 employment figures, 664 people were employed in Údarás na Gaeltachta's client companies in this area. Údarás na Gaeltachta is developing "Gteic", a national network of digital hubs throughout the Gaeltacht. To date there are 16 Hubs open in counties Kerry, Cork, Donegal, Galway and Mayo. Enterprise space, offices etc have been developed as part of this network. These facilities will enhance the infrastructure and facilities available to those who are doing business or working remotely from the Gaeltacht. It will mean that more facilities, services and opportunities will be available for people to work from these locations in the Gaeltacht.

These hubs will provide a wide range of facilities and services such as:

- Private office facilities*
- Shared office space*
- Meeting facilities*
- Teleconferencing facilities*

Please refer to Chapter 16 Built and Cultural Heritage, in Volume One of this plan.

Main Towns

Macrooom

PROPOSED AMENDMENT NO. 4.4.3.1

MACROOM: INCLUDE ADDITIONAL TEXT TO REFERENCE TOURISM / RECREATIONAL AND CULTURAL USES IN MM-GA-04 (MACROOM CASTLE DEMESNE)

ORIGIN OF AMENDMENT

This amendment was originally suggested through the SEA Environmental Report and has now been drafted following consultation with the Conservation Officer and County Archaeologist.

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to amend objective MM-GA-04 as follows:

Green Recreation – Active Open Space:

Maintain and protect the recreational, sporting and local amenities of the Castle Demesne and the Town Park and provide for improved pedestrian access to the town centre and the Castle Demesne. ~~Provide for improved pedestrian access to the town centre.~~ This plan also recognises the potential to provide for and accommodate tourism/recreational and cultural related uses which are sympathetic to the archaeological, architectural and historical character and landscape setting of the Castle Demesne. Proposals will be subject to and supported by relevant archaeological /architectural assessments as deemed relevant.

These lands form part of the Sullane River Corridor, an area identified to be of local biodiversity value. The riparian margins of the river corridor shall be protected. Opportunities for enhancement of the biodiversity value of this area should/will be encouraged. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.2

MACROOM: INCLUDE REFERENCE TO MACROOM'S ROLE AS A 'BAILE SERVISEACHA' OR GAELTACTH SERVICE TOWN.

ORIGIN OF AMENDMENT

This change was suggested by several submissions to the Draft Development Plan.

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to add the following text after paragraph:

Gaeltacht Service Town:

The Gaeltacht has a significant cultural and economic impact on the towns which serve it. Similarly, those towns have a significant impact on the Gaeltacht itself. Under the Gaeltacht Act 2012, Gaeltacht Service Towns are defined as those towns situated in or adjacent to Gaeltacht Language Planning Areas and which have a significant role in providing public services, recreational, social and commercial facilities for those areas. 26 Gaeltacht Language Planning Areas have been recognised for the purposes of the Act.

Macroom has been selected as a Gaeltacht Service Town within the Language Plans on foot of the consultation process conducted in 2014. The purpose of the Gaeltacht Act is to identify how to foster and reinforce the positive impact these towns can have on the Irish language as the community and family language of the Gaeltacht.

The Act sets out the process by which Gaeltacht Service Towns can attain recognition as such. The town must:

- be situated in or adjacent to a Gaeltacht Language Planning Area;
- have a population of at least 1,000, according to the most recent census;
- play a significant role in relation to providing public services and recreational, social and commercial facilities to the Gaeltacht community; and
- have a significant and positive impact therefore on the status of the Irish language as the community and family language of the Gaeltacht area with which it is associated.

In addition, an organisation which is active in the town must be chosen to prepare and implement a language plan in accordance with the language planning criteria prescribed in the Act.

2. It is proposed to make a change to the draft plan to add the following objective:

MM-GO-04:

Support Macroom in its role as a 'Baile Serviseacha' Gaeltacht Service Town.

3. See also amendment to policy 'HE 16-22: Gaeltacht Areas'

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.3

MACROOM: AMEND MM-C-02 TO ADD [*] REQUESTING FRA

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to add the * requesting FRA from objective MM-C-02 as it is within the Flood Zone.

Provide for a new secondary school. This development must allow for access provision to the adjoining lands to the west as it offers an opportunity for educational facilities to integrate with sports grounds and playing pitches across the River. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.4

MACROOM: AMEND MM-X-01 TO ADD [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to add the * requesting FRA to objective MM-X-01 as it is partially within the Flood Zone.

MM-X-01 The redevelopment of this area is largely based on the development of sites behind New Street. The aim is to develop a vibrant mixed-use quarter with attractive high quality residential and office uses. This area benefits from considerable frontage overlooking the River Sullane which presents an opportunity to optimise integration with the amenity value associated with the river and surrounding open space, which can form an integral element of the distinctive character of this area. Development sites in this area will require the development of linkages (both vehicular and pedestrian) to New Street and to the proposed secondary school to the east of the site. Consideration also needs to be given to protection and retention of habitats of biodiversity value within and adjoining the site.. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.5

MACROOM: AMEND MM-T-01 TO REMOVE [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to delete the * requesting FRA from objective MM-T-01 as it is no longer in the Flood Zone.

Town Centre Core Area Promote the town centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/redevelopment of existing sites while respecting the heritage character of the built fabric of the town and wherever possible to promote public realm improvements. Any new proposals will need to create a positive edge onto the street with active frontages and provide a mix of uses compatible with its town centre location. Proposals for new development within this overall core area will also need to retain the historic fabric of the town's urban grain. Any new proposed developments will also need to make provision for linkages particularly pedestrian and cycleways within the core area. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.6

MACROOM: AMEND AND UPDATE GREEN INFRASTRUCTURE MAPPING FOR THE FINAL PLAN

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from changes to the zoning and flood zone maps.

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to delete the Figure 4.2 Green Infrastructure Map for Macroom Town to reflect changes to the zoning and flood maps proposed through other amendments.

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.7

MACROOM: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT

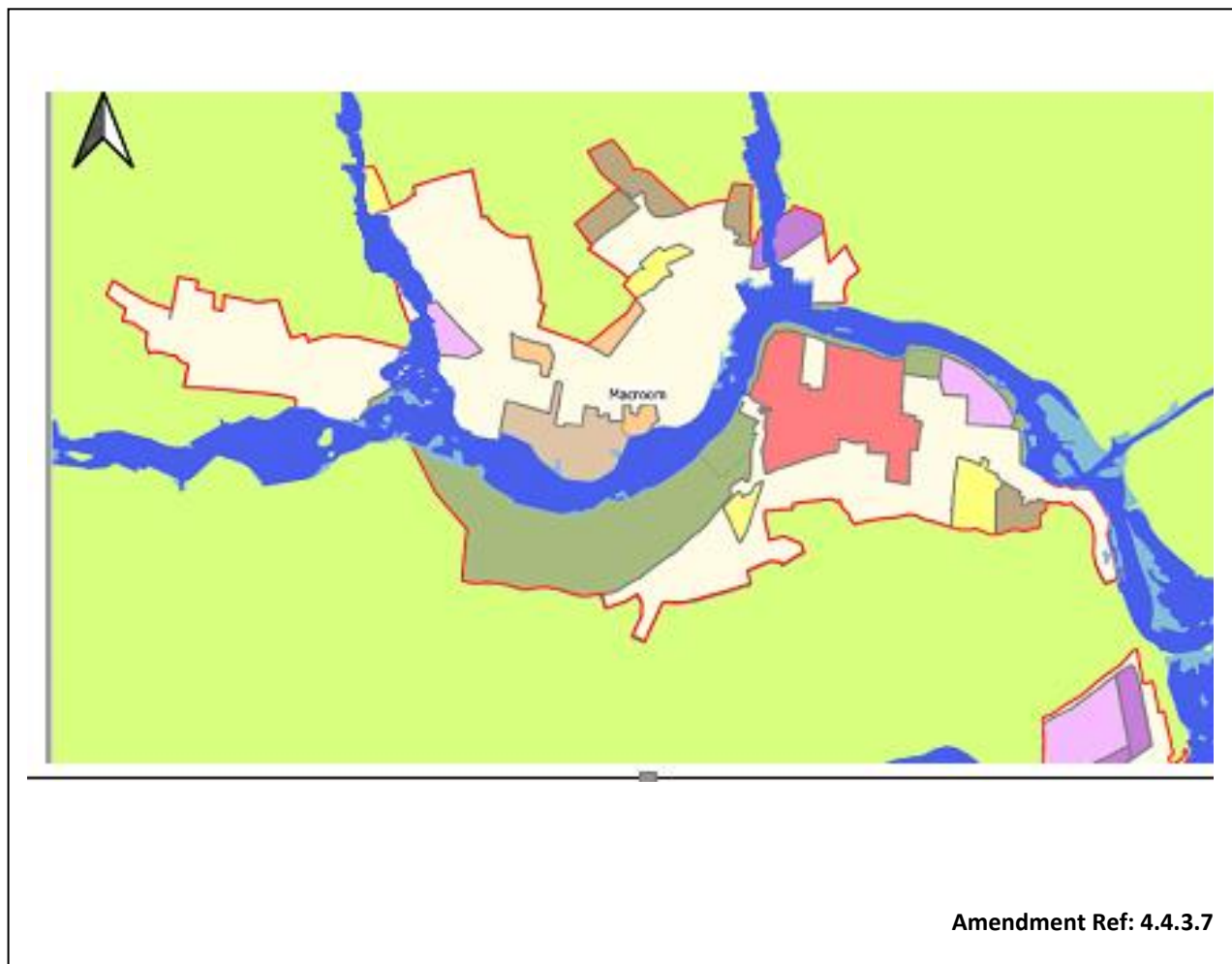
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. Amend the settlement map to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.8

MACROOM: AMEND AND UPDATE REGARDING WATER SERVICES

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Irish Water and CCC Engineers.

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to amend paragraph 4.3.24 as follows:

4.3.24 The existing Macroom water supply does not have much spare capacity and infrastructure to provide an adequate water supply to accommodate proposed development in Macroom and also to provide a supply to the higher areas is needed. Availability of adequate reservoir storage is also an issue. ~~Upgrading of Macroom WS including watermains and new high level reservoir is required to accommodate proposed development. At present there is no Irish Water Scheme to upgrade Macroom WS.~~

Options for improving capacity are currently being reviewed and prioritised through the full options assessment (FOA) stage process as part of the National Water Resources Plan. It is envisaged that the outcome of the FOA, i.e. a preferred option will be available in Q3 2021.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.9

MACROOM: UPDATE MAPPING OF THE N22 BALLYVOURNEY TO MACROOM SCHEME

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by TII

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to delete MM-U-01 and replace it with a more detailed presentation of the scheme including junctions and that this will be incorporated in the final mapping in both Volume 4 (South Cork Macroom MD) and Volume 7 (Map Browser).

MAP CHANGE ONLY

(DIGITAL DRAWINGS TO FOLLOW FROM TII FOR FINAL PLAN)

PROPOSED AMENDMENT NO. 4.4.3.10

MACROOM: UPDATE POPULATION, HOUSING AND LAND SUPPLY FIGURES IN ACCORDANCE WITH THE REVISED CORE STRATEGY

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

PROPOSED AMENDMENT

1. Update and Amend table 4.4.3 Macroom Population, Housing Supply and Residential Land Area, amend table 4.4.4 Macroom Population 2006-2028, to reflect changes to the Core Strategy
2. Update and Amend MM-GO-01 to reflect changes to the Core Strategy

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.11

MACROOM: TEXT UPDATE RE REGENERATION AREAS

ORIGIN OF AMENDMENT

This amendment is required to address a number of issues raised by the submission to the draft plan.

PROPOSED AMENDMENT

1. Update and Amend Table 4.4.4.5 Regeneration Areas in Macroom


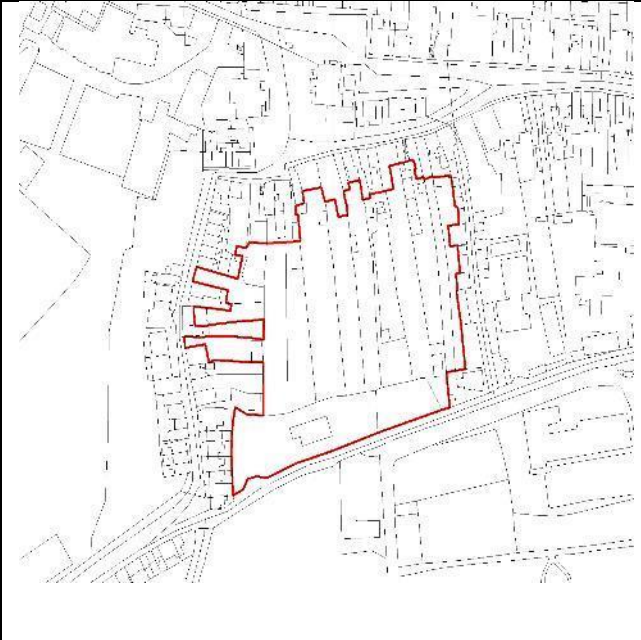

Table 4.4.4.5: Regeneration Areas in Macroom	
Map of Regeneration Areas	Number and Description
<p>Include the former Church of Ireland Church in the map of this site.</p> 	<p>MM REGEN 04 North of Market Square:</p> <p>The site to the North of the Market Square includes the land and buildings of the former Church of Ireland Church, on Castle Street includes the Rectory and its substantial grounds (which is an RPS). The Church itself is in the ownership of the Council and has the potential to be redeveloped for a cultural/tourist use or civic and information services including a citizens information bureau and providing a tranquil space away from the busy congestion of the Market Square. The Northern end of the site overlooks the River Sullane and an opportunity exists to integrate the site with this amenity and perhaps to links to the north onto Mill Road.</p> <p>A former bakery in this opportunity site also has potential for redevelopment.</p> <p>Overall this area has the potential to be a very vibrant mixed-use space, however this has been constrained by a number of key factors such as; access, traffic congestion, on street parking and the need to improve pedestrianisation and pedestrian links, particularly from the new residential areas to the north and west of the town centre.</p>

Table 4.4.4.5: Regeneration Areas in Macroom

	<p>MM REGEN 05 South of Market Square</p> <p>This is a significant opportunity site for development identified to the south of the Market Square, located behind the Main Street.</p> <p>The site to the south of Market Square includes some vacant properties and sizeable gardens to the rear and side of houses which combine to create potential for a significant infill site that harnesses its prime location in the town centre.</p> <p>It is the intention of the Council that each of the sites is developed as a cohesive unit integrated with the Market Square. In this regard, they will be supported in the assembly of land. They also have constraints with regards to accessibility from the Main Street, which will need to be addressed. Both sites MM REGEN 04 and MM REGEN 05 should play a key role in the relocation of on-street car parking from the Market Square.</p>
<p>Improve map quality</p> 	<p>MM REGEN 06 Existing Fire Station</p> <p>Current site of existing Fire Station that could be converted and refurbished when new Fire Station is completed. Possible conversion into a tourism related facility such as a Castle Museum / Interpretive Centre, in keeping with its sensitive and historic location.</p> <p>In addition, consideration can be given to the provision of a youth café and or youth centre at this location in conjunction with the above uses.</p>

TEXT AND MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.12

MACROOM: INLCUDE TEXT REGARDING THE MACROOM POLLINATOR PLAN

ORIGIN OF AMENDMENT

This amendment is required to address a number of issues raised by the submission to the draft plan.

PROPOSED AMENDMENT

1. Update and Amend Objective MM-GO-05 as follows:

The green infrastructure, biodiversity and landscape assets of Macroom include the Sullane River and associated woodland and wetland habitats as well as other green infrastructures in the town. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in [this plan](#). [Local initiatives including the production of the Macroom Pollinator Plan are encouraged and supported in the plan.](#) Refer also to Volume One Main Policy Material and Volume Two Heritage and Amenity

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.13

MACROOM: AMENDMENT TO MM-GO-09

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

1. Update and Amend MM-GO-09 as follows:

Consider the provision of additional green links, greater connectivity and informal walkways within the town itself including the Mill Race and Riverside Walks and also its environs particularly at Codrum, Masseytown / Kilnagurteen and Sleeveen East and [along the R584 road from Hartnett's Cross out to the Gearagh Nature Reserve, however, the linkage to the nature reserve will also require sensitive design to ensure the avoidance of impacts on the Gearagh SAC.](#) Riverside walks should be developed sensitively incorporating appropriate set-backs from riverbanks in order to minimise impacts on freshwater habitats and species, taking account of best practice guidelines.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.14

MACROOM: AMENDMENT REGARDING ST COLMANS BOYS NATIONAL SCHOOL

ORIGIN OF AMENDMENT

This amendment is required to address an issue raised by a submission.

PROPOSED AMENDMENT

1. Update and Amend paragraph 4.3.22 as follows:

4.3.22 A number of the schools have plans to relocate and/or expand facilities over the Plan period. ~~Firstly, St. Colman's National School will be relocating from its current location on Cork Street to a site to the south.~~ This should provide opportunities to improve accessibility and student safety in the vicinity of the school.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.15

MACROOM: AMEND MM-R-04 TO ADD [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to add the * requesting FRA to objective MM-R-04 as it is within the Flood Zone.

MM-R-04 Medium A Density Residential Development. Consideration needs to be given to the proximity of the site to the Codrum Woodland which is an area identified to be of local biodiversity value. There is a stream on the western boundary of this zone which should be retained and protected. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.16

MACROOM: AMEND MM-AG-03 TO CHANGE TO RESIDENTIAL (ADDITIONAL PROVISION) MM-R-05

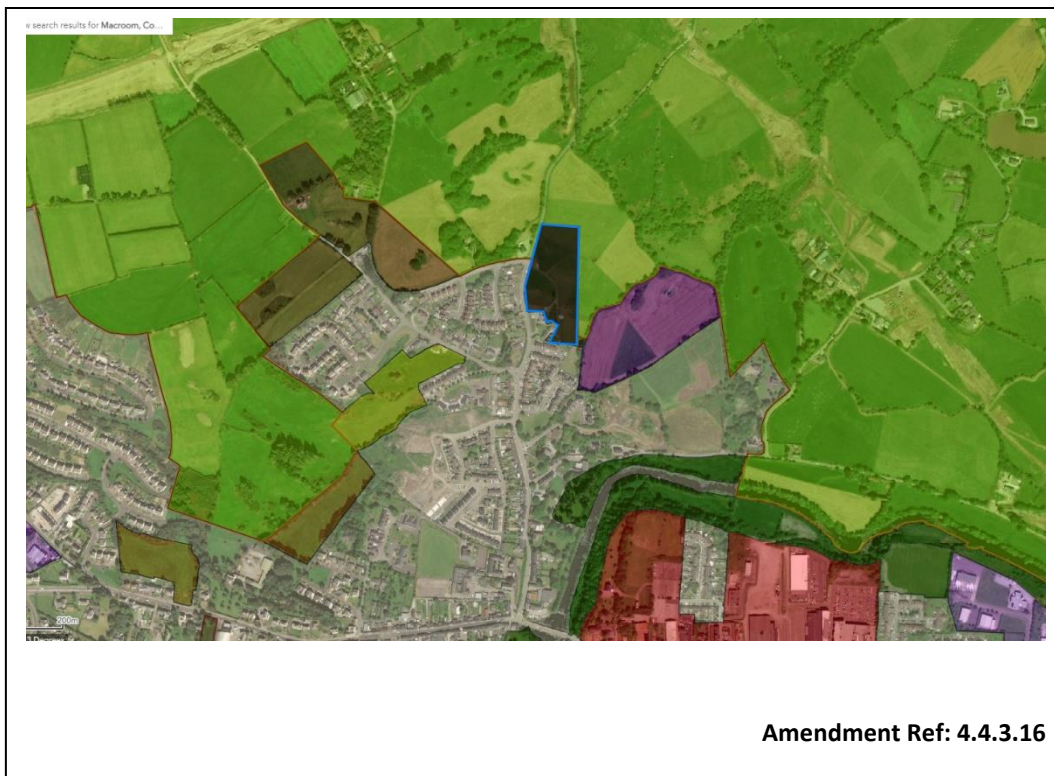
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions to the draft plan and to reflect the Draft Development Plan Guidelines.

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to change MM-AG-03 to MM-R-05 (Additional Residential Provision).

MM-R-05: Medium B Density Residential Development. This site is contiguous to an area identified to be of local biodiversity value, the Coolyhane Valley, which includes part of the northern part of the site and this needs to be reflected and protected in the overall layout for the development of the site. There is a stream on the south-eastern boundary of this zone which should be retained and protected.



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.4.3.17

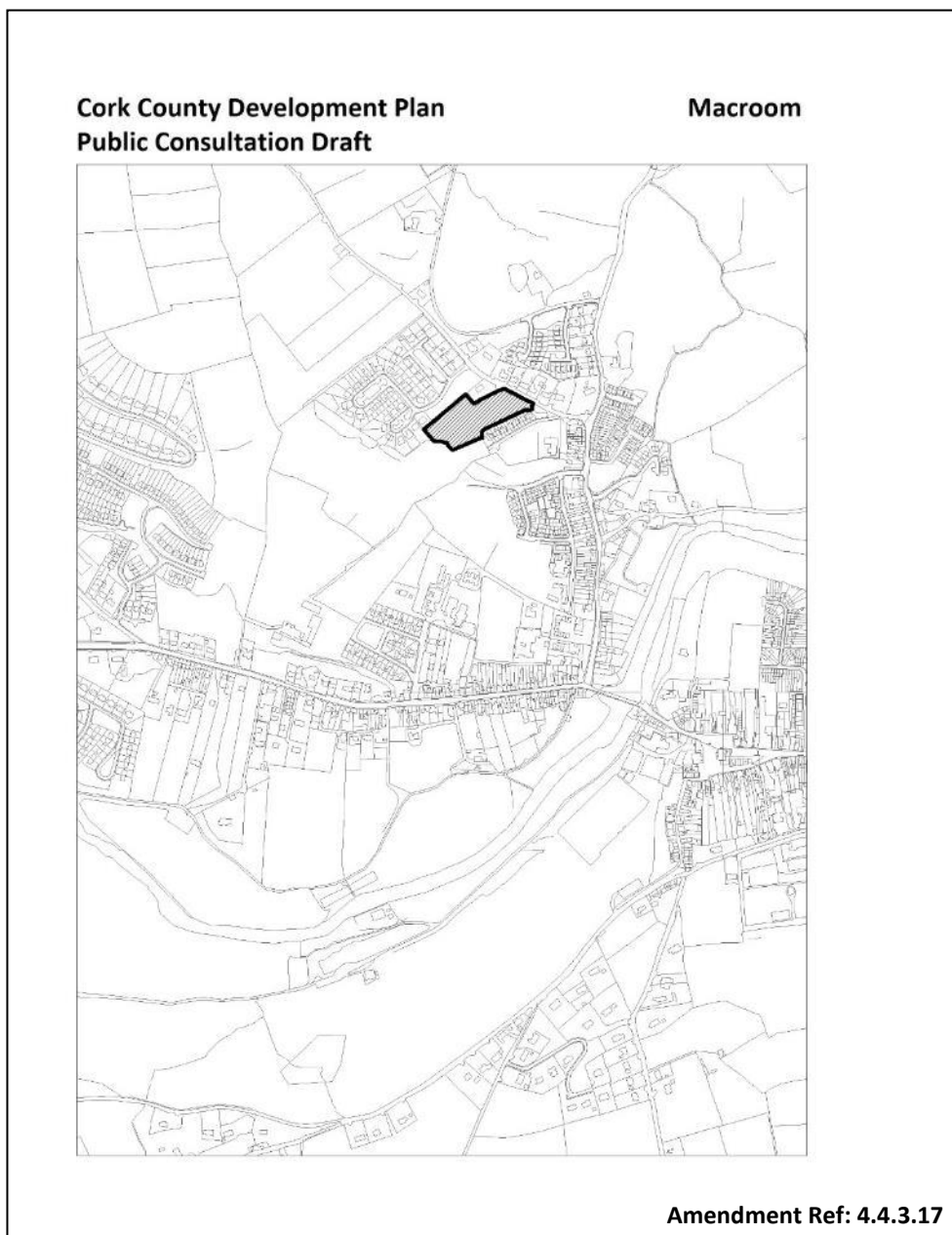
MACROOM: AMEND PART MM-R-03 TO ESTABLISHED RESIDENTIAL

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to change MM-R-03 as follows include eastern section in established residential.



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.4.3.18

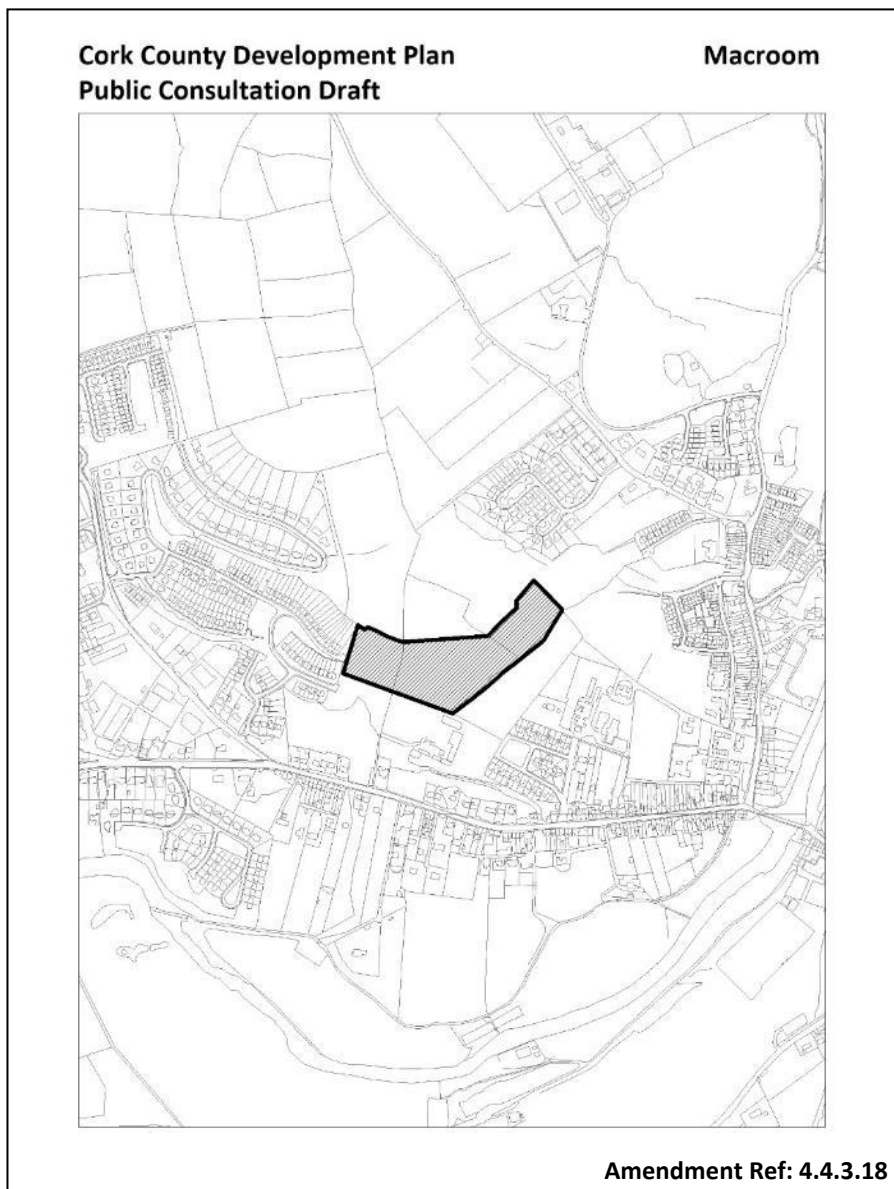
MACROOM: EXTEND MM-R-03

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to include the following in MM-R-03, and revise the site area in the specific zoning objective.



MAP AND TEXT CHANGE

Millstreet

PROPOSED AMENDMENT NO. 4.4.4.1

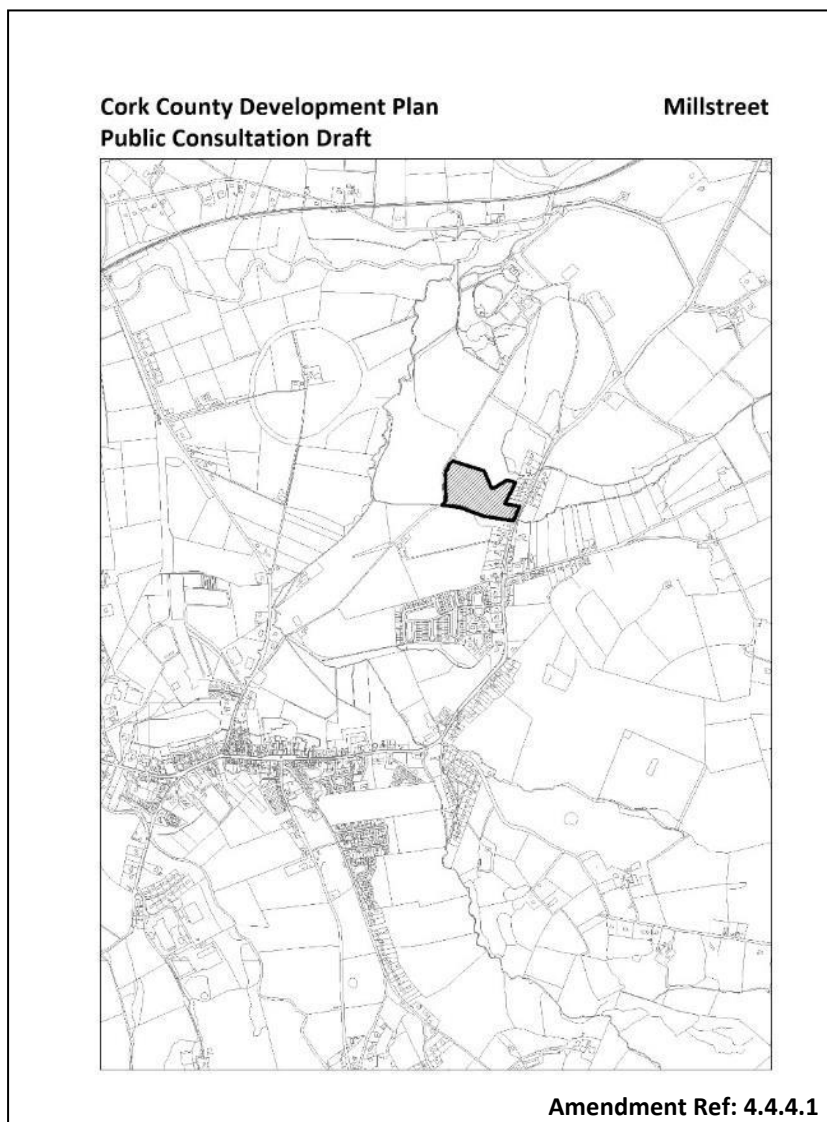
MILLSTREET: AMEND THE AREA OF MS-B-02 TO REMOVE AREA AT RISK OF FLOODING ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to delete the following area from the MS-B-02 Zoning as it is a flood risk area.



MAP AND AREA CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.2

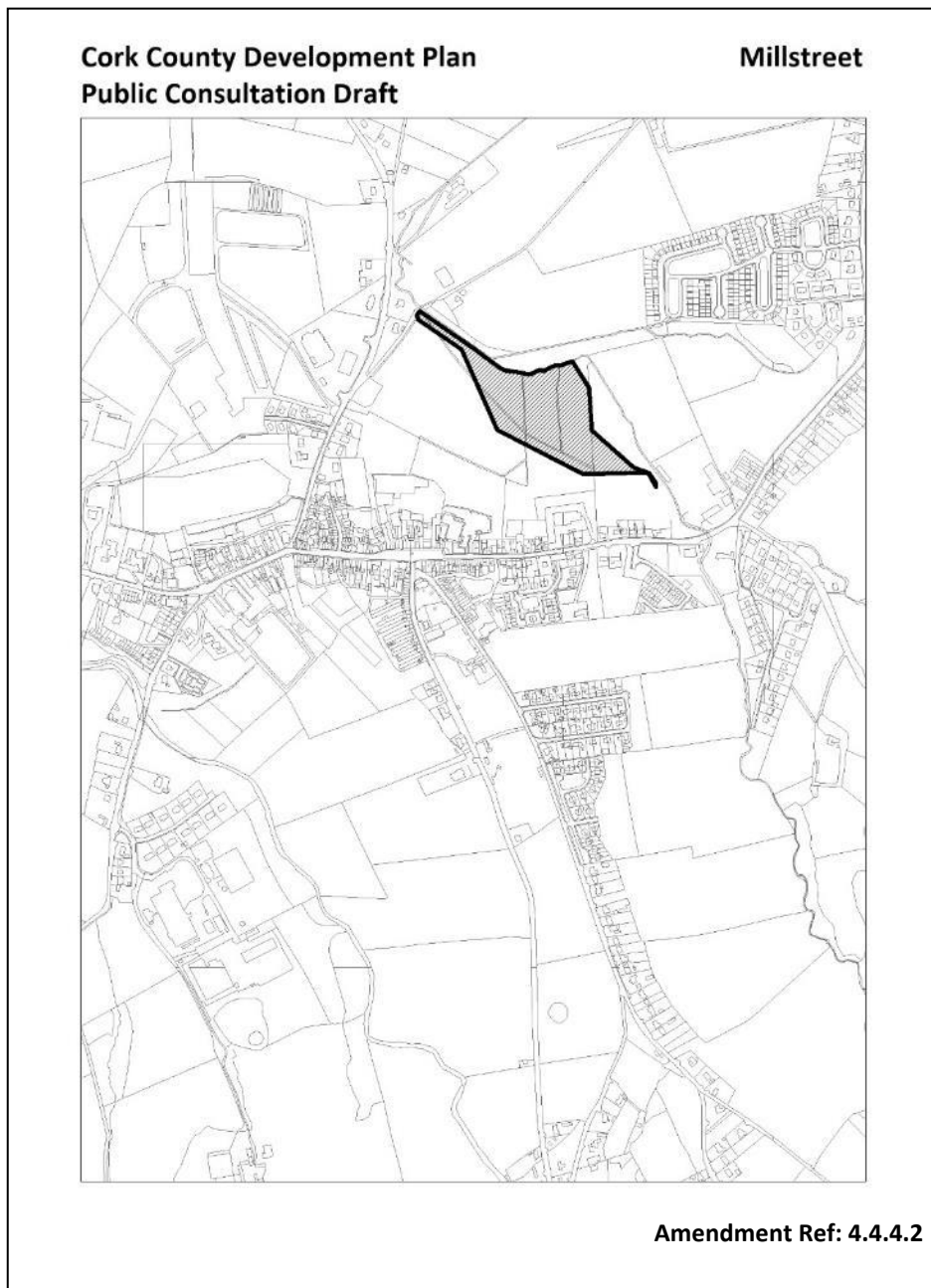
MILLSTREET: AMEND THE AREA OF MS-B-03 TO REMOVE AREA AT RISK OF FLOODING ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to delete the following area from the MS-B-03 Zoning as it is a flood risk area.



MAP AND AREA CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.3

MILLSTREET: AMEND MS-GA-01 TO REMOVE [*] REGARDING THE REQUIREMENT FOR FLOOD RISK ASSESSMENT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to delete the * requesting FRA from objective MS-GA-01 as it is no longer in the Flood Zone.

Use as a playing pitch and pitch and putt course. [*](#)

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.4

MILLSTREET: AMEND MS-GA-02 TO REMOVE REFERENCES AND REQUIREMENT FOR FLOOD RISK ASSESSMENT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to delete all references to flood risk including the * requesting FRA from objective MS-GA-01 as it is no longer in the Flood Zone.

Playing pitch. ~~Parts of this site are at risk of flooding.~~ *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.5

MILLSTREET: AMEND MS-R-01 TO REMOVE [*] REGARDING THE REQUIREMENT FOR FLOOD RISK ASSESSMENT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to delete the * requesting FRA from objective MS-R-01 as it is no longer in the Flood Zone.

Medium C Density Residential Development. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.6

MILLSTREET: AMEND MS-T-01 TO REMOVE [*] REGARDING THE REQUIREMENT FOR FLOOD RISK ASSESSMENT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to delete the * requesting FRA from objective MS-T-01 as it is no longer in the Flood Zone.

Town Centre uses. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.7

MILLSTREET: AMEND MS-U-03 TO ADD [*] REGARDING THE REQUIREMENT FOR FLOOD RISK ASSESSMENT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to add the * requesting FRA from objective MS-U-03 as it is in the Flood Zone.

Pedestrian walk through scenic landscape to town centre along the banks of the Finnow.
Riverside walks should be developed sensitively incorporating appropriate set-backs from riverbanks in order to minimise impacts on freshwater habitats and species, taking account of best practice guidelines. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.8

MILLSTREET: AMEND MS-X-01 TO REMOVE [*] REGARDING THE REQUIREMENT FOR FLOOD RISK ASSESSMENT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to remove the * requesting FRA from objective MS-X-01 as it is no longer in the Flood Zone.

Green Glens Arena – uses in keeping with its permitted use as a facility for the staging of public events. A key objective is to maintain the largely open space character of these lands while facilitating development that is in keeping with its current use as an events centre catering for both indoor and outdoor events. Proposals should make provision for the protection of the broadleaved woodland on the site because of its ecological and visual value. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.9

MILLSTREET: AMEND MS-X-02 TO REMOVE THE ZONING AND DESIGNATE AS EXISTING RESIDENTIAL / MIXED RESIDENTIAL AND OTHER USES ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

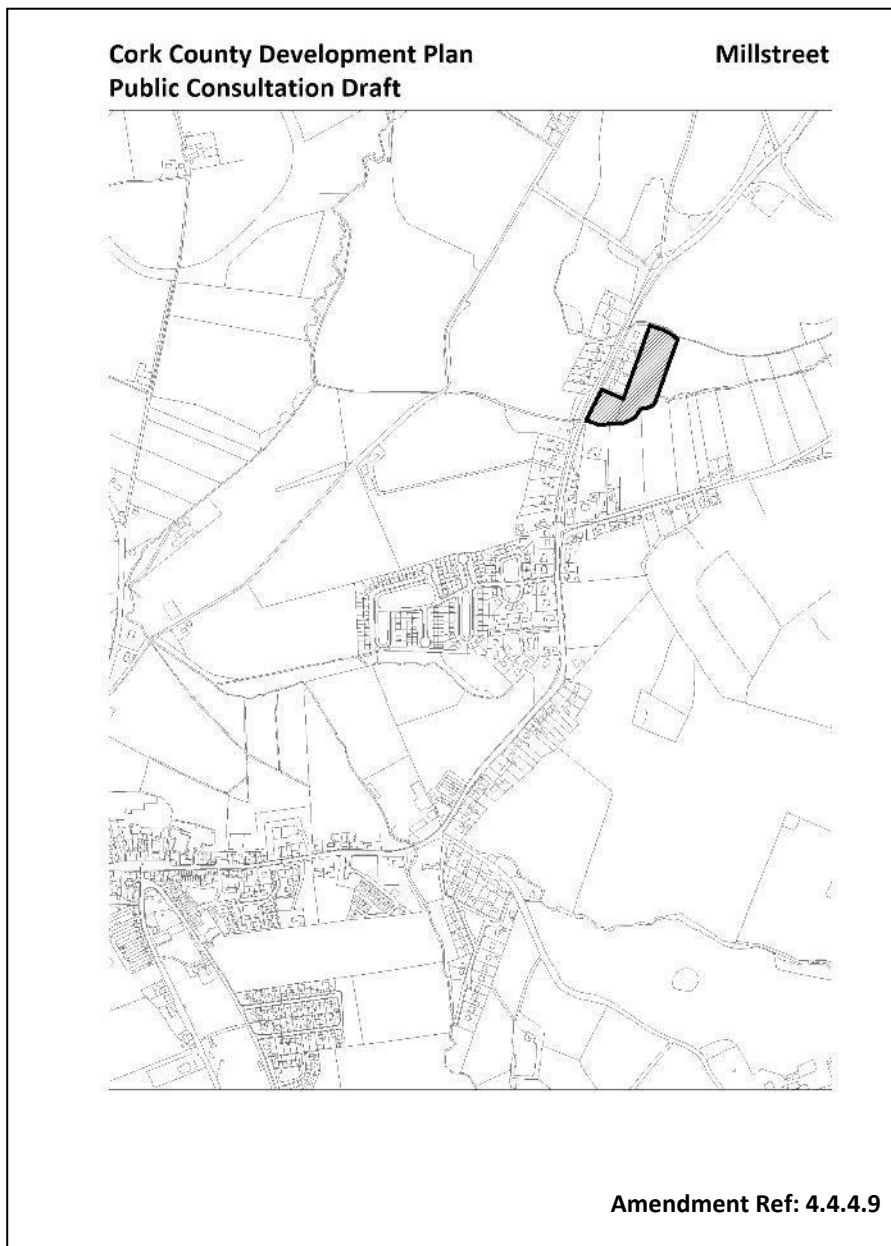
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to remove MS-X-02 as a substantial part of the site is within Flood Zone A.

*Provision of a Nursing Home. It is important that the stream and the riverbank are retained and protected for their contribution to local biodiversity.**



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.4.4.10

MILLSTREET: AMEND AND UPDATE GREEN INFRASTRUCTURE MAPPING FOR THE FINAL PLAN

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from changes to the zoning and flood zone maps.

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to delete the Figure 4.5 Green Infrastructure Map for Millstreet to reflect changes to the zoning and flood maps proposed through other amendments.

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.11

MILLSTREET: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

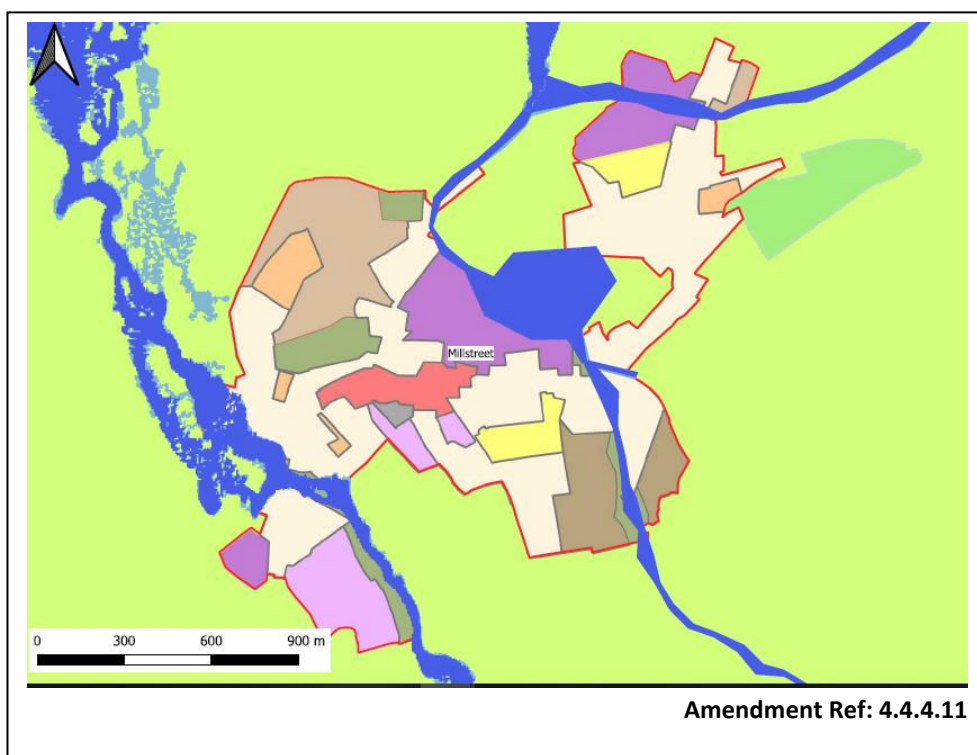
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

Amend the settlement map to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.12

MILLSTREET: DELETE MS-U-01 PROPOSED RELIEF ROAD

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by a submission and the Roads Directorate CCC.

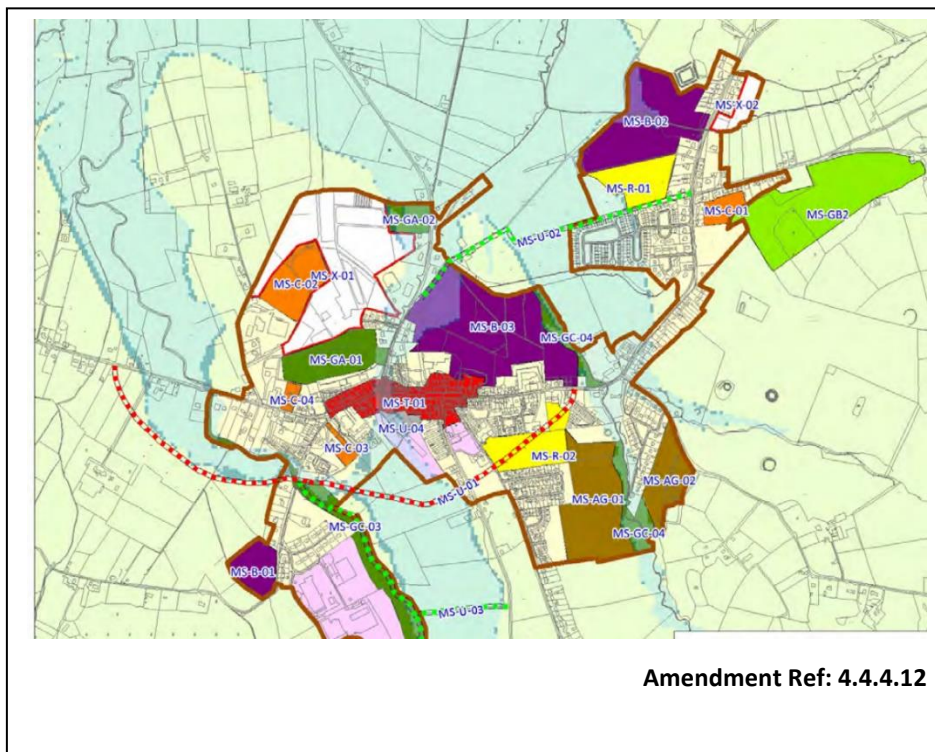
PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to delete objective MS-U-01 from the Zoning Map and also the following written objective:

~~MS-U-01 (Relief Road).~~

2. This will also require a deletion from paragraph 4.4.27:

~~It is proposed to construct a relief road to the south of the town which should divert a considerable amount of traffic away from the centre and possibly provide development opportunities.~~



MAP AND TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.13

MILLSTREET: UPDATE POPULATION, HOUSING AND LAND SUPPLY FIGURES IN ACCORDANCE WITH THE REVISED CORE STRATEGY

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

PROPOSED AMENDMENT

1. Update and Amend table 4.4.8 Millstreet Population, Housing Supply and Residential Land Area, amend table 4.4.9 Millstreet Population 2006-2028, to reflect changes to the Core Strategy
2. Update and Amend MS-GO-01 to reflect changes to the Core Strategy

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.14

MILLSTREET: UPDATE REGARDING PEDESTRIAN AND CYCLIST FACILITIES AND REMOVE REFERENCE TO THE RELIEF ROAD

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising a number of submissions to the plan.

PROPOSED AMENDMENT

1. Amend Paragraph 4.4.29 as follows:

Pedestrian/Cycling Facilities

4.4.29 Pedestrian access around Millstreet is generally quite good although some improvements could be made in the context of servicing some of the existing residential zonings especially to the west and south east and around the schools. Improved facilities for cycling are also required and a reduction in traffic congestion following construction of the relief road may greatly improve the cycling environment This will require improved and increased pedestrian crossing points, dropped curves, tactile paving and traffic calming measures.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.15

MILLSTREET: DELETE MS-U-04 AND REPLACE WITH TOWN CENTRE AND EXISTING MIXED GENERAL BUSINESS INDUSTRIAL USES

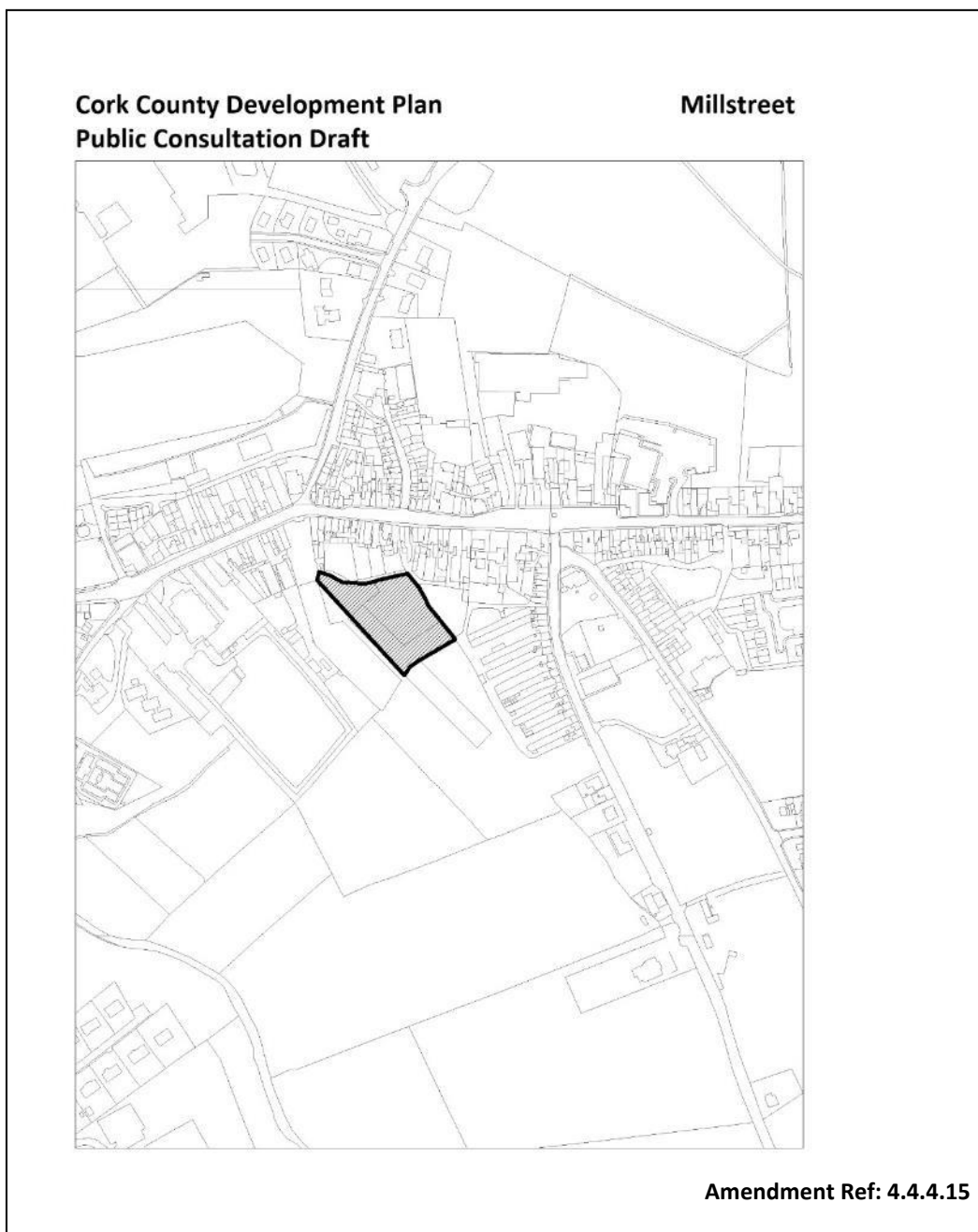
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. Delete objective MS-U-04 replace with Town Centre to the east and Existing Mixed General Business Industrial Uses to the west. This is to reflect a recent permission for a business on Main Street with associated car park and the building on the remainder of the site which is designated existing employment uses.

~~MS-U-04 Proposed car parking subject to satisfactory access and a requirement for a surface water drainage plan.*~~





Amendment Ref: 4.4.4.15

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.4.4.16

MILLSTREET: MS-GO-03 MENTION OF LACKABAWN WOODLAND

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. Amend objective MS-GO-03 as follows:

MS-GO-03: The green infrastructure, biodiversity and landscape assets of Millstreet include the Finnow and Tanyard streams, [the Lackabawn Woodland](#) and [other](#) associated woodland and wetland habitats as well as other green infrastructures in the town. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.17

MILLSTREET: REPLACE PART OF MS-AG-01 WITH AN EXTENSION OF MS-R-02

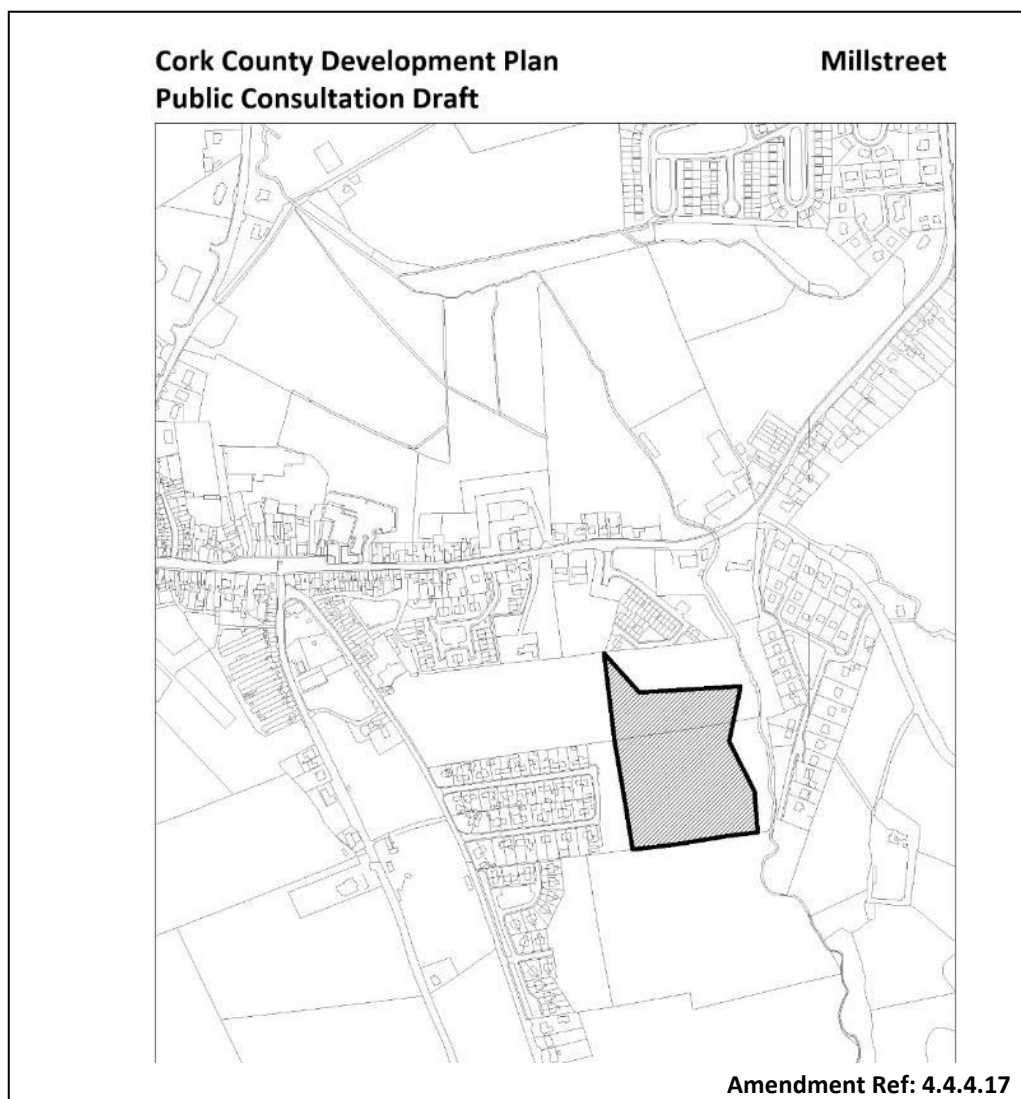
ORIGIN OF AMENDMENT

This amendment is required to address issues raised internally regarding the Core Strategy.

PROPOSED AMENDMENT

1. Remove this area currently zoned MS-AG-01 and replace with an extension of MS-R-02 (additional 3 Ha).
2. Revised the Specific Zoning Objective MS-R-02 as follows:

MS-R-02 Medium B Density Residential Development. Development to ~~provide part of the proposed access road MS-U-01 which traverses the site and~~ provide good pedestrian and cycleways to the town centre. The existing stone wall along the western boundary of the site should be retained where practicable. ~~Careful consideration will be given to the eastern boundary of the site along the MS-GC-04 (Tanyard Stream).~~ 5 Ha (Total)



3. Reduce the area of MS-AG-01 by (3 Ha).

TEXT AND MAP CHANGE

Key Villages

PROPOSED AMENDMENT NO. 4.4.5.1

KEY VILLAGES: UPDATE OVERALL SCALE OF NEW DEVELOPMENT

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

PROPOSED AMENDMENT

1. Include a new paragraph as follows:

Given the challenges facing some key villages in relation to infrastructure, in particular water services and whether any deficits can be overcome in the lifetime of the plan the Council will consider the reallocation of the overall level of units for a specific Key Village from Key Villages with infrastructure constraints that are taking longer than expected to be resolved to a Key Village or Key Villages within the same Municipal District which has no such constraints subject to adequate capacity been shown to be available, in compliance with the requirements of Chapter 11 Water Management and any ecological considerations. Any increase in the re-allocation of housing units must not exceed 50% of the allocation set out in the table below.

2. Update and Amend table 4.4.9 to reflect changes to the Core Strategy:

4.4.9 Key Villages Overall Scale of New Development				
Settlement Name	Existing Number of Houses Q1 2010 (Geodirectory)	Existing Number of Houses Q1 2015 (Geodirectory)	Existing Number of Houses Q1 2020 (Geodirectory)	Overall Scale of New Development to 2028 (No. of houses)
Béal Átha an Ghaorthaidh	97	96	96	29 20
Baile Mhic Íre / Baile Bhuirne	247	260	262	30
Coachford	163	181	181	116 95
Killumney/ Ovens	477	476	478	424
Total Key Villages	984	1,013	1,017	599 569

3. Make consequential changes to the DB-01 Objectives based on the above table

TEXT CHANGE ONLY

Killumney / Ovens

PROPOSED AMENDMENT NO. 4.4.6.1

KILLUMNEY / OVENS: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

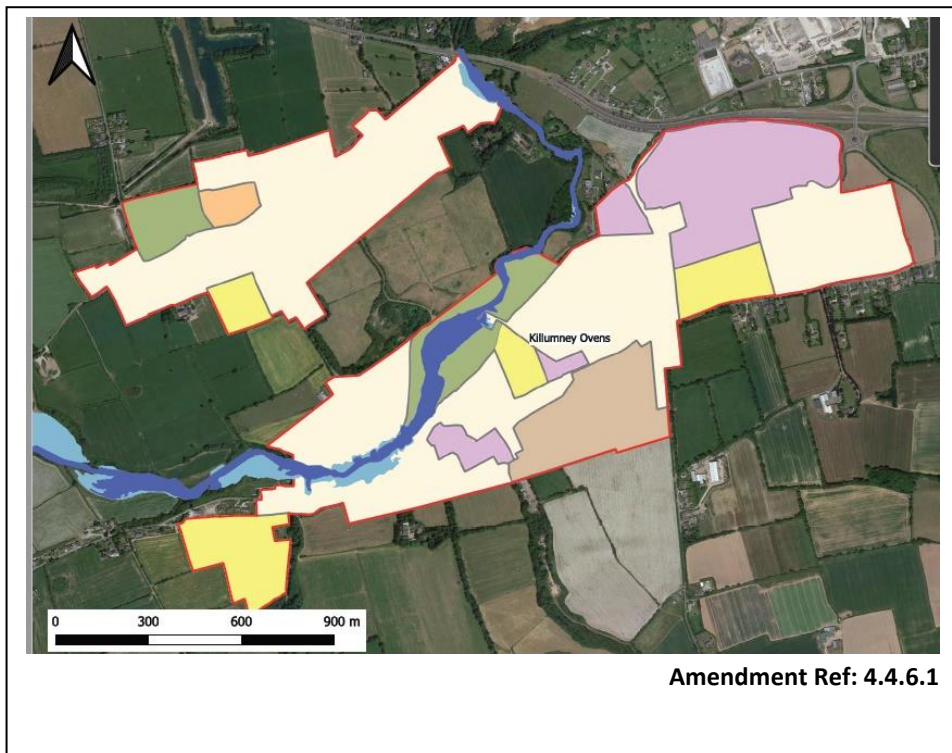
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

1 Amend the settlement map to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.6.2

KILLUMNEY / OVENS: AMEND OBJECTIVE KO-R-04

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by TII.

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to amend objective KO-R-04 as follows:

KO-R-04: Medium (A) Residential Development. *As the southern boundary of the site is contiguous with the N22 Proposed Corridor this needs to be taken into consideration in any further determination of the site layout and access arrangements.*

TEXT CHANGE ONLY

Béal Átha an Ghaorthaidh

PROPOSED AMENDMENT NO. 4.4.7.1

BÉAL ÁTHA AN GHAORTHAIDH: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

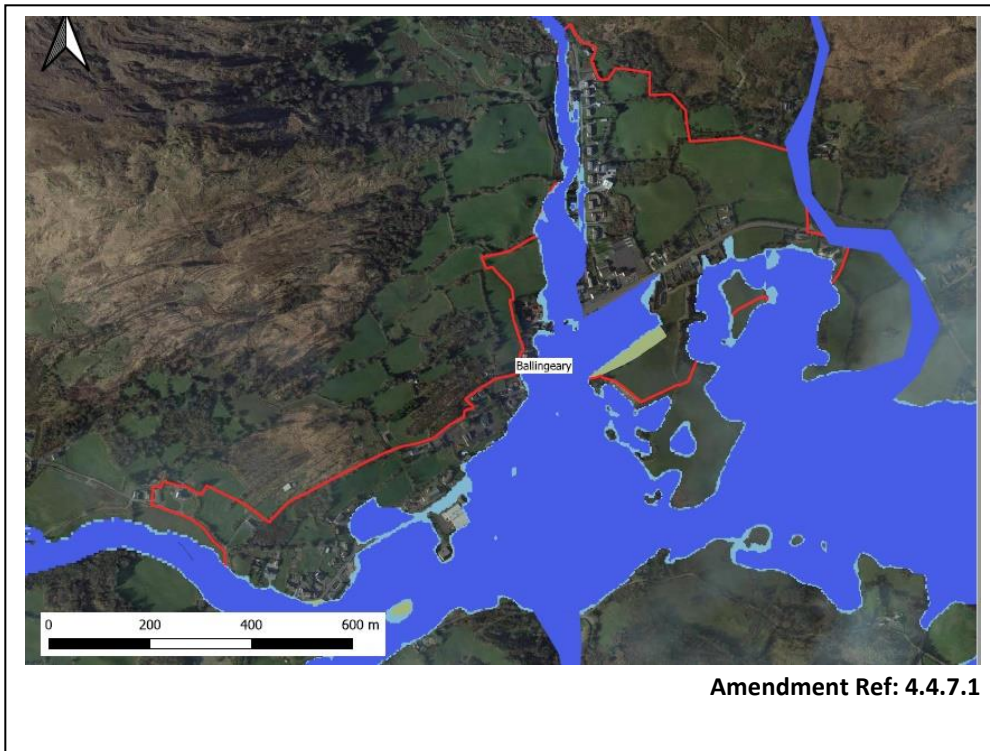
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

1 Amend the settlement map to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.7.2

BÉAL ÁTHA AN GHAORTHAIDH: BIA GAN BREISE

ORIGIN OF AMENDMENT

This amendment is required to address issues raised a submission to the draft plan.

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to update the following text to paragraph

4.7.16 Udarás na Gaeltachta, which promotes employment opportunities within Gaeltacht areas, has some industrial premises within the village, including Bard na Glean **and Bia Gan Breise** ~~Dexgreen Teoranta~~ which are located to the southwest of the village centre. This County Development Plan includes an objective which states that development should be encouraged within the Gaeltacht which provides employment or social facilities especially, but not exclusively, where these are of relevance to local young people

TEXT CHANGE ONLY

Baile Bhuirne / Bhaile Mhic Ire

PROPOSED AMENDMENT NO. 4.4.8.1

BAILE BHUIRNE / BHAILE MHIC IRE: AMEND U-01 ADD [*] REGARDING THE REQUIREMENT FOR FLOOD RISK ASSESSMENT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to add the * requesting FRA from objective U-01 as it is in the Flood Zone.

Develop and maintain amenity walk connecting Home Farm and Baile Mhic Íre / Baile Bhuirne (Ballymakeery/Ballyvourney). *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.8.2

BAILE BHUIRNE / BHAILE MHIC IRE: AMEND U-02 ADD [*] REGARDING THE REQUIREMENT FOR FLOOD RISK ASSESSMENT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to add the * requesting FRA from objective U-02 as it is in the Flood Zone.

Maintain amenity walk through Saint Gobnait's Wood. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.8.3

BAILE BHUIRNE / BHAILE MHIC IRE: AMEND U-04 ADD [*] REGARDING THE REQUIREMENT FOR FLOOD RISK ASSESSMENT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to add the * requesting FRA from objective U-04 as it is in the Flood Zone.

Develop and maintain pedestrian access connecting Saint Gobnait's Shrine with Baile Mhic Íre / Baile Bhuirne (Ballymakeery/Ballyvourney). *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.8.4

BAILE BHUIRNE / BHAILE MHIC IRE: AMEND GC-03 ADD [*] REGARDING THE REQUIREMENT FOR FLOOD RISK ASSESSMENT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to add the * requesting FRA from objective GC-03 as it is in the Flood Zone.

Maintain and protect the River Corridor and Flood Plain. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.8.5

BAILE BHUIRNE / BHAILE MHC IRE: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

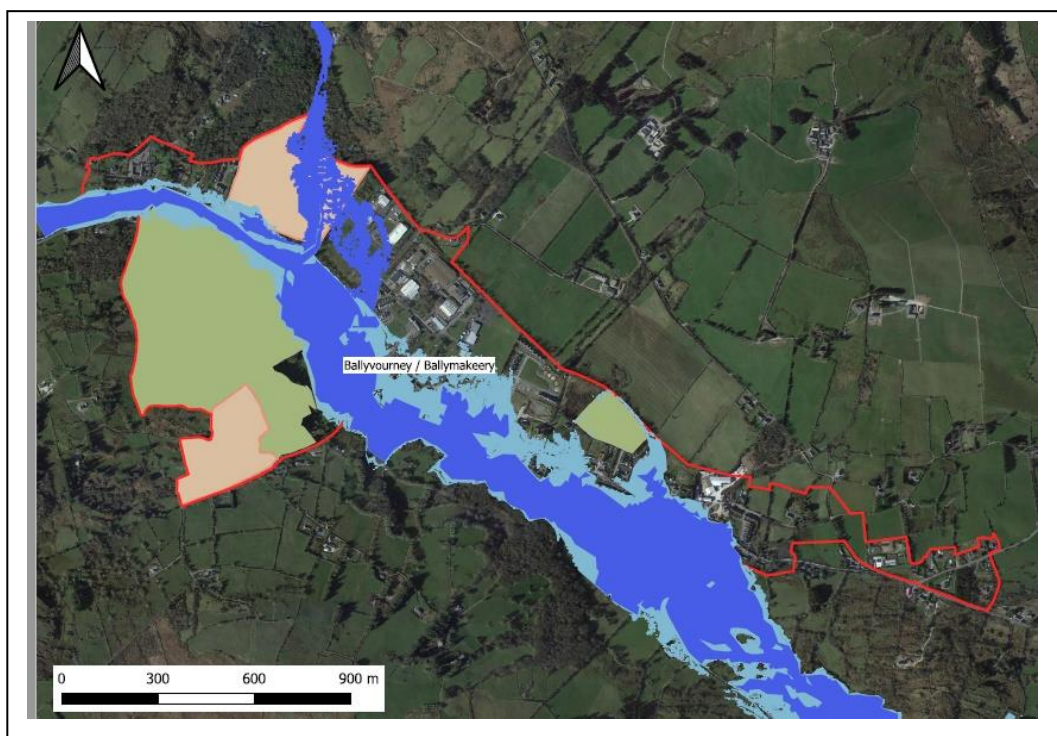
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

1. Amend the settlement map to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.8.6

BAILE BHUIRNE / BHAILE MHIC IRE: AMEND DEVELOPMENT BOUNDARY

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to include a site to the west of the settlement measuring 0.3 Ha.



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.8.6

BAILE BHUIRNE / BHAILE MHIC ÍRE: AMEND TEXT IN RELATION TO COMMUNITY FACILITIES AND COLÁISTE ÍOSAGÁIN

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to add the following to paragraph 4.8.17:

4.8.17 Baile Mhic Íre / Baile Bhuirne (Ballymakeery/Ballyvourney) is an important local service centre, and has a number of important community facilities including a primary school, secondary school, church, health centre, library, convenience stores, GAA pitches, ~~garda station~~, hotel, public houses and a certain amount of comparison shopping. ~~It is hoped that additional health centre related services will be provided in the village including provision of services and respite provision, a drop-in centre/gym facilities which was included as part of the Language Plan and to provide a drop-in centre for young people in the area and also the provision of creche facilities through Irish.~~

~~In 2019 the Cork County Council granted permission for the change of use of Coláiste Ghobnatan to offices and part of the ground floor to an exhibition hall~~

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.8.7

BAILE BHUIRNE / BHAILE MHIC IRE: AMEND TEXT TO INCLUDE NEW PARAGRAPH ABOUT COLÁISTE IOSAGÁIN

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to include a new paragraph under 4.8.20 'Employment and Economic Activity'

4.8.2X In recent years, Coláiste Íosagáin has been promoted as a Regional Development Centre. In 2019 the Cork County Council granted permission for the change of use of Coláiste Íosagáin to offices and part of the ground floor to an exhibition hall. This is considered to be one of the most strategic projects currently underway for the Múscraí and is an exemplar (model) project for the Múscraí Gaeltacht.

Údarás na Gaeltachta is currently preparing a Masterplan for the overall development of the college campus. In partnership with Cork County Council and other development organisations in the county, a comprehensive development and training program will be run through this centre. There is also potential for Third Level Institutions to play a key role in this process as partners with Údarás na Gaeltachta in conjunction with the County Council itself.

The overall vision is for a Regional Development Centre that will include the following areas:

- *Enterprise / Office Space*
- *Baile Bhúirne GTeic*
- *Training and Business Development Facilities*
- *Tourist Facilities*
- *Language and Culture Unit*
- *Canteen facilities and breakout spaces*
- *Supporting the development of networks for new companies*

TEXT CHANGE ONLY

Coachford

PROPOSED AMENDMENT NO. 4.4.9.1

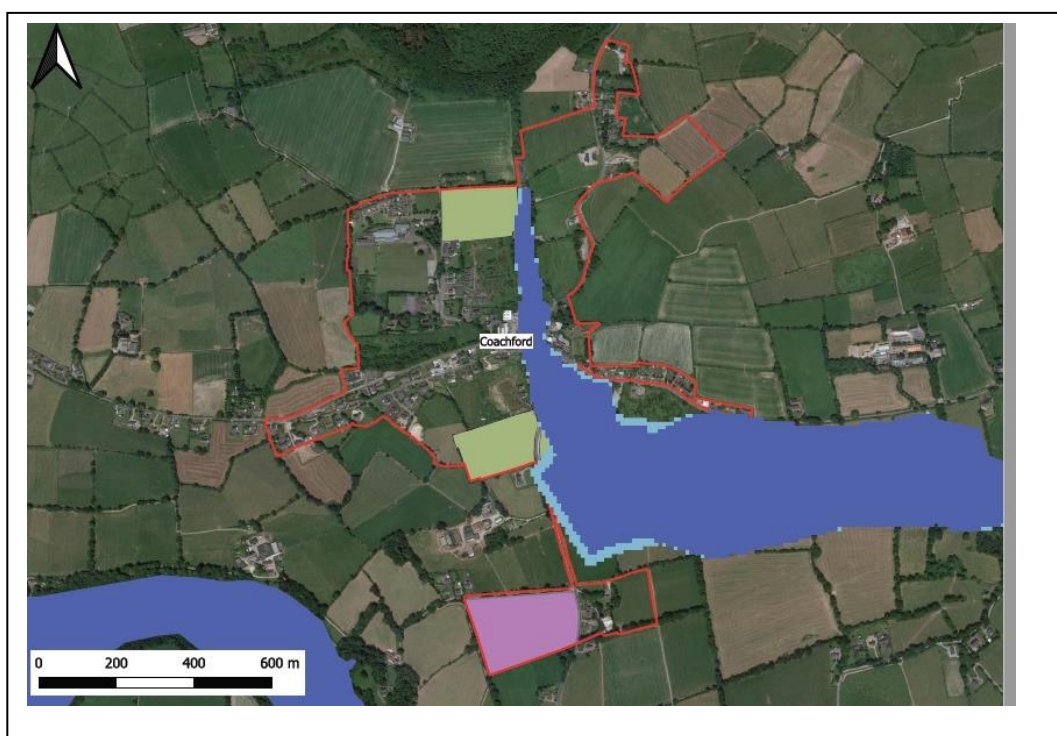
COACHFORD: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

1. Amend the settlement map to include updated flood zones.
(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.9.2

COACHFORD: INCLUDE ADDITIONAL TEXT REGARDING EMPLOYMENT OPPORTUNITIES

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. It is proposed to make a change to paragraph 4.9.18 as follows:

4.9.18 There is very little employment within the village itself apart from local employment in the service and retail sector. *O'Donovan Engineering is an example of a local business, which creates local employment opportunities in the Coachford area. There is a business site which was originally zoned in 2011 for small/medium scale units however this remains undeveloped. It is proposed that all business lands will be surveyed within two years of the adoption of the County Development Plan in order to best place and meet the requirements of employment generating lands in County Cork (see Chapter 8 of Volume One for more policy guidance).*

TEXT CHANGE ONLY

Villages

PROPOSED AMENDMENT NO. 4.4.10.1

VILLAGES: UPDATE OVERALL SCALE OF NEW DEVELOPMENT

ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

PROPOSED AMENDMENT

1. Include a new paragraph as follows:

Given the challenges facing some villages in relation to infrastructure, in particular water services and whether any deficits can be overcome in the lifetime of the plan the Council will consider the reallocation of the overall level of units for a specific Village from Villages with current infrastructure constraints that are taking longer than expected to be resolved to a Village or Villages within the same Municipal District which has no such constraints subject to adequate capacity been shown to be available, in compliance with the requirements of Chapter 11 Water Management and any ecological considerations. Any increase in the re-allocation of housing units must not exceed 50% of the allocation set out in the table below.

TEXT CHANGE ONLY

Aghabullogue

PROPOSED AMENDMENT NO. 4.4.11.1

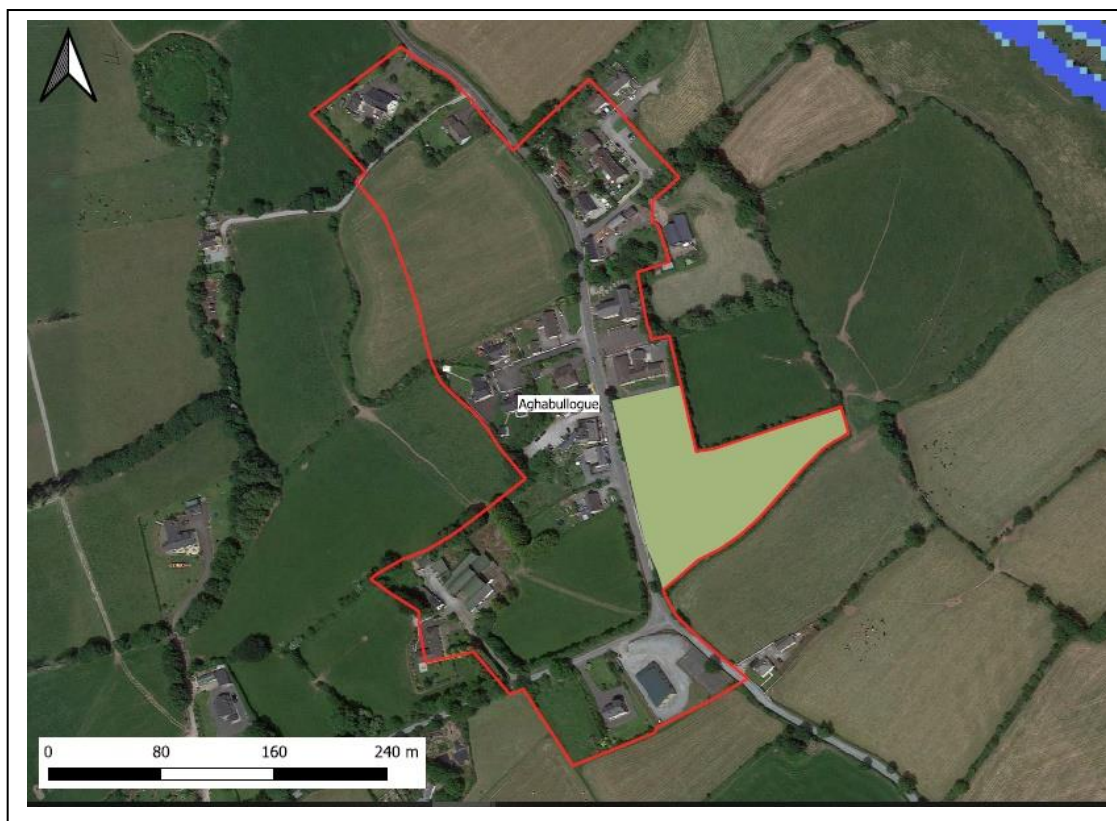
AGHABULLOGUE: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. Amend the settlement map to include updated flood zones.
(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



MAP CHANGE ONLY

Aherla

PROPOSED AMENDMENT NO. 4.4.12.1

AHERLA: AMEND GC-02 ADD [*] REGARDING THE REQUIREMENT FOR FLOOD RISK ASSESSMENT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to add the * requesting FRA from objective GC-02 as it is in the Flood Zone.

Protect this area as part of the river corridor. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.12.2

AHERLA: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

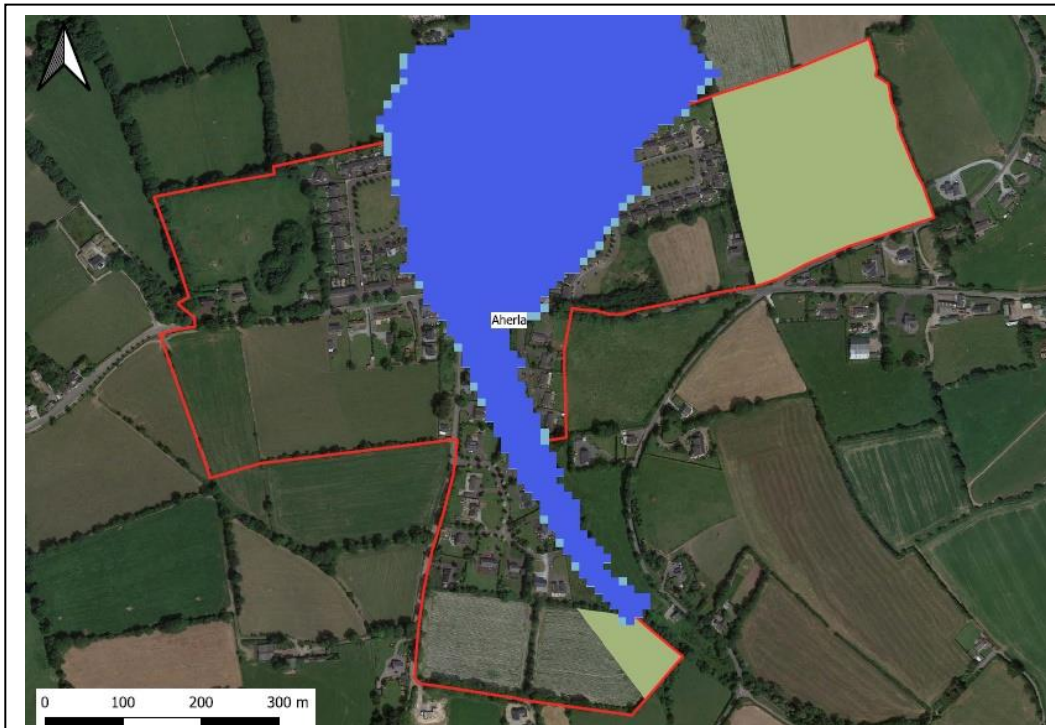
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

Amend the settlement map to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



MAP CHANGE ONLY

Ballynora

PROPOSED AMENDMENT NO. 4.4.13.1

BALLYNORA: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

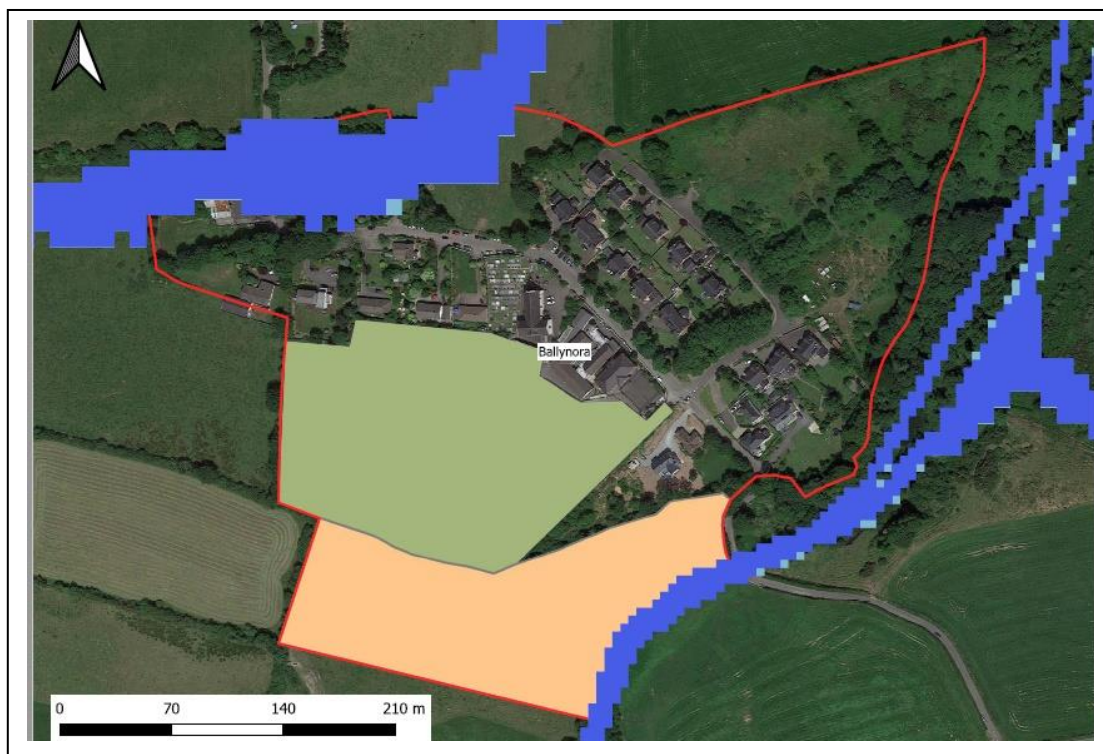
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

Amend the settlement map to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



MAP CHANGE ONLY

Cloghduv

PROPOSED AMENDMENT NO. 4.4.14.1

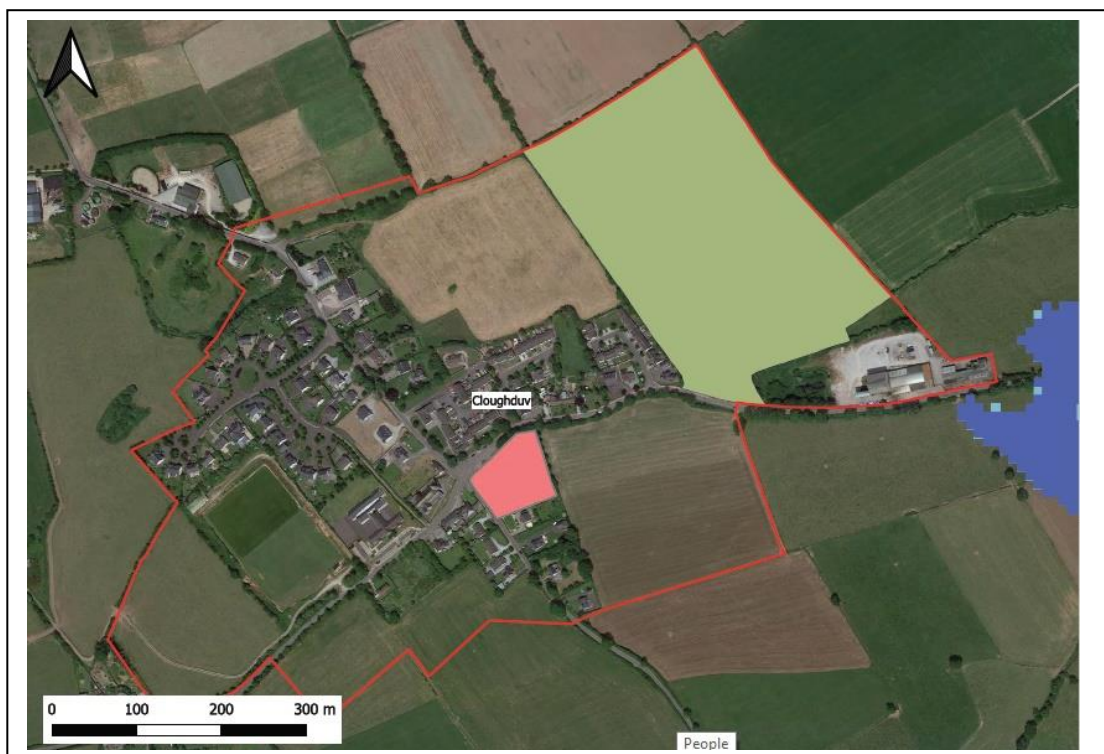
CLOGHDUV: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



MAP CHANGE ONLY

Clondrohid

PROPOSED AMENDMENT NO. 4.4.15.1

CLONDROHID: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

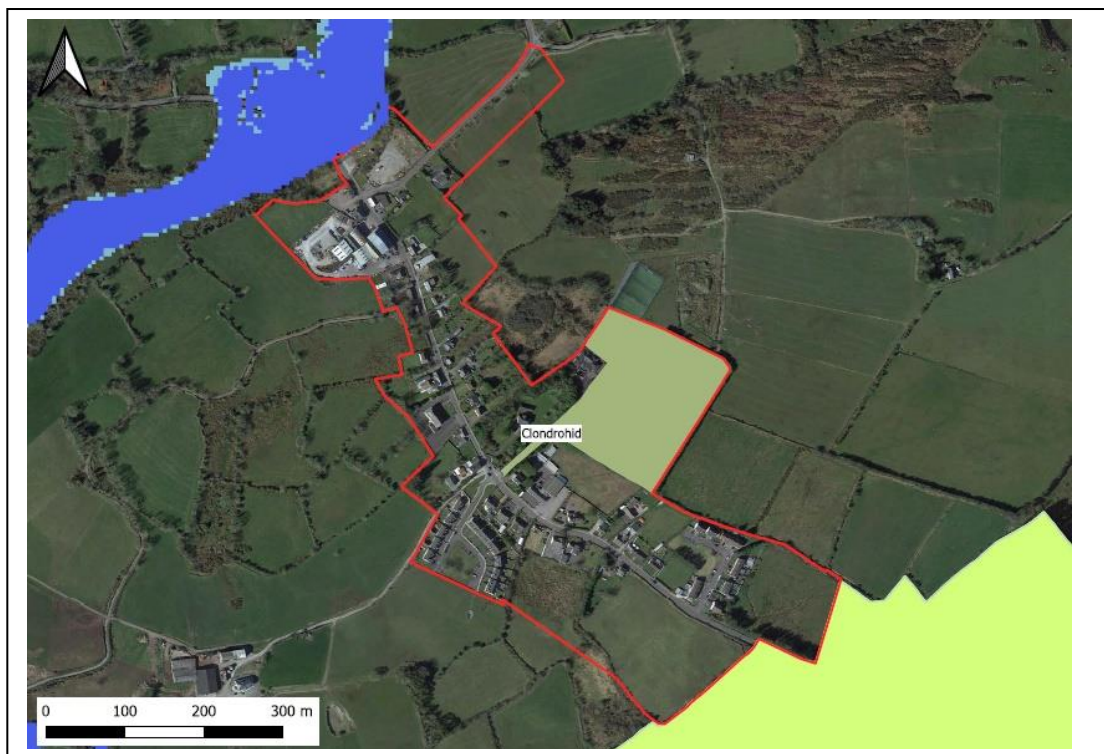
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

1. Amend the settlement map to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



MAP CHANGE ONLY

Courtbrack

PROPOSED AMENDMENT NO. 4.4.16.1

COURTBRACK: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE S STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

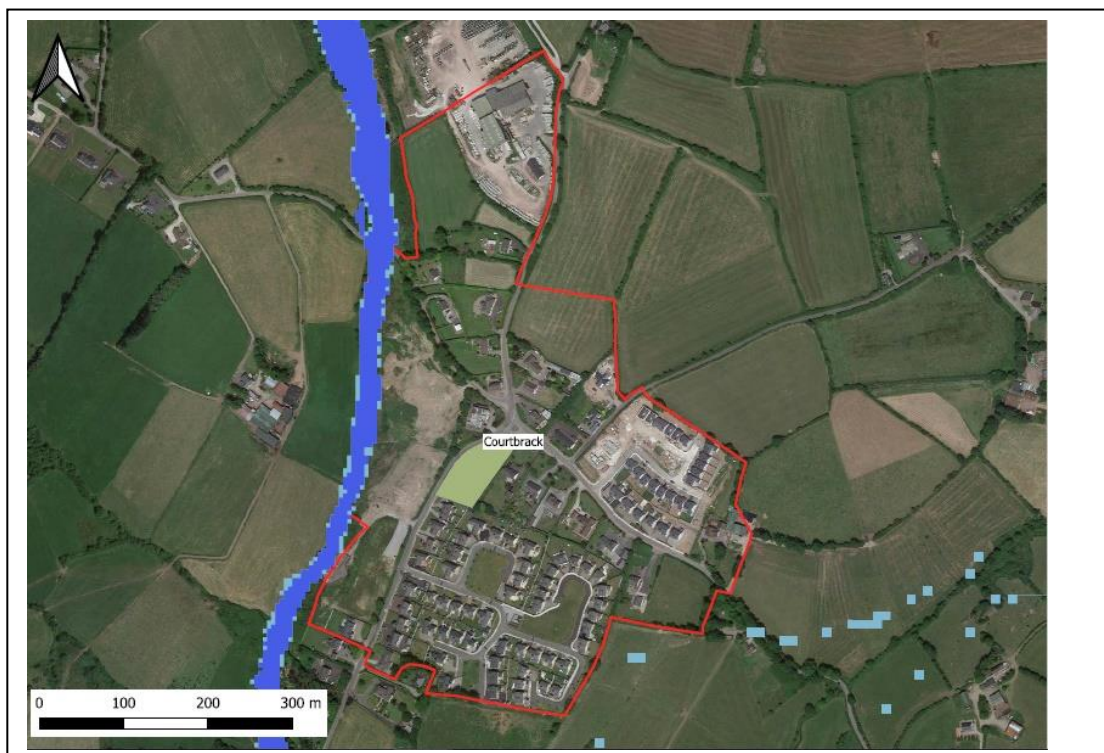
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

1. Amend the settlement map to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



MAP CHANGE ONLY

Crookstown

PROPOSED AMENDMENT NO. 4.4.17.1

CROOKSTOWN: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

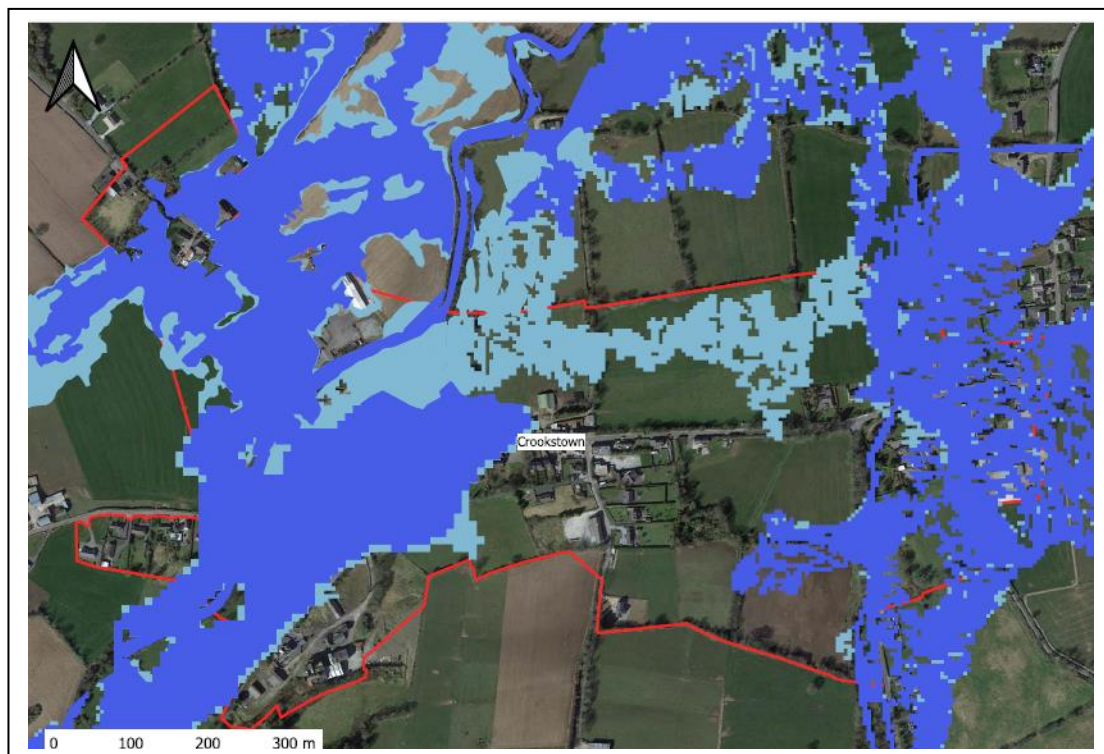
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

Amend the settlement map to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



MAP CHANGE ONLY

Inchigeelagh

PROPOSED AMENDMENT NO. 4.4.18.1

INCHIGEELAGH: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

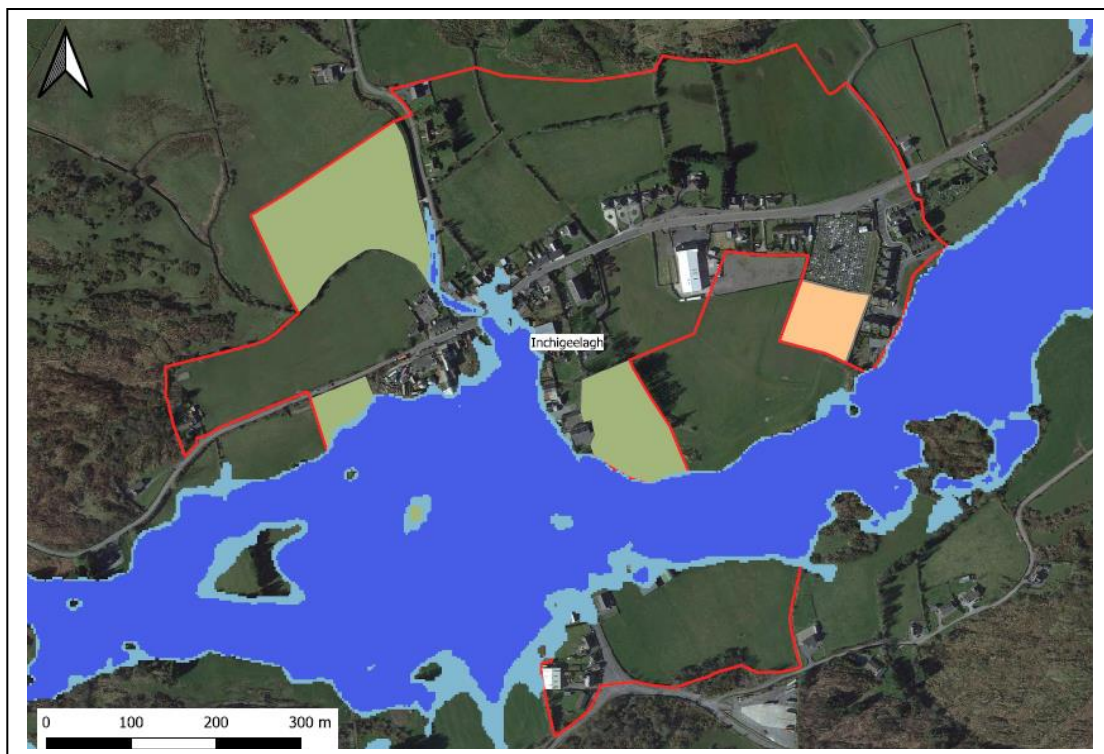
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.18.2

INCHIGEELAGH: AMEND GC-02 ADD [*] REGARDING THE REQUIREMENT FOR FLOOD RISK ASSESSMENT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to add the * requesting FRA from objective GC-02 as it is in the Flood Zone.

This area is comprised mainly of the floodplain of the River Lee and should generally be retained free from development. Some opportunities may exist for recreational or amenity purposes on part of the site. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.18.3

INCHIGEELAGH: AMEND U-01 ADD [*] REGARDING THE REQUIREMENT FOR FLOOD RISK ASSESSMENT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to add the * requesting FRA from objective U-01 as it is in the Flood Zone.

Provide amenity walk along the bank of the River Lee. Riverside walks should be developed sensitively incorporating appropriate set-backs from riverbanks in order to minimise impacts on freshwater habitats and species, taking account of best practice guidelines. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.18.4

INCHIGEELAGH: AMEND U-02 ADD [*] REGARDING THE REQUIREMENT FOR FLOOD RISK ASSESSMENT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to add the * requesting FRA from objective U-02 as it is in the Flood Zone.

This area is comprised mainly of the floodplain of the River Lee and should generally be retained free from development. Some opportunities may exist for recreational or amenity purposes on part of the site. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.18.5

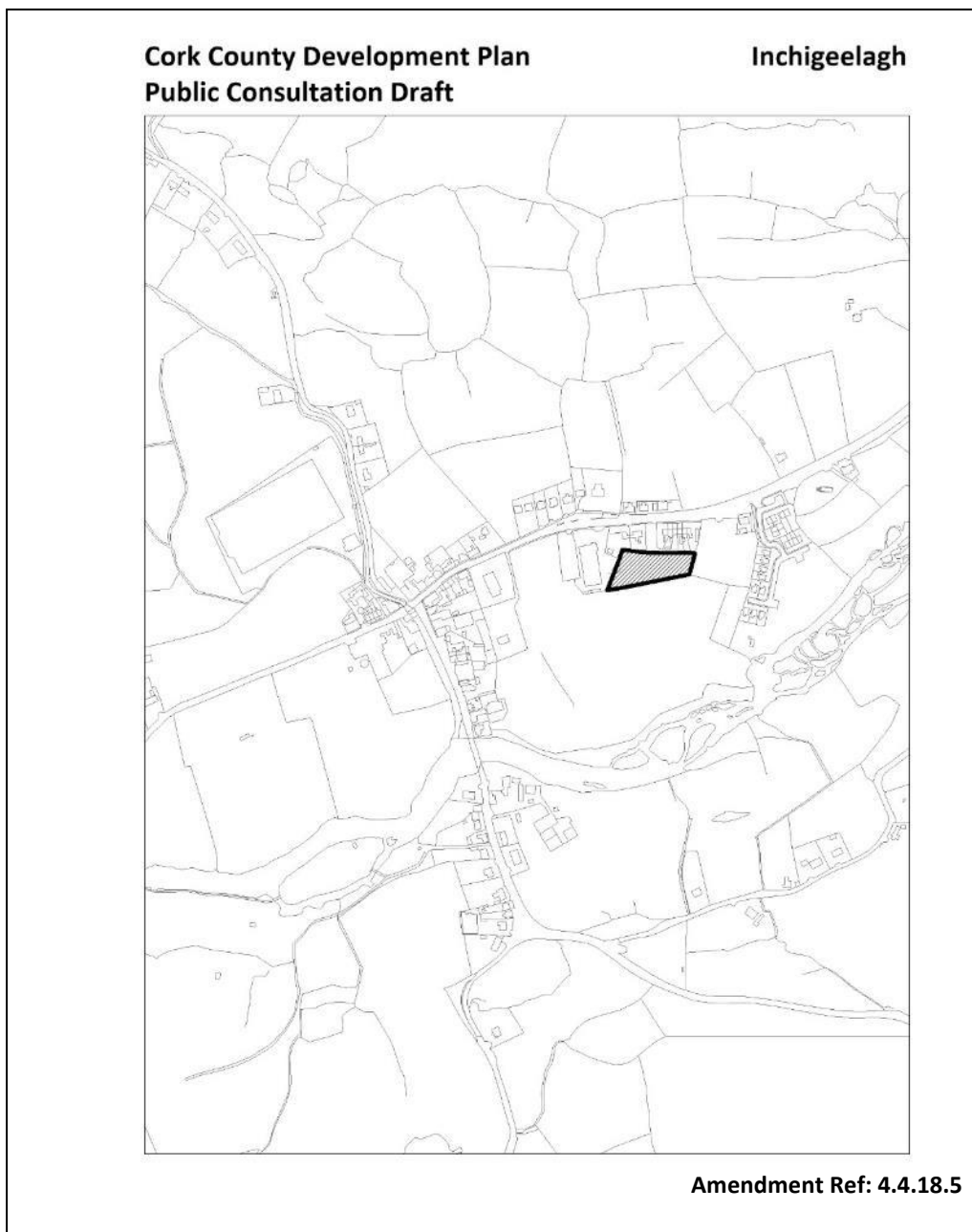
INCHIGEELAGH: AMEND THE DEVELOPMENT BOUNDARY TO FOLLOW A MORE RATIONAL FIELD BOUNDARY LINE.

ORIGIN OF AMENDMENT

This change has come about following a request from a member of Council.

PROPOSED AMENDMENT

It is proposed to make a change to the development boundary of Inchigeelagh to follow a more identifiable field boundary line.



MAP CHANGE ONLY

Kilmurry

PROPOSED AMENDMENT NO. 4.4.19.1

KILMURRY: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

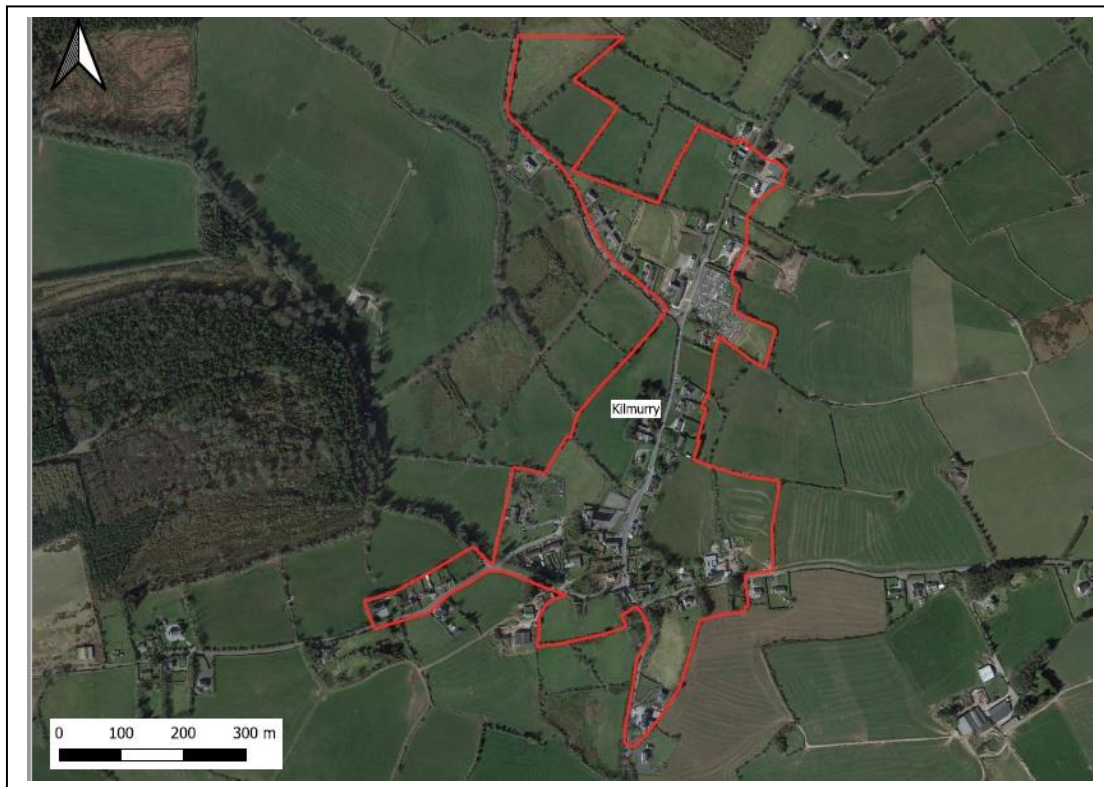
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

Amend the settlement map to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



MAP CHANGE ONLY

Cill na Martra

PROPOSED AMENDMENT NO. 4.4.20.1

CILL NA MARTRA (KILNAMARTYRA): AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

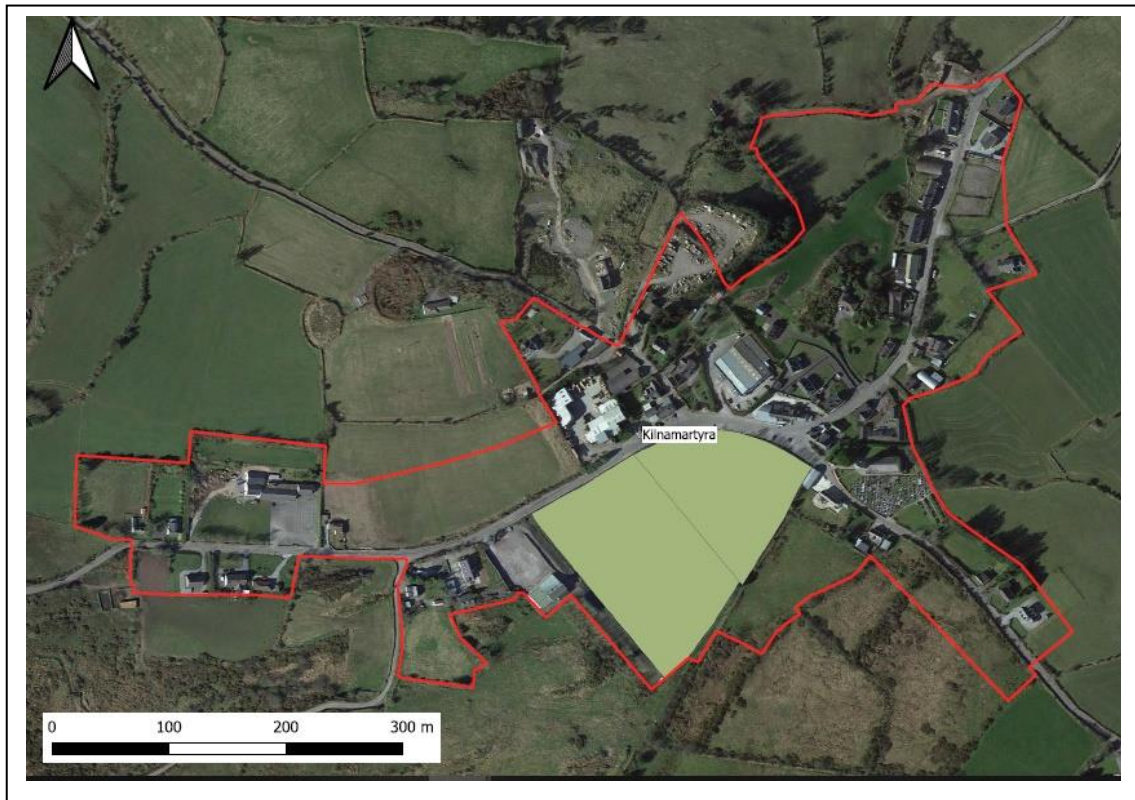
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

Amend the settlement map to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



MAP CHANGE ONLY

Model Village Dripsey

PROPOSED AMENDMENT NO. 4.4.21.1

MODEL VILLAGE DRIPSEY: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

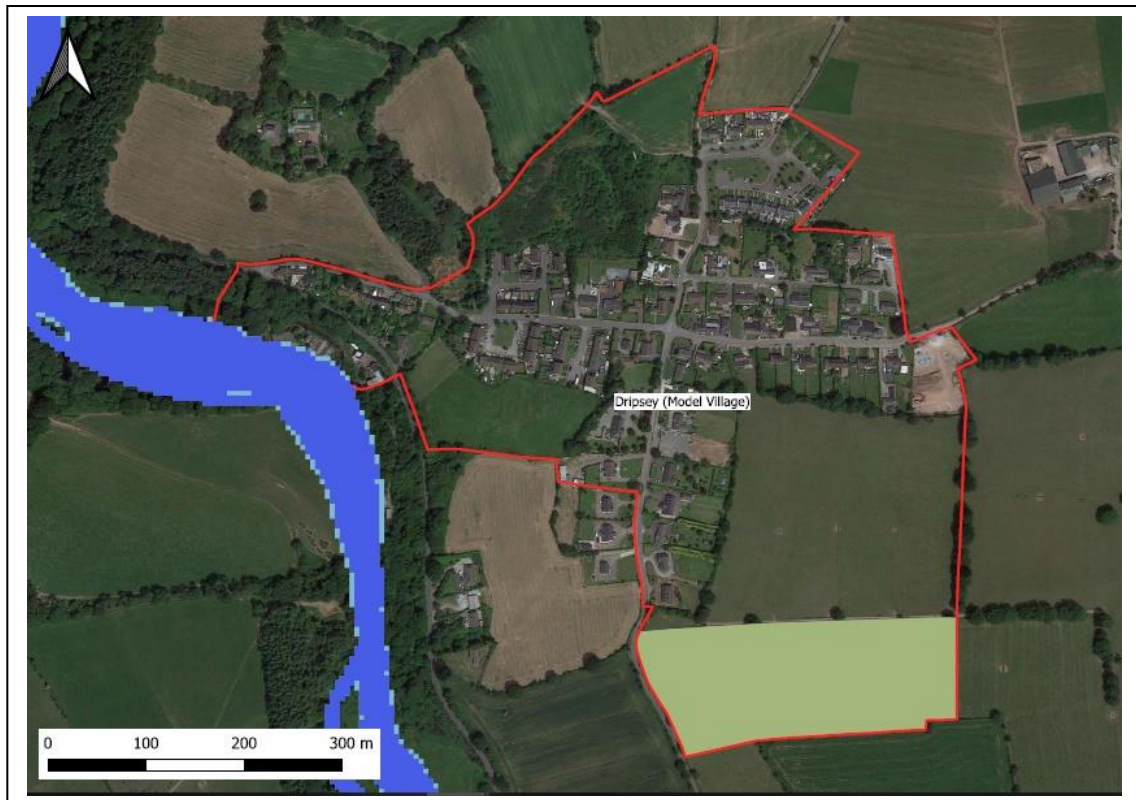
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

Amend the settlement map to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



MAP CHANGE ONLY

Rylane / Seiscne

PROPOSED AMENDMENT NO. 4.4.22.1

RYLANE / SEISCNE: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

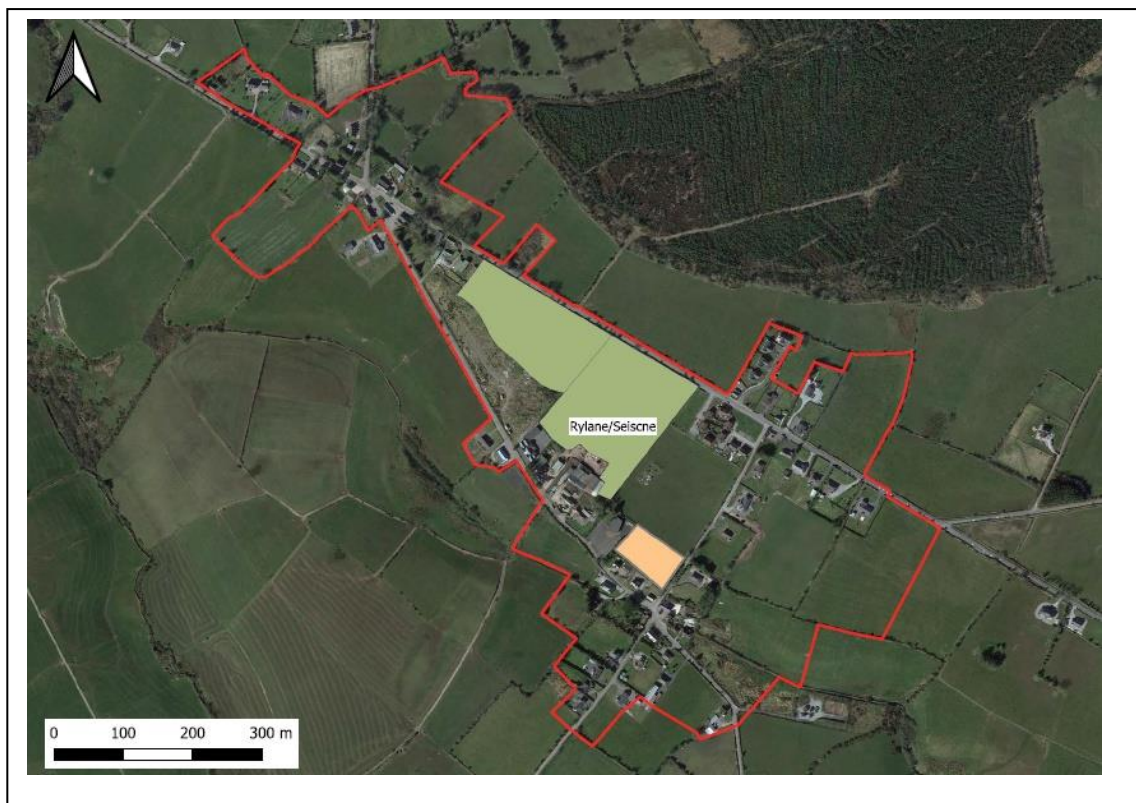
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.22.2

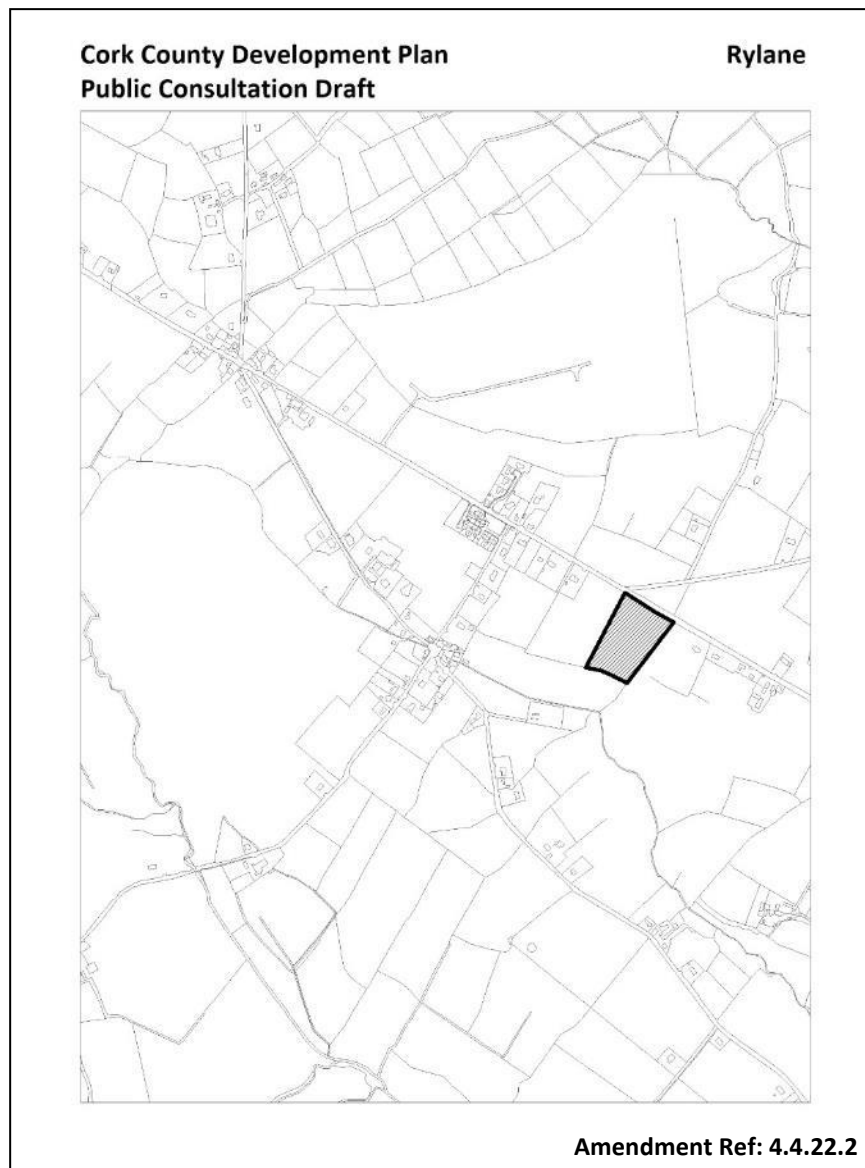
RYLANE / SEISCNE: EXTEND DEVELOPMENT BOUNDARY TO INCLUDE A SITE TO THE EAST OF THE VILLAGE

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. It is proposed to make a change to the development boundary to include 1.7 Ha to the east of the village.



MAP CHANGE ONLY

Stuake / Donoughmore

PROPOSED AMENDMENT NO. 4.4.23.1

STUAKE / DONOUGHMORE: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

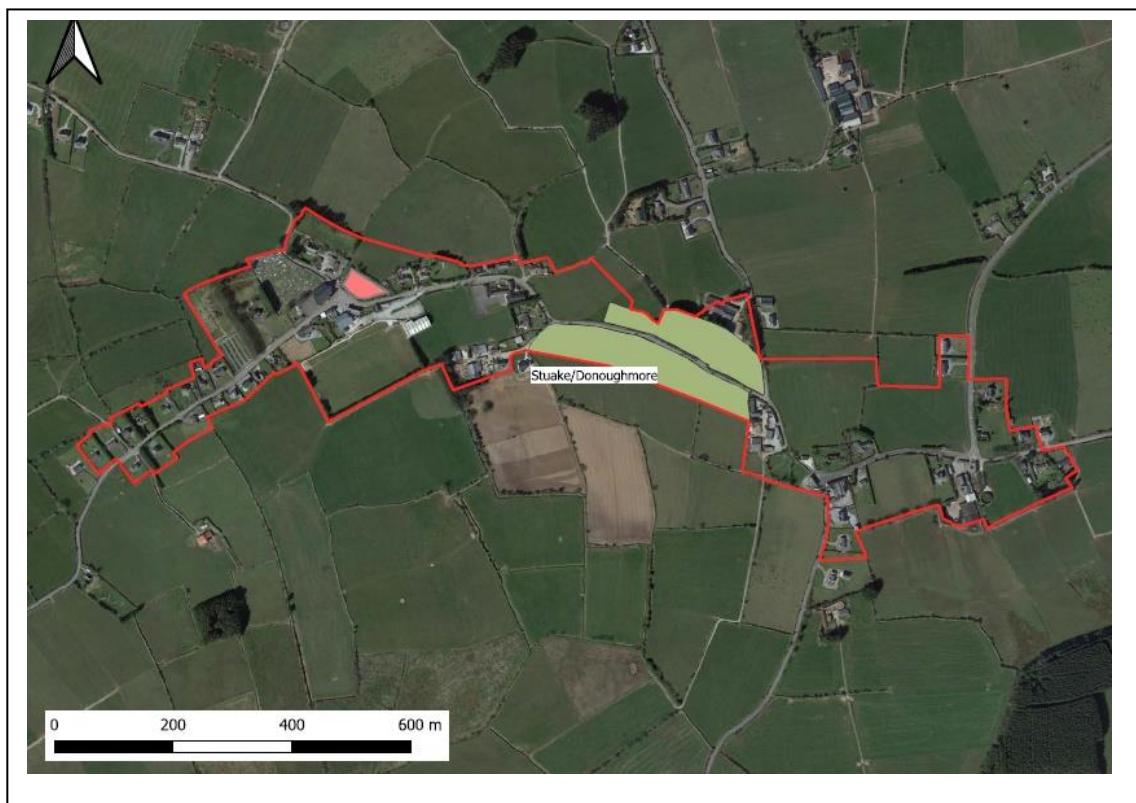
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

Amend the settlement map to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



MAP CHANGE ONLY

Upper Dripsey

PROPOSED AMENDMENT NO. 4.4.24.1

UPPER DRIPSEY: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

1. Amend the settlement map to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.24.2

UPPER DRISPEY: AMEND GR-01 ADD [*] REGARDING THE REQUIREMENT FOR FLOOD RISK ASSESSMENT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to add the * requesting FRA from objective GR-01 as it is in the Flood Zone.

Open space and amenity area. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.24.3

UPPER DRISPEY: AMEND GR-02 ADD [*] REGARDING THE REQUIREMENT FOR FLOOD RISK ASSESSMENT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to add the * requesting FRA from objective GR-02 as it is in the Flood Zone.

Open space and amenity area, to include tree planting along eastern boundary. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.24.4

UPPER DRISPEY: AMEND U-01 ADD [*] REGARDING THE REQUIREMENT FOR FLOOD RISK ASSESSMENT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to add the * requesting FRA from objective U-01 as it is in the Flood Zone.

Develop and maintain pedestrian walk, linking open space areas. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.24.5

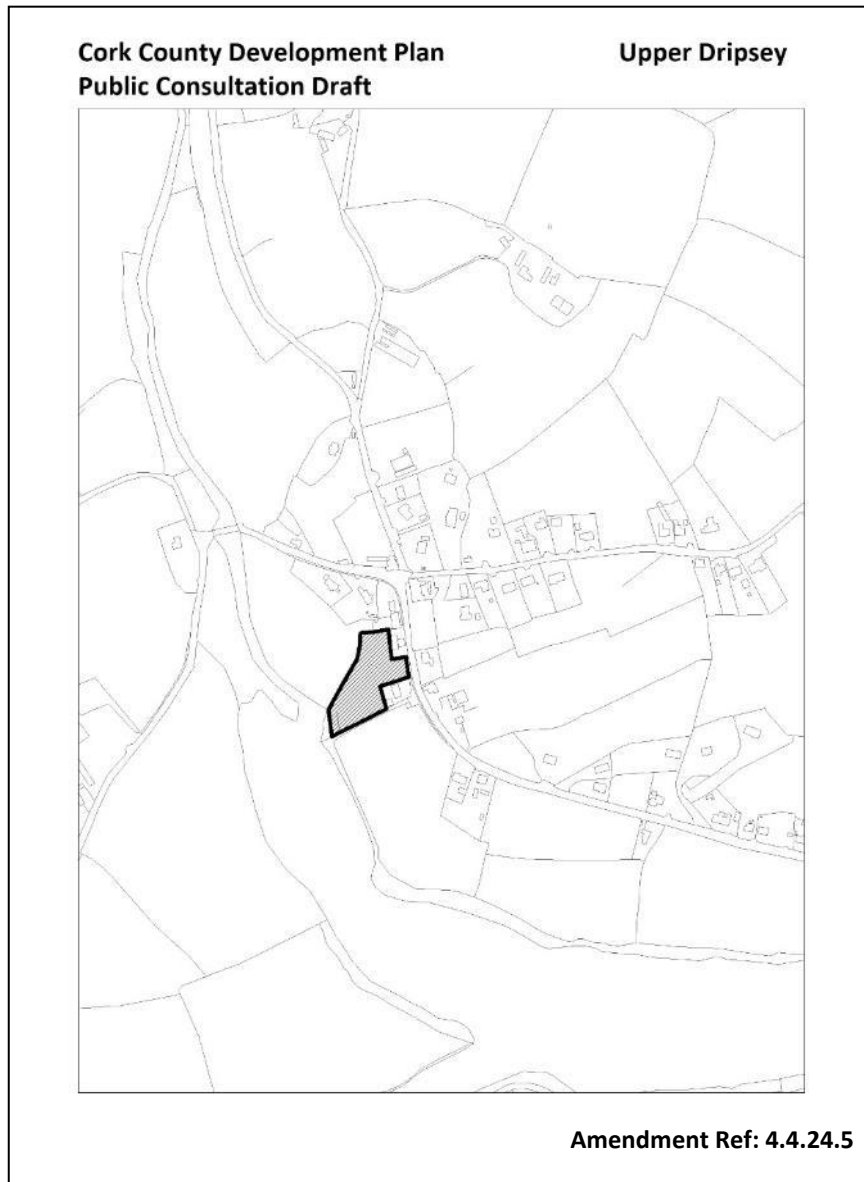
UPPER DRIPSEY: AMEND THE DEVELOPMENT BOUNDARY

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to include this (0.5 Ha) area within the development boundary.



MAP CHANGE ONLY

Guagán Barra

PROPOSED AMENDMENT NO. 4.4.25.1

CHANGE ENGLISH NAME REFERENCE TO GUAGÁN BARRA (GOUGANE BARRA)

ORIGIN OF AMENDMENT

This change is to ensure full alignment with the Irish Languages Act 2003 and as indicated in a submission by Udarás ns Gaeltachta.

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to amend the English version of the Other Location Gougane Barra to the Irish version Guagán Barra.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.26.1

INCLUDE REFERENCE TO INISCARRA DAM IN OBJECTIVE DB-01

ORIGIN OF AMENDMENT

This change was suggested in the SEA Environmental Report to the Draft Plan.

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to amend objective DB-01 to include reference to Inniscarra Dam as follows:

Acknowledge the importance of Inniscarra [Dam](#) as a centre of renewable energy production.

TEXT CHANGE ONLY



Comhairle Contae Chorcaí
Cork County Council