

Cork County Development
Plan Review

Proposed Amendments to

Volume Five:

West Cork

Chapter 1 Bandon Kinsale MD

18th January 2022



Comhairle Contae Chorcaí
Cork County Council

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1. Introduction

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

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

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

Proposed Amendments

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

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

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

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

How to inspect the Proposed Amendments to the Draft Plan

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

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

4. Cork County Council Divisional Office, Annabella, Mallow, Co. Cork.

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

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

How to make a submission/observation

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

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

OR

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

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

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

Cork County Council cannot accept email submissions.

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

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

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

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

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

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

Important Note

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

Proposed Amendments to the Draft Plan Volume Five West Cork

2. Bandon Kinsale MD

PROPOSED AMENDMENT NO. 5.1.2.1

UPDATE TO FLOOD RISK MAPPING FOLLOWING STRATEGIC FLOOD RISK ASSESSMENT

ORIGIN OF AMENDMENT

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

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. 5.1.2.2

UPDATE PROPOSED SCALE OF DEVELOPMENT FOR BANDON KINSALE MD IN ACCORDANCE WITH THE REVISED CORE STRATEGY

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Core Strategy and following discussion at Development Committee for the Bandon Kinsale MD on the 9th of November 2021 and the Special Development Committee on the 23rd of November 2021.

This amendment is also a consequential change arising from Proposed Amendment 5.1.21.1 as discussed at Development Committee Meeting on 3rd December 2021.

PROPOSED AMENDMENT

Update Table 5.1.2 Bandon Kinsale Municipal District – Proposed Scale of Development as follows:

Table 5.1.2 Bandon-Kinsale Municipal District – Proposed Scale of Development

Name	Existing Number of Houses Q1 2020 (Geo directory)	Scale of Development	Drinking Water Status (August 2019 Assessment)	Waste Water Status (August 2019 Assessment)
Main Towns (2)				
Bandon	3,170	1,050 664	Capacity for 500 additional units available due to leakage reduction measures. Reservoir required for high areas	Spare capacity available.
Kinsale~	2,819	629 403	Spare capacity available.	No capacity available.
Total Main Towns	5,989	1679		
Key Villages (6)				
Ballinspittle	121	40 24	Network issues.	<i>Upgrades and new WWTP planned.</i>
Belgooly~	274	90 31	Rationalisation underway which will yield capacity.	<i>Upgrades and new WWTP planned.</i>
Courtmacsherry	423	85 50	Subject to discussion with IW but not on the Investment Plan.	Provision of new WWTP and sewer network complete.
Inishannon	347	143 97	New reservoir imminent.	Upgrade of WWTP on IW investment Plan 2020- 2024.
Riverstick	266	145 63	Available	New WWTP completed.
Timoleague	172	45 33	Commitment from IW in July 2018 however is not on the IW Investment Plan.	Provision of new WWTP and sewer network complete.
Total Key Villages	1,603	548-298		
Villages (7)				
Ballinadee	22	10	Available	None
Ballinhassig*	67	40 (60)*	Available	No WWTP available.

		30(45)*		
Butlerstown	31	10 5	New source and treatment required.	None
Crossbarry	116	63 33	Available; upgrading on mains may be required.	None
Kilbrittain~	84	20	Available	ELV issues relating to the WWTP
Newcestown	24	15	Rationalisation of scheme ongoing	None
Old Chapel	118	16	Upgrade required due to volume and pressure issues.	Upgrading and extension of sewers required.
<i>Dunderrow</i>	<i>62</i>	<i>20</i>	<i>Available</i>	<i>None</i>
Total Villages	524	159 (179)		
Other Locations (2)				
Garretstown/ Garrylucas	70	-	Available	None
Oysterhaven	-	-	None	None
Water Services Key	Capacity			
	Future capacity subject to Irish Water Investment Plan			
	Some capacity			
	No capacity			

*Ballinhassig is split between Bandon Kinsale and Carrigaline Municipal Districts and the growth target of 60 45 units is split accordingly.

~WWTP is currently not compliant with Waste Water Discharge Licence emission limit values but is capable of achieving at least UWW standards.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. NO. 5.1.2.3

BANDON KINSALE MD: UPDATE TEXT FOLLOWING STRATEGIC FLOOD RISK ASSESSMENT

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the specific objective text to include an * (referencing flood risk and the need to refer to objectives in Volume One, Chapter 11 Water Management) as follows:

- KS-GC-05 Open Space and Amenity Area including protection of the historic Charles Fort and its setting. The site contains dry meadows which have ecological value and form part of the Charlesfort Meadows Local Area of Biodiversity. There is a general presumption against new development in the area as it makes a significant and prominent contribution to the entire setting of the town and its amenities. *
- KS-GC-06 Open Space. Passive Open Space. This prominent site makes a significant contribution to the setting of the town. The site contains broadleaved woodland which have ecological value and form part of the Knocknabohilly Woodlands Local Area of Biodiversity. *
- KS-GC-13 Open Space. Passive Open Space. This is an important woodland area which makes a positive contribution to the setting of the town and is of local biodiversity value *
- BD-GC-07 Open Space. Lands to remain predominantly open to protect the setting of the town. The open space zoning includes habitats of ecological importance including mixed broadleaved conifer woodland and scattered trees and parkland which forms part of the Parkview Local Area of Biodiversity. Ensure protection and enhancement of these habitats where possible *
- BD-GC-08 Open Space. Lands to protect trees and local biodiversity area *
- BD-U-01 Develop pedestrian walkway and cycleway from town centre, through BD-X-01, town park (BD-GR-01) and through to BD-R-01. The proposed route traverses habitats of ecological importance including broadleaved woodland, scrub and wet grassland which forms part of the Kilbrogan Stream and Glebe House Local Area of Biodiversity. Ensure protection and enhancement of these habitats where possible *
- BD-U-02 Provision of Northern Relief Road *
- BD-U-04 Maintain and where possible extend the pedestrian walk along river bank to the Cottage Road Wood. Riverside walks to be developed in accordance with recommended best practise including providing for appropriate set-backs from the river bank to avoid impacts on freshwater habitats and species *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. NO. 5.1.2.4

UPDATE TO DISTRIBUTION OF POPULATION WITHIN BANDON KINSALE MD

ORIGIN OF AMENDMENT

This amendment is a consequential change arising from Proposed Amendment 5.1.21.1 as discussed at the Development Committee Meeting on the 3rd December 2021.

PROPOSED AMENDMENT

Amend Table 5.1.1 as follows:

Table 5.1.1: Distribution of Population within the Bandon Kinsale Municipal District		
	Settlement	Population 2016
Towns (2)	Bandon (6,957), Kinsale (5,281)	12,238
Key Villages (6)	Ballinspittle (224), Belgooly (826), Courtmacsherry (590), Inishannon (907), Riverstick (590). Timoleague (381)	3,518
Villages (7)	Ballinadee (63), Ballinhassig* (191), Butlerstown (78), Crossbarry (368), Kilbrittain (216), Newcestown (60), Old Chapel (282). <i>Dunderrow (151)</i>	
Other Locations (2)	Garrettstown/ Garrylucas (164), Oysterhaven.	
Rural Areas		
Total Population		37,269
*Ballinhassig is split between Bandon Kinsale and Carrigaline MDs.		

TEXT CHANGE ONLY

Main Towns

Bandon

PROPOSED AMENDMENT NO. 5.1.4.1

BANDON: UPDATE POPULATION, HOUSING AND LAND SUPPLY FIGURES IN ACCORDANCE WITH THE REVISED CORE STRATEGY

ORIGIN OF AMENDMENT

This amendment is a consequential amendment required to address changes to the Core Strategy of the Plan. (See proposed amendments to Volume One of the Plan for details re: changes to the Core Strategy including Amendment No. 1.2.13).

PROPOSED AMENDMENT

1. Update and Amend table 5.1.3 Bandon Population, Housing Supply and Residential Land Area, amend table 5.1.4 Bandon Population 2006-2028, to reflect changes to the Core Strategy.
2. Update and Amend BD-GO-01 to reflect changes to the Core Strategy.

Table 5.1.3 Bandon Population, Households and Residential Land Area						
	Housing Requirement			Housing Supply		
	Census 2016	Target (to 2028)	New Units Required (to 2028)	Units within built footprint	Units on remainder	Est. Net Residential area zoned (ha)
Bandon	6,957	9,790 TO BE INSERTED	1,050 664	315 TO BE INSERTED	735 TO BE INSERTED	72.52 TO BE INSERTED

Table 5.1.4 Bandon Population and Households 2006-2028				
Name	Census 2006	Census 2011	Census 2016	Proposed Increase to 2028
Bandon	5,822	6,640	6,957	2,833 TO BE INSERTED

NOTE: THESE TABLES WILL BE FINALISED / UPDATED AS PER THE FINAL CORE STRATEGY WHEN THE PLAN IS ADOPTED.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.4.2

BANDON: RECLASSIFICATION OF RESIDENTIAL ZONING TO RESIDENTIAL (ADDITIONAL PROVISION)

ORIGIN OF AMENDMENT

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

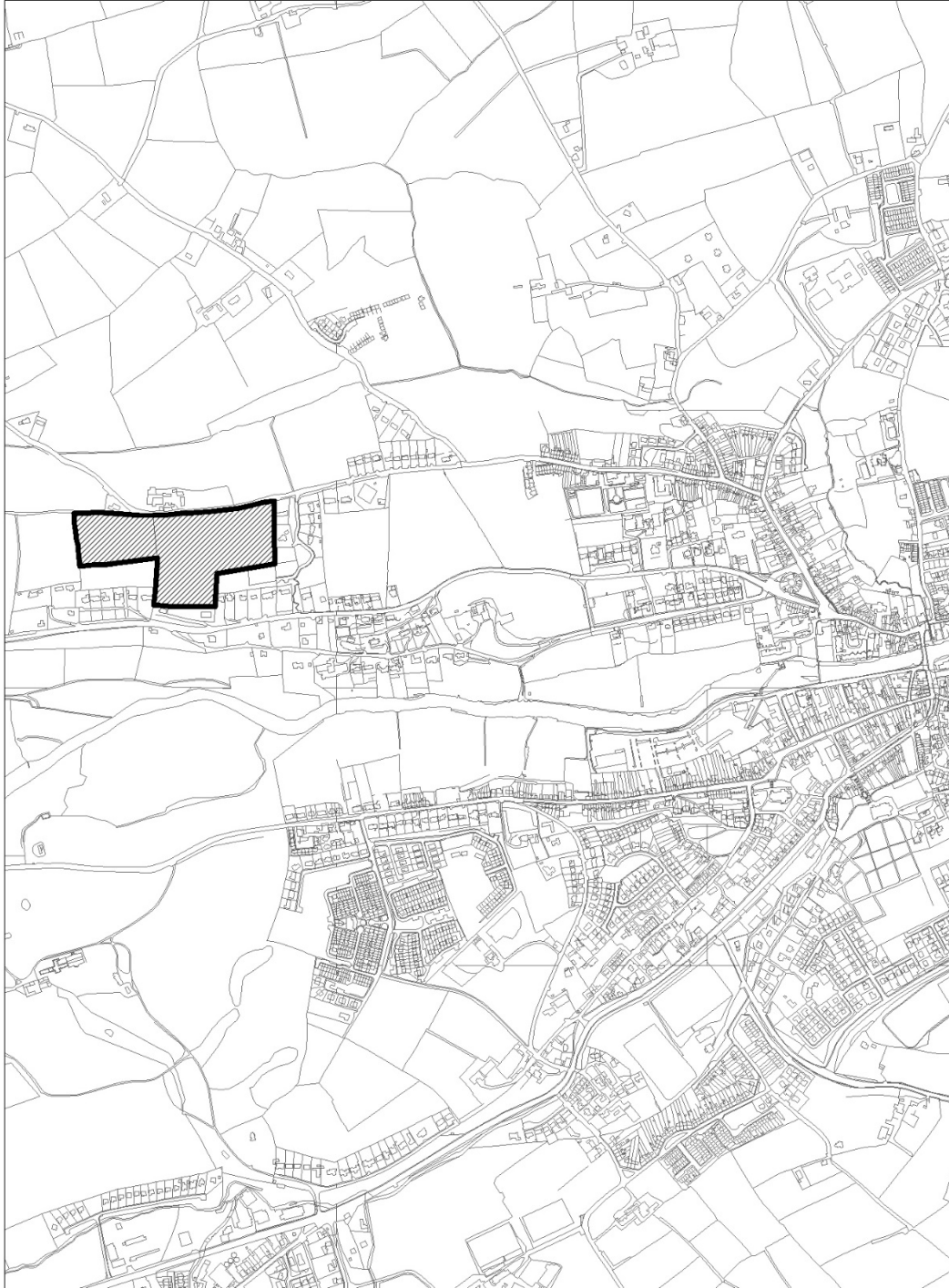
PROPOSED AMENDMENT

It is proposed to reclassify BD-R-02 as BD-RAP-02 Residential Additional Provision:

BD-RAP-02	<i>Residential Additional Provision.</i> Medium B Residential Development. Proposals to include provision of a landscaping plan including high quality boundary treatments particularly along the western boundary. The proposed placemaking approach needs to follow guidelines within Table 5.1.5 Placemaking and Urban Design Guidance.	6.1
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**Cork County Development Plan
Public Consultation Draft**

Bandon



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 5.1.4.3

BANDON: RECLASSIFICATION OF RESIDENTIAL ZONING TO EXISTING RESIDENTIAL/MIXED RESIDENTIAL AND OTHER USES

ORIGIN OF AMENDMENT

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

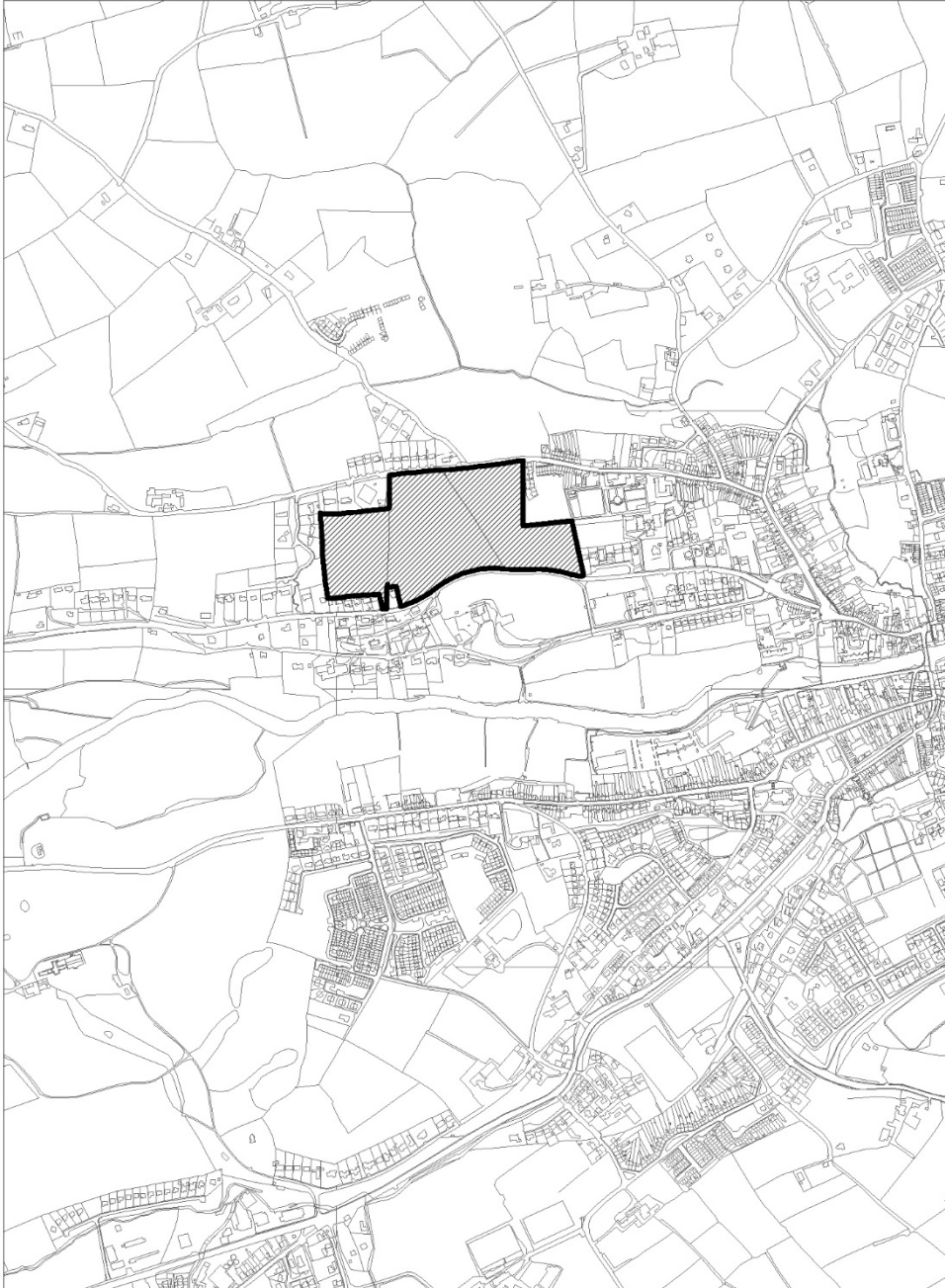
PROPOSED AMENDMENT

It is proposed to delete objective BD-R-03 and change land use zoning to Existing Residential, Mixed Residential and Other Uses as follows:

BD-R-03	Medium A Residential Development. Proposals to include a comprehensive landscaping plan which incorporates a high quality boundary treatment, including the retention of existing natural boundaries. The proposed placemaking approach needs to follow guidelines within Table 5.1.5 Placemaking and Urban Design Guidance.	4.08
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**Cork County Development Plan
Public Consultation Draft**

Bandon



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 5.1.4.4

BANDON: RECLASSIFICATION OF RESIDENTIAL ZONING TO EXISTING RESIDENTIAL, MIXED RESIDENTIAL AND OTHER USES

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to Delete Objective and change zoning to Existing Residential/ Mixed Residential and Other Uses as follows:

BD-R-06	Medium A Residential Development.	±
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**Cork County Development Plan
Public Consultation Draft**

Bandon



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 5.1.4.5

BANDON: RECLASSIFICATION OF SPECIAL POLICY AREA TO RESIDENTIAL

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to Delete BD-X-03 as follows:

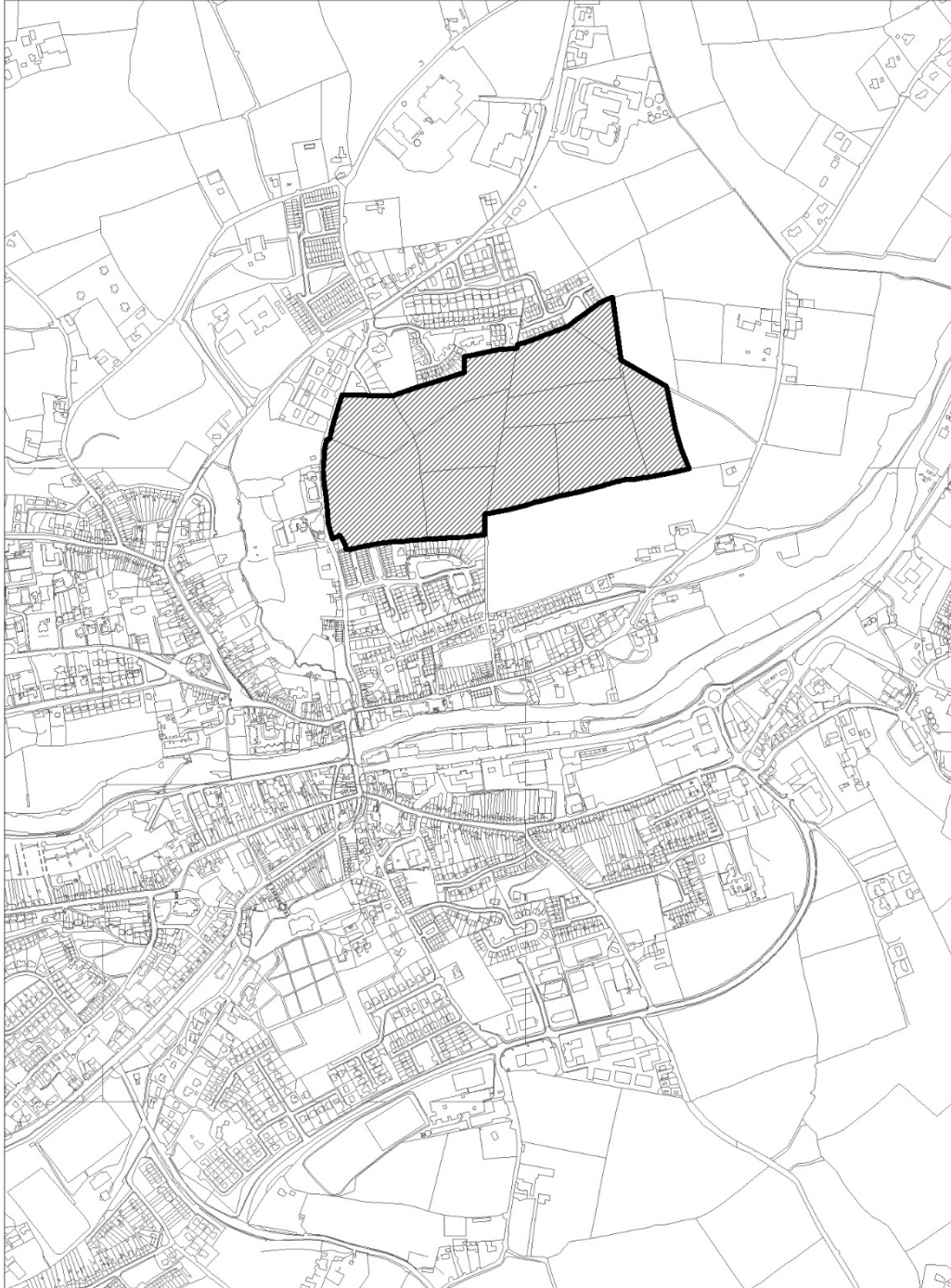
BD-X-03	<p>Knockbrogan Mixed Residential/ Educational Expansion Area</p> <p>Medium A Residential Development (BD-X-03a) to include provision of a primary school and secondary school (6.1ha) on BD-X-03b element of the expansion area.</p> <p>Development of this site should be accompanied by a Traffic Assessment illustrating how the site will connect to the proposed new road infrastructure (BD-U-02) and existing road networks in the vicinity.</p> <p>The layout also needs to make provision for pedestrian and cycleway links with existing adjoining residential areas and future links with the school campus.</p> <p>The proposed placemaking approach needs to follow guidelines within Table 5.1.5 Placemaking and Urban Design Guidance.</p> <p>Proposals for this development are to include provision for an overall landscaping plan to assimilate the scheme into the hillside and should include retention of mature trees and boundaries.</p>	38.73
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and replace with

BD-R-03	<p><i>Medium B Residential Development.</i></p> <p><i>Development of this site should be accompanied by a Traffic Assessment illustrating how the site will connect to the proposed North Bandon Connectivity and Access Corridor (BD-U-02) and existing road networks in the vicinity.</i></p> <p><i>The layout also needs to make provision for pedestrian and cycleway links with existing adjoining residential areas and future links with the school campus.</i></p> <p><i>Proposals for this development are to include provision for an overall landscaping plan to assimilate the scheme into the hillside and should include retention of mature trees and boundaries.</i></p>	
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**Cork County Development Plan
Public Consultation Draft**

Bandon



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 5.1.4.6

BANDON: RECLASSIFICATION OF SPECIAL POLICY AREA TO RESIDENTIAL

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to Delete BD-X-03 as follows:

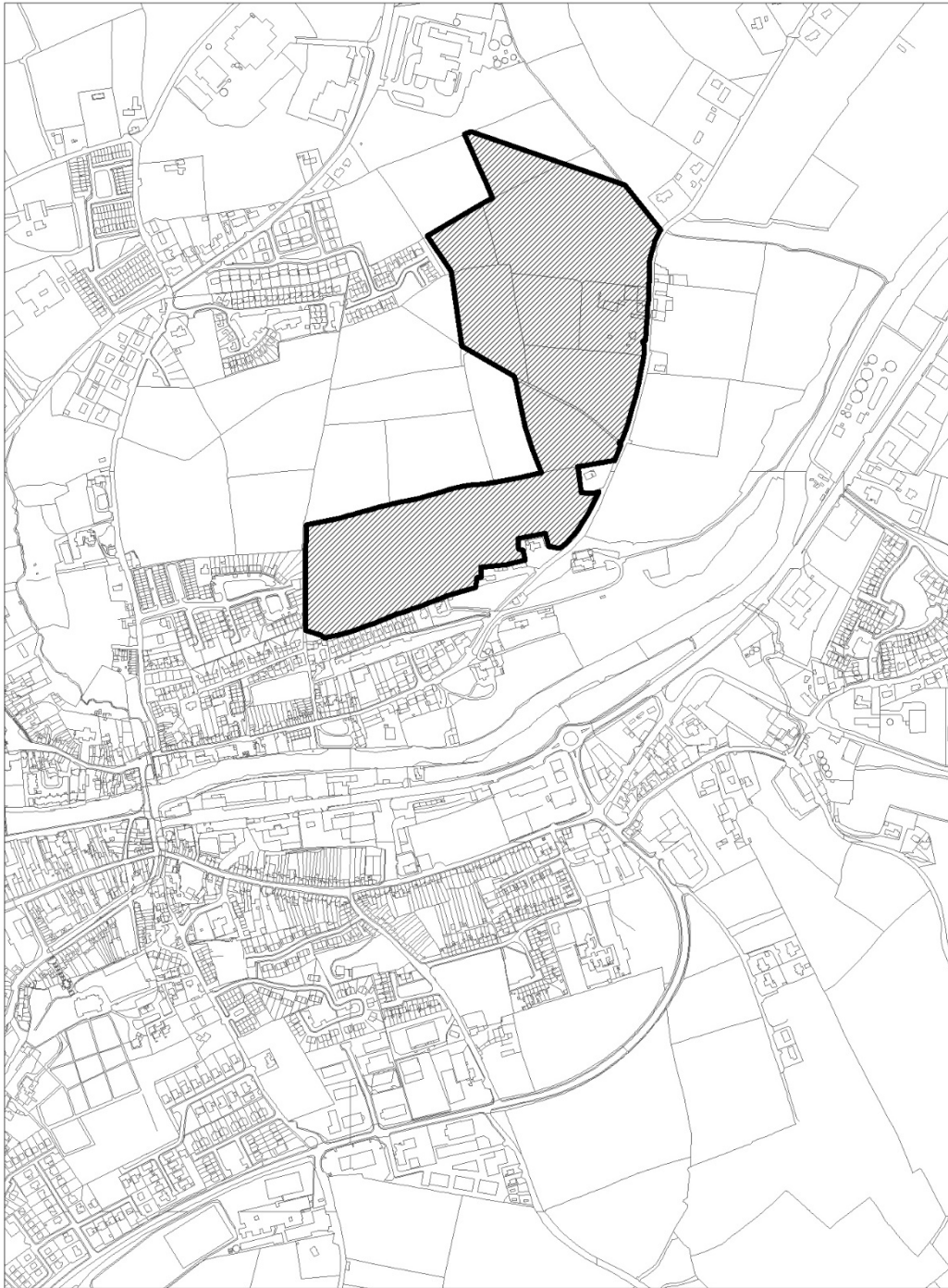
BD-X-03	<p>Knockbrogan Mixed Residential/ Educational Expansion Area</p> <p>Medium A Residential Development (BD-X-03a) to include provision of a primary school and secondary school (6.1ha) on BD-X-03b element of the expansion area.</p> <p>Development of this site should be accompanied by a Traffic Assessment illustrating how the site will connect to the proposed new road infrastructure (BD-U-02) and existing road networks in the vicinity.</p> <p>The layout also needs to make provision for pedestrian and cycleway links with existing adjoining residential areas and future links with the school campus.</p> <p>The proposed placemaking approach needs to follow guidelines within Table 5.1.5 Placemaking and Urban Design Guidance.</p> <p>Proposals for this development are to include provision for an overall landscaping plan to assimilate the scheme into the hillside and should include retention of mature trees and boundaries.</p>	38.73
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and replace with

BD-X-03	<p><i>Knockbrogan Expansion Area</i></p> <p><i>Provision of 6.1ha Education Campus including 1 primary school and 1 secondary school.</i></p> <p><i>Development of this site should be accompanied by a Traffic Assessment illustrating how the site will connect to the proposed North Bandon Connectivity and Access Corridor (BD-U-02), BD-R-03 and existing road networks in the vicinity.</i></p> <p><i>The layout also needs to make provision for pedestrian and cycleway links with existing adjoining residential areas including BD-R-03.</i></p> <p><i>Proposals for this development are to include provision for an overall landscaping plan to assimilate the scheme into the hillside and should include retention of mature trees and boundaries.</i></p>	
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**Cork County Development Plan
Public Consultation Draft**

Bandon



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 5.1.4.7

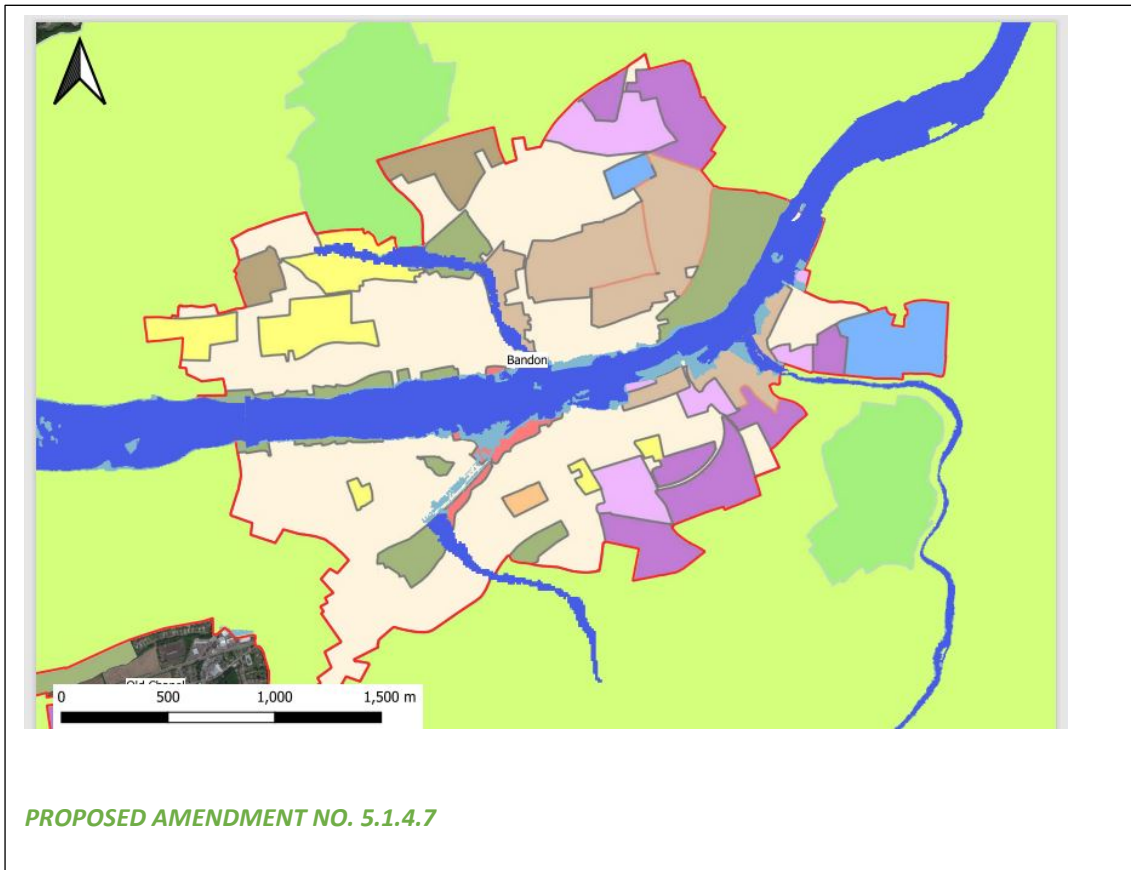
BANDON: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include new flood risk map.



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.4.8

BANDON: TEXT REVISION FOR SPECIAL POLICY AREA

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to amend paragraph 1.4.18 as follows:

The Department of Education and Skills previously highlighted the need for one new Primary School and one Secondary School in the town and recommends that these should be provided on a single site in order to share facilities. Cork County Council favours the alignment of new education facilities with residential growth areas so as to optimize opportunities for walking and cycling for short trips and encouraging healthier lifestyles. On this basis lands zoned BD-X-03 include provision for ~~residential development and~~ 1 primary and 1 post primary school so as to promote the integration of residential growth areas and education to the north east of the town.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.4.9

BANDON: UPDATED REFERENCE OF NORTH BANDON CONNECTIVITY AND ACCESS CORRIDOR

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Capital Projects.

PROPOSED AMENDMENT

Update text in 1.4.57 and 1.4.58 as follows:

Currently, a significant amount of the future residential growth is located north of the town centre where accessibility is difficult, via a narrow and complicated junction at Bank Place/ Bandon Bridge which is already congested. The proposed ~~Northern Relief Road~~ **North Bandon Connectivity and Access Corridor** will provide a strategic transport link to facilitate development these lands while also reducing traffic flows within the town and at key junctions. The Corridor will facilitate the improvement of pedestrian and cyclist movements and accessibility within the town centre and the removal of heavy goods vehicles, except for deliveries and public transport.

Then Plan illustrates an indicative route for the ~~Northern Relief Road~~ **North Bandon Connectivity and Access Corridor** to ensure this strategic piece of infrastructure is safeguarded, a number of route options are being examined.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.4.10

BANDON: UPDATED REFERENCE OF NORTH BANDON CONNECTIVITY AND ACCESS CORRIDOR

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Capital Projects.

PROPOSED AMENDMENT

Update paragraphs 1.4.10 and 1.4.11 as follows:

The greenfield requirement can be achieved on Tier 1 and 2 lands north west of the town plus a strategic growth area to the north east of the town (BD-X-03) which includes provision for a new school campus and which is intrinsically linked to the development of the ~~Northern Relief Road~~ **North Bandon Connectivity and Access Corridor** (BD-U-02). The development of these lands also require a common approach to water, wastewater and local access issues to ensure their activation within the Plan period. The greenfield land supply amounts to 72.52ha to accommodate the 1,050 new units requirement.

The future greenfield land supply will be focussed in 2 clusters, north west and north east of the town. In order to ensure these areas are developed in a co-ordinated manner and respond positively to Placemaking Principles in the Plan, some further guidance will be provided. Lands previously zoned as residential use but are now classified as Tier 3 because of significant infrastructural deficiencies are now surplus to requirement. Tier 3 lands adjoining the ~~Northern Relief Road~~ **North Bandon Connectivity and Access Corridor** are zoned as Agriculture given their proximity to the proposed route of the Northern **Relief Road**.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.4.11

BANDON: UPDATED REFERENCE OF NORTH BANDON CONNECTIVITY AND ACCESS CORRIDOR

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Capital Projects.

PROPOSED AMENDMENT

Update paragraph 1.4.24 as follows:

To the north east of the town a large area of open space (BD-GC-07) adjoins the proposed ~~northern relief road~~ **North Bandon Connectivity and Access Corridor**, and the river. Part of the site is identified as “Parkview”, an area of local biodiversity value containing mixed broadleaved conifer woodland, scattered trees, parkland and broadleaved woodland. The objective for these lands is to protect the attractive river valley, local biodiversity value of this area and the visual setting it contributes to the town. Figure 5.1.1 illustrates the existing green infrastructure assets of the town.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.4.12

BANDON: UPDATED REFERENCE OF NORTH BANDON CONNECTIVITY AND ACCESS CORRIDOR

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Capital Projects.

PROPOSED AMENDMENT

Update BD-GO-02 as follows:

BD-GO-02	Support the completion of the Southern Relief Road and the development of a Northern Relief Road <i>North Bandon Connectivity and Access Corridor</i> to facilitate improved movement within and around the town. Opportunities for biodiversity enhancement should be supported.
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TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.4.13

BANDON: UPDATED REFERENCE OF NORTH BANDON CONNECTIVITY AND ACCESS CORRIDOR

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Capital Projects.

PROPOSED AMENDMENT

Update BD-U-02 as follows:

BD-U-02	Provision of Northern Relief Road <i>North Bandon Connectivity and Access Corridor.</i>
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TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.4.14

BANDON: BOUNDARY AMENDMENT TO BD-X-03a

ORIGIN OF AMENDMENT

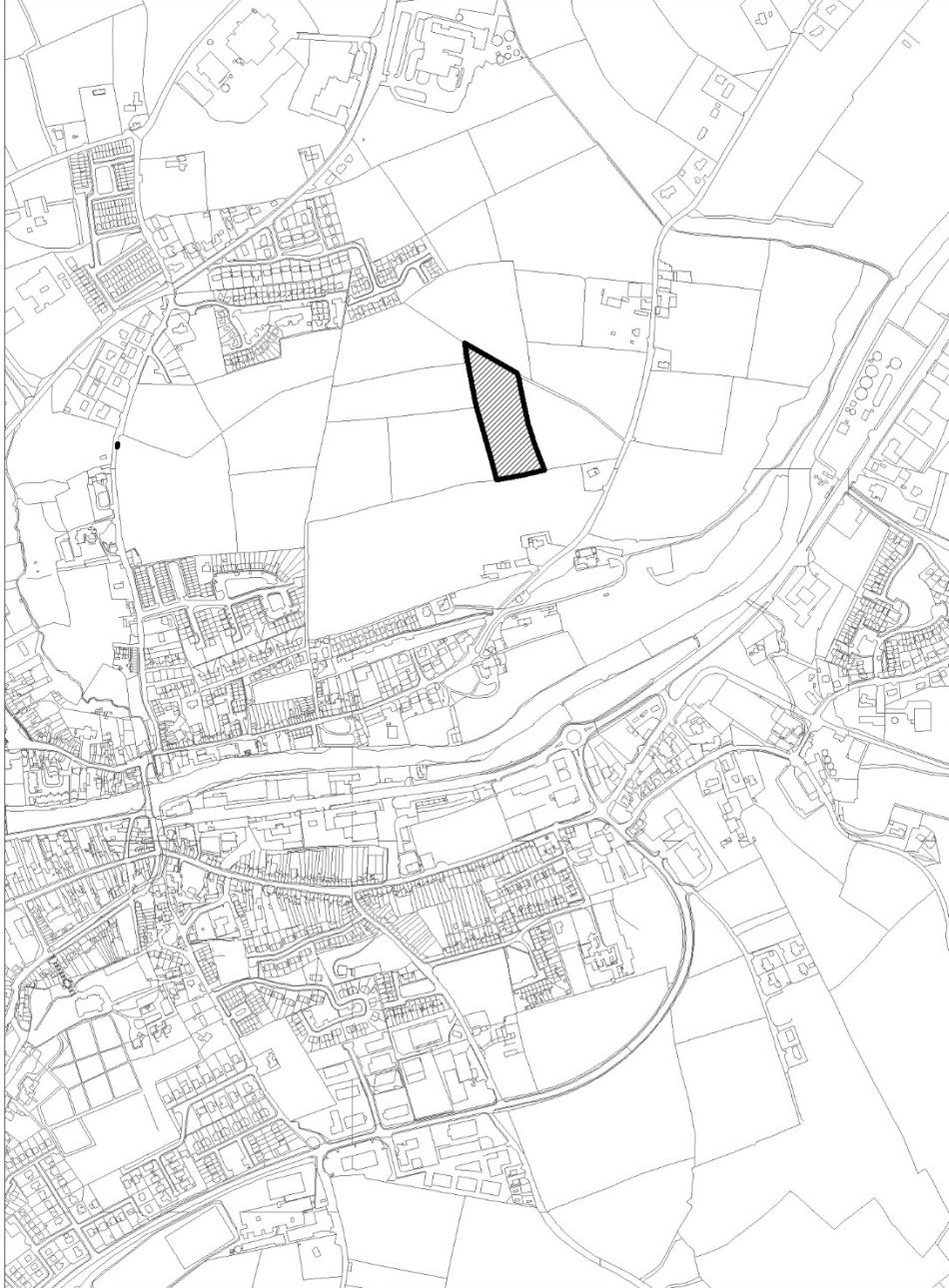
This amendment is required to address issues raised by a Submission.

PROPOSED AMENDMENT

Amend boundary of BD-X-03a as follows:

**Cork County Development Plan
Public Consultation Draft**

Bandon



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.4.15

BANDON: RECLASSIFICATION OF PART OF SPECIAL POLICY AREA TO EXISTING MIXED/GENERAL BUSINESS/INDUSTRIAL ZONING

ORIGIN OF AMENDMENT

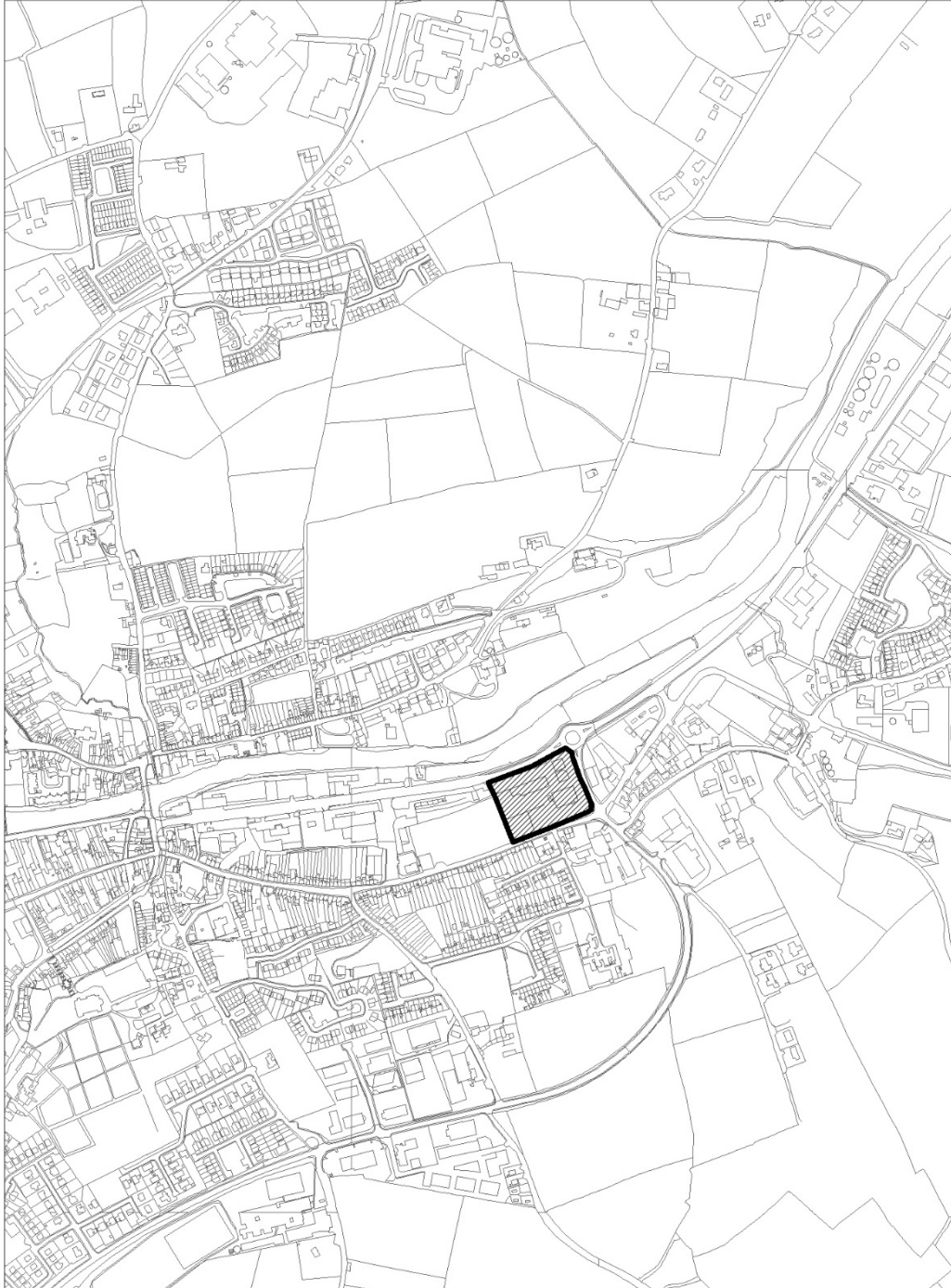
This amendment is required to address issues raised by a Submission.

PROPOSED AMENDMENT

Change part of objective BD-X-04 and zone Existing Mixed/General Business/Industrial Uses u

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Bandon



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.4.16

BANDON: UPDATED TEXT RELATING TO BD-X-04

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Update text in paragraph 1.4.53 as follows:

BD-X-04 is a new Special Policy Area focussed on lands east of the town centre which are identified as having the potential to contribute positively to the compact growth of the town. The Plan supports the future use of these lands as an area suitable for mixed use office development, retail with the opportunity to include a residential element to the south, adjacent to Connolly Street.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.4.17

BANDON: UPDATE TEXT AND MAP FOR OBJECTIVE BD-X-04

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Update Objective BD-X-04 and amend boundary.

BD-X-04	Mixed Use Office, <i>retail</i> and residential area.	2.87
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Bandon



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 5.1.4.18

BANDON: UPDATED TEXT WHERE SPATIAL PLANNING & NATIONAL ROADS GUIDELINES APPLY

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Insert symbol to test developments against the Department of Environment, Community and Local Government's Spatial Planning and National Road Guidelines for Planning Authorities as follows:

Business		
<i>BD-B-01</i>	<i>Business Development. Extension to existing co-operative business development.</i> ^	3
<i>BD-B-03</i>	<i>Business Development. Maintain the existing general business development.</i> ^	3
Industry		
<i>BD-I-01</i>	<i>Food related industry. The development of this site to include a suitable buffer and landscaping screen to the west and south to protect the existing residential amenities.</i> ^	2.9
Town Centre		
<i>BD-T-01</i>	<i>Town Centre. *</i> ^	17.1
<i>BD-T-02</i>	<i>Town Centre. Lands identified to facilitate expansion of the town centre. Careful consideration needs to be given to the overall design of this landmark site on the approach to the town centre. It is important that the overall scheme fits into the surrounding riverside landscape and includes walkways through the site connecting to the existing Graham Norton Walkway. *</i> ^	1.3
<i>BD-T-03</i>	<i>Town Centre. Lands identified to facilitate the expansion of the town centre. *</i> ^	1.7
<i>BD-T-04</i>	<i>Town Centre. Lands identified to facilitate the expansion of the town centre. *</i> ^	0.5
<i>BD-X-01</i>	<i>Cork Road Opportunity Site</i>	5.9

	<p><i>Consideration will be given to proposals for the development of this site which make provision for:</i></p> <ul style="list-style-type: none"> • <i>Linear park along the western boundary to include pedestrian walkway and cycleway;</i> • <i>Medium B Residential Development;</i> • <i>Mixed-use development including limited retail at the southern end of the site.</i> • <i>Age friendly housing units.</i> <p><i>It is important that the walkway and cycleway links to adjoining lands along the western site boundary are implemented and good permeability and comprehensive landscaping which maintains existing mature trees along the boundaries of this site are considered essential. Adequate on-site parking is required to prevent impacts on the residential amenities of the area. *^</i></p> <p><i>Provision to be made for retention and protection of mature trees on site and for the protection of the corridor of the Kilbrogan Stream. Opportunities for biodiversity enhancement should be supported.</i></p>	
BD-X-02	<p><i>Allman Quarter Mixed Use Opportunity Site</i></p> <p><i>Encourage the co-ordinated redevelopment of this large site at the eastern approach to the town. The area is suitable as a new mixed use business, hotel and residential area adjacent to the town centre. The existing Mart site continues to make an important economic and social contribution to the town.</i></p> <p><i>Redevelopment proposals need to provide a strong urban edge along the northern periphery of the site to define the entrance to the town. The use of perimeter blocks to create a stronger urban framework is recommended and these should be designed for optimal pedestrian/cyclist permeability. The layout and design of the area needs to relate positively to the existing historic Allman Distillery complex, using this as a key landmark and focal point within the scheme. *^</i></p> <p><i>Any proposals within the zone of archaeological potential of existing Monuments will need to undertake an archaeological assessment as part of the planning application process.</i></p>	
BD-X-04	<p><i>Mixed Use Office, Retail and Residential Area. Potential exists for a landmark building at the junction with the Southern Relief Road. ^</i></p>	

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.4.19

BANDON: DELETION OF DUPLICATED TEXT

ORIGIN OF AMENDMENT

This amendment is required as text is already addressed in Chapter 3 Settlements and Placemaking, Table 3.1: Principles of Placemaking.

PROPOSED AMENDMENT

Delete Text and Table as follows:

Urban Design Guidance

In view of the rich architectural heritage of the town, it is important that any future development respects the key elements of character within the existing historic environment and that new expansion areas respond in a contemporary way to the town’s urban form, material palette and landscape setting.

The future growth strategy for the town is largely focussed in 2 distinct areas north west and north east of the town. These are elevated, sloping lands which require a high quality placemaking response in order to ensure new development links to the existing and future movement network, responds to Bandon’s unique character by using a range of appropriate building typologies and designs and is designed to create a high quality environment. Further guidance will be given as part of the Placemaking Section.

Table 5.1.5: Placemaking and Urban Design Guidance

Zoning	Street Name	Street/Site Guidance
BD-T-01	South Main Street	Elegant streetscape of largely 19th century buildings and varying plot widths varying from 2 bays to 6 bays in places. Some remains of mid 18th century buildings are evident near Ballymoden Place. Some remodeling works have led to unsuccessful insertions in the street and opportunities to address these will be welcomed. There is some evidence of dereliction/vacancy at Ballymoden Place. Any new development at this location will need to respect the established building height in the street and follow the established urban grain. The material palette should reference those used in the historic street. This is the Primary Retail Street and so the design of new shopfronts will need to respond to the Architectural Conservation Area designation by applying a simply detailed shopfront design and avoiding fussy details with inappropriate materials.
BD-T-01	North Main Street	To promote and encourage its renewal in a careful and sensitive manner and to protect the 17th and 18th building fabric of the street. Any new development at this location will need to respect the established tight urban grain. Materials of new buildings shall reflect the refined historic palette of the street. There is evidence of earlier timber framed building fabric within this street and so any renovations should be mindful of this. There is also some interesting street furniture including a water pump and a limestone plinth (c1870) which would have guided the wheels of horse drawn carriages away from the pavement and these contribute positively to the streetscape and should be retained.
BD-T-02 and BD-T-03	Glaslynn Road	To promote the redevelopment of these under utilised strategic town centre sites to contribute to a mixed use higher density urban structure. Proposals here need to be compatible with the town centre zoning and relate positively to the proposed boulevard on the Glaslynn Road, ensuring a high quality public realm at this location. The design, massing and rhythm of new proposals at this location need to reference Bandon’s historic character and ensure the development does not impede views of the Methodist Church, an

		<i>important landmark building. The use of perimeter blocks is encouraged on both these sites and permeability should be created through the provision of new streets/ access points within the layout design and between the site, the town centre and adjoining lands. Lands zoned BD T 02 need to positively address the River Bandon and provide access to the Riverside walk to maximize accessibility within the site. Any development should positively address the Bridewell River and protect and enhance its local biodiversity value.</i>
BD-T-04	New Road	<i>The redevelopment of the site needs to create a strong urban edge with high quality public realm and landscaping proposals. Access to the site is via the existing arched bridge and this should be extended to provide a new street transversing the site at this location. Building heights should generally not exceed 2 storeys given the relationship of the site to adjacent residential uses opposite and gradient differences. The layout should include the use of perimeter blocks which maximize permeability for all modes. Uses compatible with its town centre zoning (BD T 04) are appropriate. Any development should positively address the Bridewell River and protect and enhance its local biodiversity value.</i>
BD-X-03	Knockbrogan Mixed Residential/ Educational Expansion Area	<i>Elevated and sloping site with extensive views of the town centre and across the valley. Proposals shall retain key natural features such as existing trees and stone boundaries which shall form part of the site's layout and design. Proposals shall allow for a mix of unit typologies and sizes and the design of units shall respond to the palette of materials, roofscape profiles and plot definitions to create a series of streets which are both formal and organic within the scheme and contribute to distinctive residential areas.</i> <i>An educational residential campus of 6.1ha shall be located within the site to provide a new primary school and secondary school facility close to existing and planned residential development.</i> <i>Views into and out of the site shall focus on framing or creating landmark buildings and contribute positively to the architectural quality of Bandon.</i> <i>The movement network shall prioritise walking and cycling and ensure routes are direct, overlooked and safe as per DMURS. Links shall allow for connectivity southwards and northwards towards the planned Northern Relief Road (BD U 02).</i>
BD-R-01 BD-R-02 BD-R-03	Coolfadda Residential Expansion Area	<i>Elevated and sloping site with extensive views of the town centre and across the valley. Proposals shall retain key natural features such as existing trees and stone boundaries which shall form part of the site's layout and design. Proposals shall allow for a mix of unit typologies and sizes and the design of units shall respond to the palette of materials, roofscape profiles and plot definitions to create a series of streets which are both formal and organic within the scheme.</i> <i>Views into and out of the site shall focus on framing or creating landmark buildings and contribute positively to the architectural quality of Bandon.</i> <i>The movement network shall prioritise walking and cycling and ensure routes are direct, overlooked and safe as per DMURS.</i>

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.4.20

BANDON: TEXT UPDATE FOR OBJECTIVE BD-R-01

ORIGIN OF AMENDMENT

This amendment is required as text is already addressed in Chapter 3 Settlements and Placemaking, Table 3.1: Principles of Placemaking and Ecology Team.

PROPOSED AMENDMENT

Update Text as follows

BD-R-01	Medium A Residential Development.* The proposed placemaking approach needs to follow guidelines within Table 5.1.5 Placemaking and Urban Design Guidance. <i>The site supports habitats of biodiversity value; provision should be made for the retention and protection of the same within any new development where possible.</i> Proposals to demonstrate how the stream is integrated into the layout from a biodiversity and placemaking approach is required.	4.45
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TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.4.21

BANDON: UPDATE GREEN INFRASTRUCTURE DIAGRAM

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. Update the Green Infrastructure Diagram for Bandon to reflect changes to the zoning and flood maps proposed through other amendments.

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.4.22

BANDON: RECLASSIFY ZONING OF BD-AG-02 TO RESIDENTIAL RESERVE

ORIGIN OF AMENDMENT

This amendment is required following discussion at Development Committee for the Bandon Kinsale MD on the 9th of November 2021 and the Special Development Committee on the 23rd of November 2021.

PROPOSED AMENDMENT

It is proposed to reclassify the zoning of BD-AG-02 to Residential Reserve.

BD-AG-02	Agriculture	5.7
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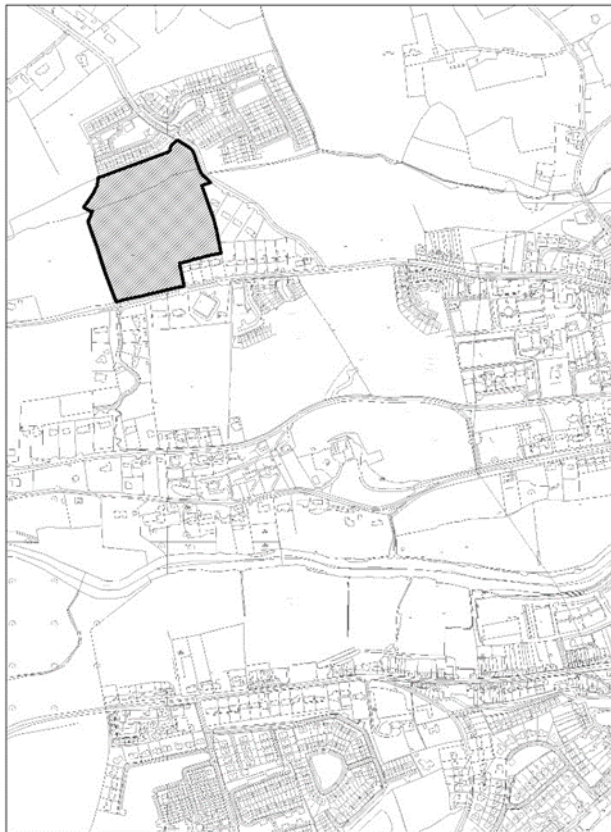
RESIDENTIAL RESERVE

BD-RR-01	Residential development – Medium B Residential development	5.7
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PROPOSED AMENDMENT NO. 5.1.4.22

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Bandon



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 5.1.4.23

BANDON: AMEND DEVELOPMENT BOUNDARY TO INCLUDE LANDS ZONED RESIDENTIAL RESERVE

ORIGIN OF AMENDMENT

This amendment is required following discussion at the Special Municipal District Meeting for the Bandon Kinsale MD on the 9th November 2021, the Special Development Committee Meeting on the 23rd November 2021 and at Development Committee on 3rd December 2021.

PROPOSED AMENDMENT

It is proposed to amend the development boundary of Bandon and zone lands within extension of development boundary as Residential Reserve.

RESIDENTIAL RESERVE

BD-RR-02: *Residential development – Medium B Residential development. Any development proposal for this site should include the retention and protection of tree cover on the boundaries of this site and will be subject to necessary road upgrades and Strategic Flood Risk Assessment. **

PROPOSED AMENDMENT NO. 5.1.4.23

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TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 5.1.4.24

BANDON: AMEND DEVELOPMENT BOUNDARY TO INCLUDE LANDS AS EXISTING RESIDENTIAL/MIXED RESIDENTIAL/OTHER USES

ORIGIN OF AMENDMENT

This amendment is required following discussion at the Special Municipal District Meeting for the Bandon Kinsale MD on the 9th November and Special Development Committee Meeting on the 23rd November 2021 and at Development Committee on 3rd December 2021.

PROPOSED AMENDMENT

It is proposed to amend the development boundary of Bandon and include the existing dwellings at either side of the proposed Residential Reserve zoning as Existing Residential/ Mixed Residential and Other Uses.

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Bandon



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO.5.1.4.25

BANDON: UPDATED TEXT TO COMPLY WITH STRATEGIC FLOOD RISK ASSESSMENT

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to update paragraph 1.4.41 by including additional text as follows:

~~“The Plan carries forward the four sites zoned for town centre/town centre expansion from the previous Plan. All of these town centre sites are within the “flood risk” area and will need to comply with the appropriate Ministerial Guidelines. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”~~

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO.5.1.4.26

BANDON: UPDATED TEXT TO COMPLY WITH STRATEGIC FLOOD RISK ASSESSMENT

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to update paragraph 1.4.68 by including additional text as follows:

“Flooding is an issue for parts of Bandon, in particular the town centre. Areas at risk follow the path of the River Bandon and its tributaries. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.4.27

BANDON: EXTEND DEVELOPMENT BOUNDARY TO INCLUDE NEW GREEN INFRASTRUCTURE ZONING BD-GC-09

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to extend the development boundary to include part of a proposed NHA (Bandon Valley West of Bandon) as Green Infrastructure Conservation – BD-GC-09:

BD-GC-09	<i>Green Infrastructure. Lands to remain predominantly open to protect the setting of the Town and of the Castlebernard Estate. Parts of these lands form part of the floodplain for the River Bandon*</i> <i>The zoning includes habitats of ecological importance as the proposed NHA Bandon Valley West of Bandon, which contains Ancient Woodland habitats.</i>
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Bandon



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 5.1.4.28

BANDON: EXTEND DEVELOPMENT BOUNDARY TO INCLUDE PROVISION OF A SPECIAL POLICY AREA FOR CASTLEBERNARD AND AMEND EXISTING TEXT AND INCLUDE ADDITIONAL TEXT RELATING TO CASTLEBERNARD

ORIGIN OF AMENDMENT

This amendment is required following discussion at Development Committee for the Bandon Kinsale MD on the 9th of November 2021 and the Special Development Committee on the 23rd of November 2021 and the Development Committee Meeting on 3rd December 2021.

PROPOSED AMENDMENT

Delete existing paragraphs 1.4.36 and 1.4.37 and include new Section Castlebernard Demesne and amend paragraph 1.4.73 as follows:

~~1.4.36 Outside the development boundary, Castlebernard Demesne could offer an attractive hotel experience. It offers an opportunity to take advantage of the site's historic setting adjacent to the 18th century Castlebernard House and Medieval Tower house.~~

~~1.4.37 Castlebernard House and Medieval Tower complex, currently in a ruinous state of repair, are protected structures and National Monuments subject to a Preservation Order. Its attractive parkland landscape, avenues and demesne walls and woodland features are still intact and are designated as an Architectural Conservation Area. The Council would encourage the appropriate redevelopment of this historic site subject to a full conservation and landscape assessment of the building and its demesne and which would secure the buildings' stability into the future. The provision of a safe public walkway through the site and linking the site with Bandon Town would be encouraged as part of any long term future plans for this site to improve connectivity between the site and Bandon Town and provide opportunities for the demesne to become informal parkland for the people of Bandon. Partnership arrangements between the owners of Castlebernard Estate and public authorities will be necessary prior to any part of the demesne becoming accessible to the public.~~

Castlebernard Demesne:

BD-X-05 is a new Special Policy Area allowing for conservation, protection and the sensitive redevelopment of the Castlebernard Estate, to the west of the town. This will allow for the conservation of the built and natural heritage in this area as well as provide for improved public realm by way of walkways and other appropriate leisure offerings.

Castlebernard Estate is located to the West of Bandon town and consists of both built and natural heritage features of significant importance. The Castle was constructed in the late 18th Century and consists of a detached nine-bay two-storey over basement country house, attached to medieval tower house, Gothicised and extended c.1870, all of which is set within a historic demesne. The House is now ruinous but retains its historic form and a great deal of its fabric.

The demesne itself along with the ancillary structures dates from the 18th century and includes an area of mature woodland in the north of the site which forms part of the Bandon Valley West of Bandon proposed Natural Heritage Area and a second area of woodland in the southern portion of the site to the south of Castlebernard itself. Historic mapping indicates that there has been mature woodland at both of these locations for a significant period of time, which indicates that the woodland is of higher ecological value. The demesne landscape includes the wooded estate as well as formal avenues, stone walls, gate lodges and the Castle and House. The Castle and House on site as well as the curtilage are included in the Record of Protected Structures and National Monuments and therefore are protected by preservation orders and the demesne is designated an Architectural Conservation Area.

In light of the high architectural and landscape value of the site it may lend itself to development for parkland, walkways, tourism uses and limited residential uses. The provision of a safe public walkway

through the site and linking Castlebernard with Bandon Town would be encouraged as part of any long term future plans for to improve connectivity with Bandon Town and provide opportunities for the demesne to become informal parkland for the people of Bandon. Partnership arrangements between the owners of Castlebernard Estate and public authorities will be necessary prior to any part of the demesne becoming accessible to the public.

Any development within the demesne (including to the structures) will be subject to necessary assessments and must be carried out in a focused and sensitive manner that will protect the integrity and character of this site. Any development of the site will include the retention and protection of woodland and historic boundaries including hedgerows within this zone and will respect the landscape, heritage and ecological sensitivities of the site. Furthermore, development at this site must be developed by accredited conservation professionals, subject to comprehensive and detailed assessments of the estate as whole to achieve a development that conserves and enhances the character and significance of Castlebernard as well as full conservation, landscape and ecological assessment of the building and its demesne and should include proposals to secure the buildings' stability into the future. The Council will work with the landowners to encourage appropriate development on this historic site in accordance with a framework masterplan which will show how all the matters raised above are appropriately addressed in a balanced manner.

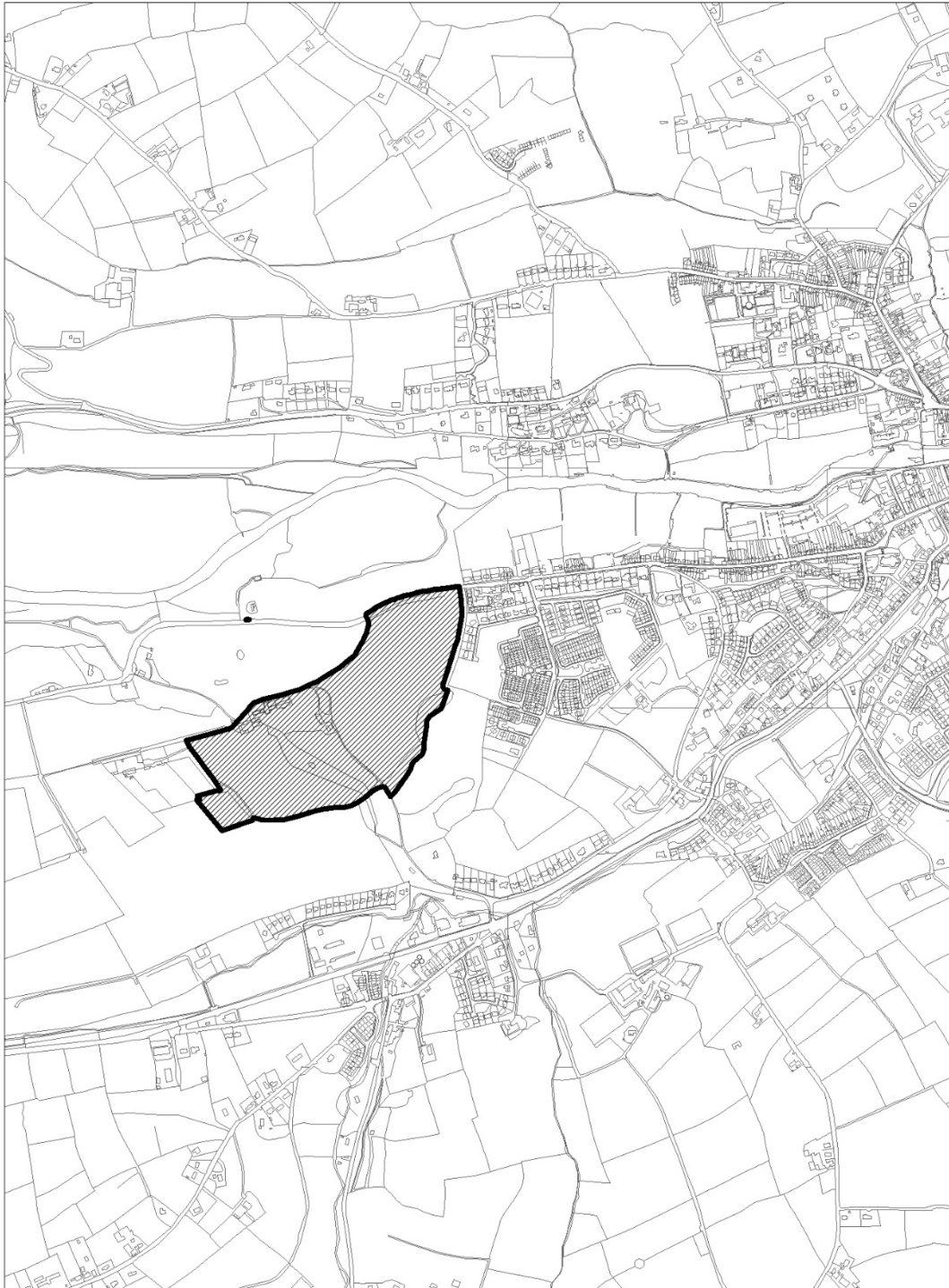
1.4.73 Throughout the town there are 54 buildings or other structures entered in the Record of Protected Structures. An extensive part of the town centre is designated as a series of Architectural Conservation Areas reflecting the various urban quarters in the town. To the west of the town, on the southern bank of the Bandon River, is Castlebernard Estate. The large demesne is designated as an Architectural Conservation Area due to its significant historic buildings (now in ruins), attractive wooded estate and formal avenues, stone walls and gate lodges. ~~Any future development within this site will need to be accompanied by a detailed historic appraisal of the historic buildings and wider demesne landscape as per Cork County Council's Guidance documents. The Council will consider a range of uses on this site which contribute to the retention of the heritage value of this important site.~~ *See section on Castlebernard Demesne and Objective BD-X-05.*

Extend development boundary and include provision for a special policy area BD-X-05 as follows:

BD-X-05:	<p>Castlebernard Demesne: <i>Encourage the sensitive development of this site in recognition of the high architectural and landscape value of the site, its inclusion in the Record of Protected Structures and designation as an Architectural Conservation Area. Consideration may be given to development for tourism and amenity uses including a hotel as well as a limited provision for residential development and the provision of a safe public walkway through the site, linking Castlebernard with Bandon Town. Any development within the demesne (including to the structures) will be subject to necessary assessments and must be carried out in a sensitive manner that will protect the integrity and character of this site (particularly the mature trees and woodland).</i></p> <p><i>Development at this site must be developed by accredited conservation professionals, subject to comprehensive and detailed assessments of the estate as whole to achieve a development that conserves and enhances the character and significance of Castlebernard, as well as ensuring full conservation, landscape and ecological assessment of the building and its demesne and should include proposals to secure the buildings' stability into the future. Development of the site will be subject to the preparation of a framework masterplan.</i></p>
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Bandon



MAP AND TEXT CHANGE

Kinsale

PROPOSED AMENDMENT NO. 5.1.5.1

KINSALE: UPDATE POPULATION, HOUSING AND LAND SUPPLY FIGURES IN ACCORDANCE WITH THE REVISED CORE STRATEGY

ORIGIN OF AMENDMENT

This amendment is a consequential amendment required to address changes to the Core Strategy of the Plan. (See proposed amendments to Volume One of the Plan for details re: changes to the Core Strategy including Amendment No. 1.2.13).

PROPOSED AMENDMENT

1. Update and Amend table 5.1.7 Kinsale Population, Housing Supply and Residential Land Area, amend table 5.1.8 Kinsale Population 2006-2028, to reflect changes to the Core Strategy.
2. Update and Amend paragraphs and KS-GO-01 to reflect changes to the Core Strategy.

Table 5.1.7 Kinsale Population, Households and Residential Land Area						
	Housing Requirement			Housing Supply		
	Census 2016	Target (to 2028)	New Units Required (to 2028)	Units within built footprint	Units on remainder	Est. Net Residential area zoned (ha)
Kinsale	5,281	7,342 TO BE INSERTED	629 403	189 TO BE INSERTED	440 TO BE INSERTED	35.34ha TO BE INSERTED

Table 5.1.8 Kinsale Population and Households 2006-2028				
Name	Census 2006	Census 2011	Census 2016	Proposed Increase to 2028
Kinsale	4,099	4,893	5,281	2,061 TO BE INSERTED

NOTE: THESE TABLES WILL BE FINALISED / UPDATED AS PER THE FINAL CORE STRATEGY WHEN THE PLAN IS ADOPTED.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.5.2

KINSALE: RECLASSIFY RESIDENTIAL ZONING AS RESIDENTIAL RESERVE

ORIGIN OF AMENDMENT

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

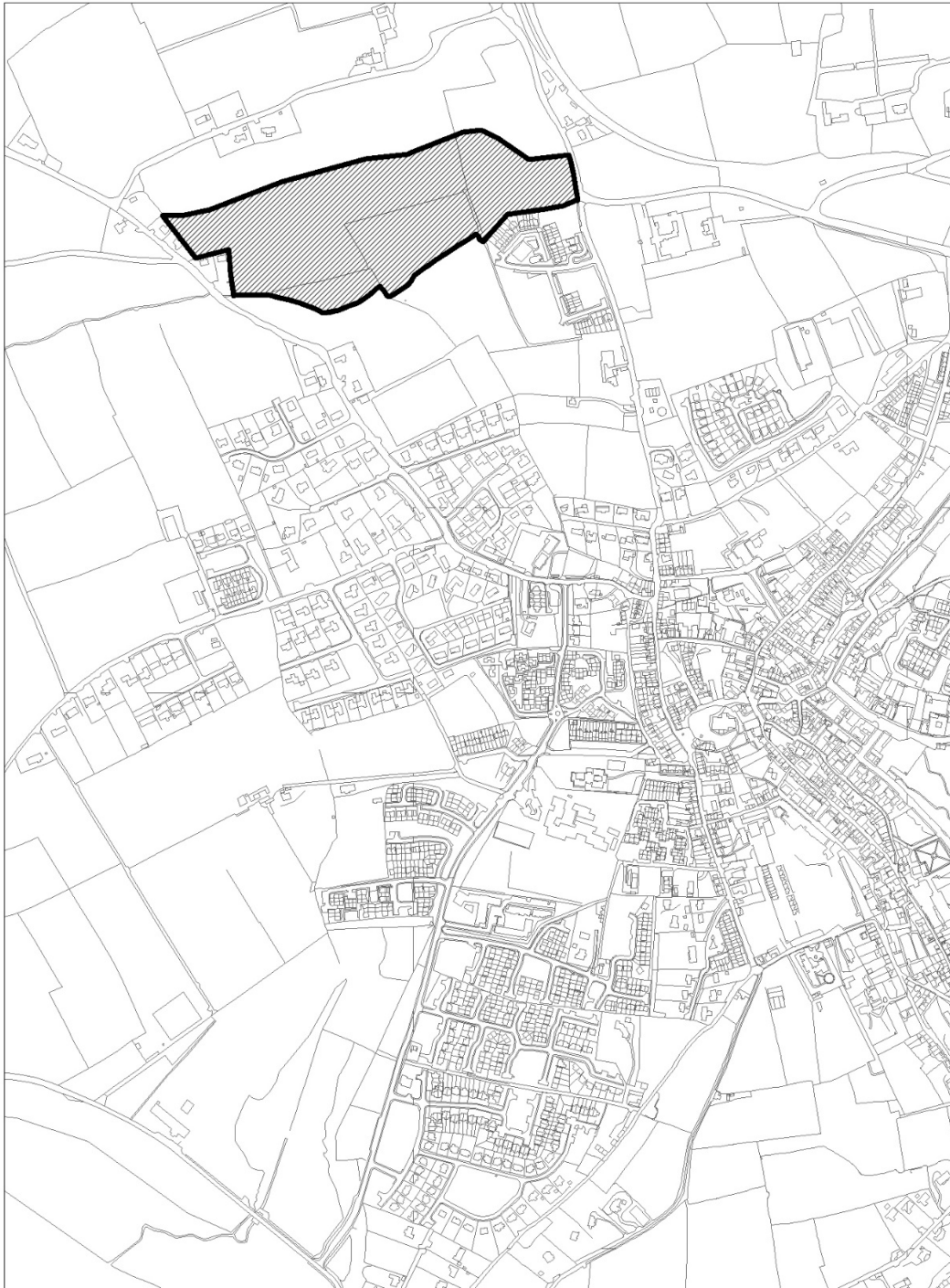
PROPOSED AMENDMENT

It is reclassify KS-R-01 as KS-RR-01 as follows:

<p>KS-R-01 KS-RR-01</p>	<p><i>Residential Reserve</i></p> <p>Medium A Residential Development. The development of this site should be carried out on a phased basis and will include the construction of a section of the Northern Relief Road as proposed in the Kinsale Transportation Study. Local water storage within the northern most extremity of the site will be a requirement in developing these lands.</p> <p>Development should include pedestrian and cycleway linkages to the KS-R-02 site to the south.</p> <p>Having regard to the site’s location within an area of potential associated with the Kinsale Siege and Battlefield, an archaeological assessment will be required in advance of development works in order to guide the design and layout of any future residential scheme. The assessment should include geo-physical assessment to determine sub-surface archaeology and should determine whether parts of the site formed part of the strategic locations of campsites or entrenchments of the 1601 military landscape.</p>	<p>8.1</p>
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Kinsale



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 5.1.5.3

KINSALE: RECLASSIFY KS-R-02 RESIDENTIAL ZONING AS KS-R-02 RESIDENTIAL (ADDITIONAL PROVISION)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to update KS-R-02 to KS-RAP-02 as follows:

KS-R-02 KS-RAP-02	<p><i>Residential Additional Provision</i></p> <p>Medium B Residential Development.</p> <p>Having regard to the site's location within an area of potential associated with the Kinsale Siege and Battlefield, an archaeological assessment will be required in advance of development works in order to guide the design and layout of any future residential scheme. The assessment should include geo-physical assessment to determine sub-surface archaeology and should determine whether parts of the site formed part of the strategic locations of campsites or entrenchments of the 1601 military landscape.</p>	5.5
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Kinsale



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 5.1.5.4

KINSALE: RECLASSIFY KS-R-03 RESIDENTIAL ZONING AS KS-R-03 RESIDENTIAL (ADDITIONAL PROVISION)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to amend objective KS-R-03 to KS-RAP-03 as follows:

KS-R-03 KS-RAP-03	<i>Residential Additional Provision</i> Medium A Residential Development.	3.51
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Kinsale



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 5.1.5.5

KINSALE: RECLASSIFY RESIDENTIAL ZONING AS EXISTING RESIDENTIAL/MIXED RESIDENTIAL/OTHER USES

ORIGIN OF AMENDMENT

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

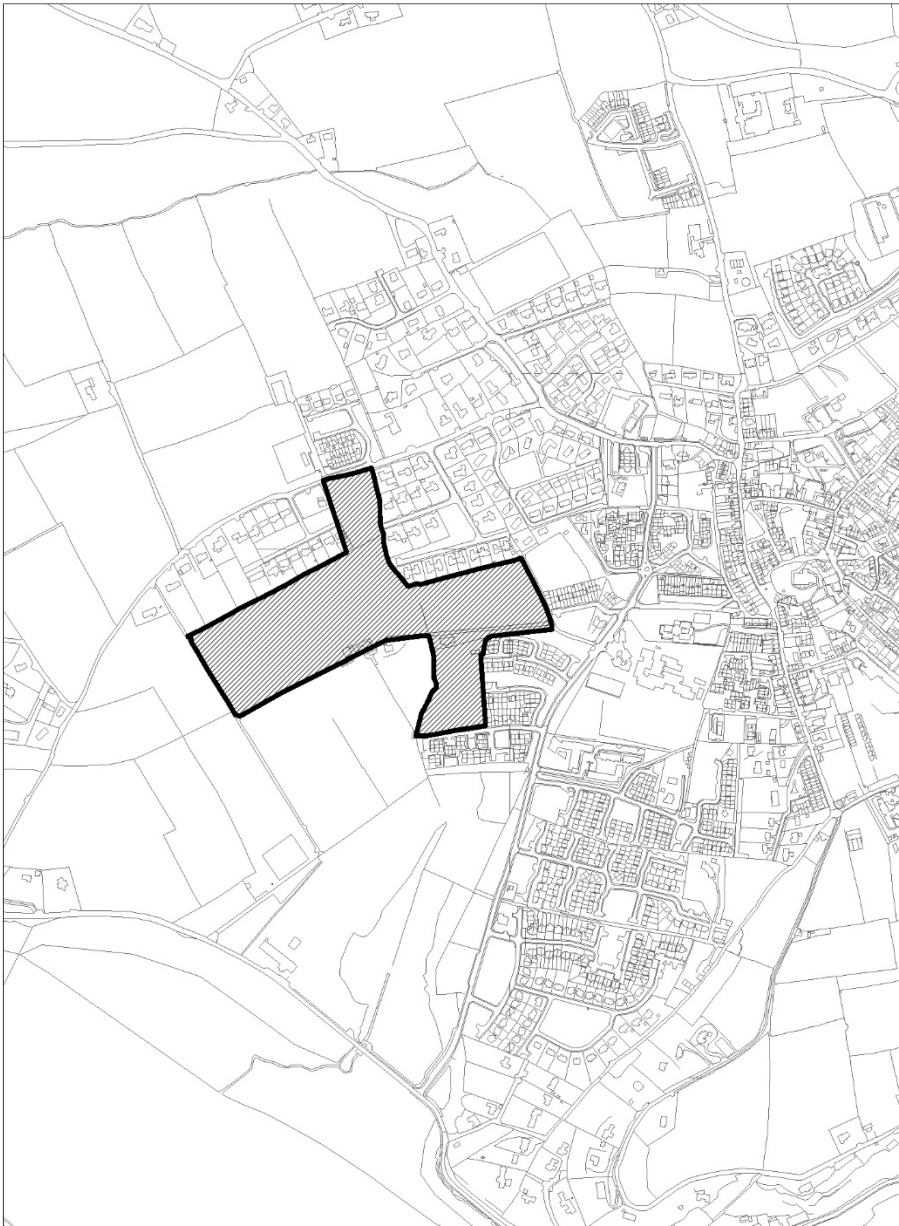
PROPOSED AMENDMENT

It is proposed to delete objective KS-R-04 and change zoning to Existing Residential/ Mixed Residential and Other Uses:

KS-R-04	<p>Medium A Residential Development. The proposed layout will need to consider provision of pedestrian and cycleway linkages to the sports development at Cappagh and the Gaelscoil Cionn tSaile.</p> <p>Having regard to the site's location within an area of potential associated with the Kinsale Siege and Battlefield, an archaeological assessment will be required in advance of development works in order to guide the design and layout of any future residential scheme. The assessment should include geo-physical assessment to determine sub-surface archaeology and should determine whether parts of the site formed part of the strategic locations of campsites or entrenchments of the 1601 military landscape.</p>	7.97
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Kinsale



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 5.1.5.6

KINSALE: RECLASSIFY RESIDENTIAL ZONING AS EXISTING RESIDENTIAL/MIXED RESIDENTIAL/OTHER USES

ORIGIN OF AMENDMENT

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

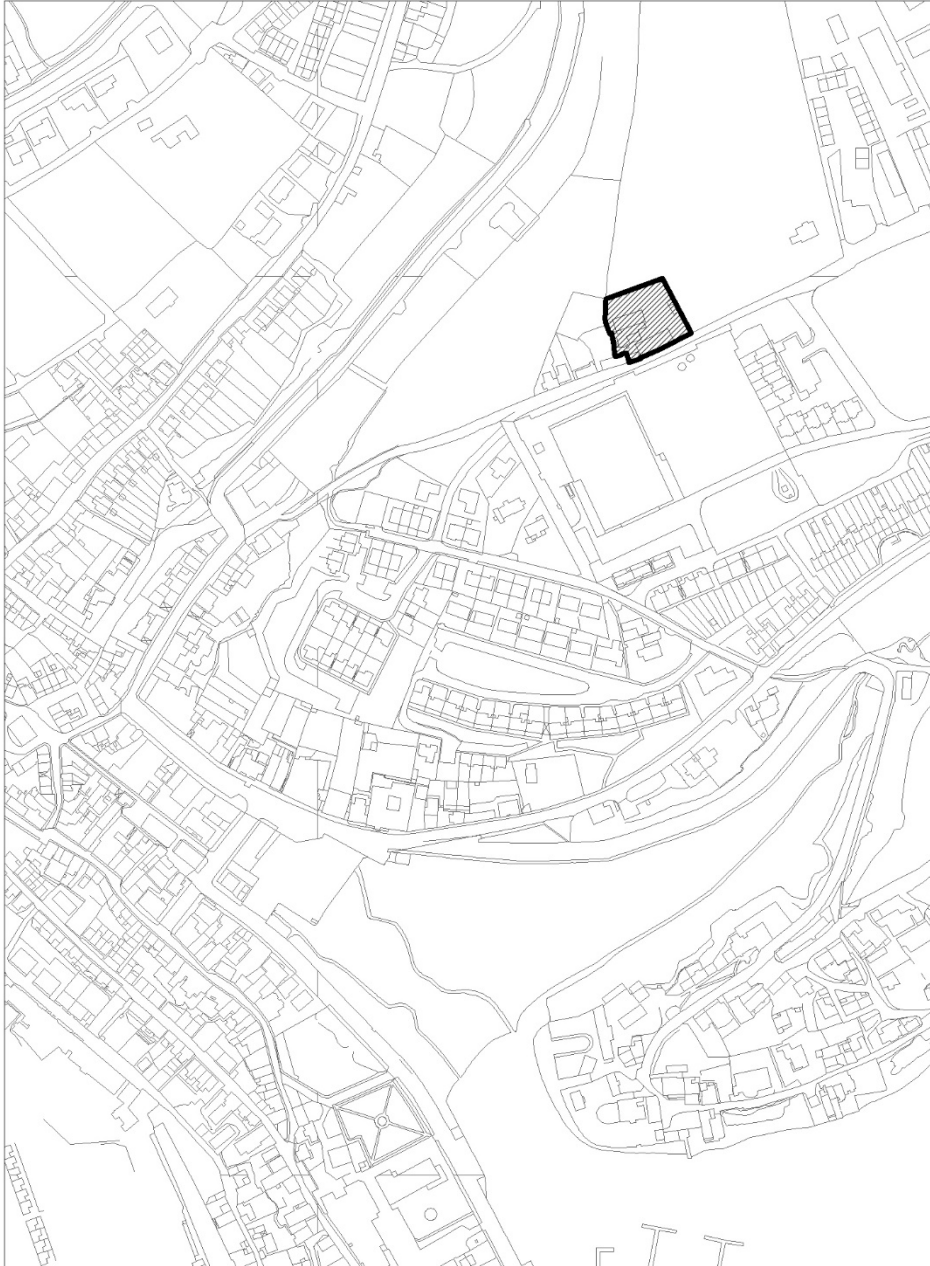
PROPOSED AMENDMENT

It is proposed to delete objective KS-R-06 and change zoning to Existing Residential/ Mixed Residential and Other Uses:

KS-R-06	Medium A Residential Development. The site is adjacent to Glenbeg Woodlands which contains broadleaved woodlands of ecological value, directly to the north and south. Proposals to include a comprehensive landscaping scheme including tree protection zones where necessary.	0.86
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**Cork County Development Plan
Public Consultation Draft**

Kinsale



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 5.1.5.7

KINSALE: CORRECT SITE AREA FOR ZONING

ORIGIN OF AMENDMENT

This amendment is required to correct an error in site area from the Draft Plan.

PROPOSED AMENDMENT

It is proposed to Delete KS-R-07:

KS-R-07	Medium A Residential Development.	0.20
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And replace with:

<i>KS-R-07</i>	<i>Medium A Residential Development.</i>	<i>0.86</i>
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TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.5.8

KINSALE: EXTEND SITE AREA OF KS-C-02

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submission.

PROPOSED AMENDMENT

It is proposed to extend the area of KS-C-02 as follows:

KS-C-02	Community Use. Provision for extension to existing primary school and provision of a childcare facility.	1.2 2.4
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**Cork County Development Plan
Public Consultation Draft**

Kinsale



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 5.1.5.9

KINSALE: PROPOSED ADDITIONAL COMMUNITY ZONING

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions.

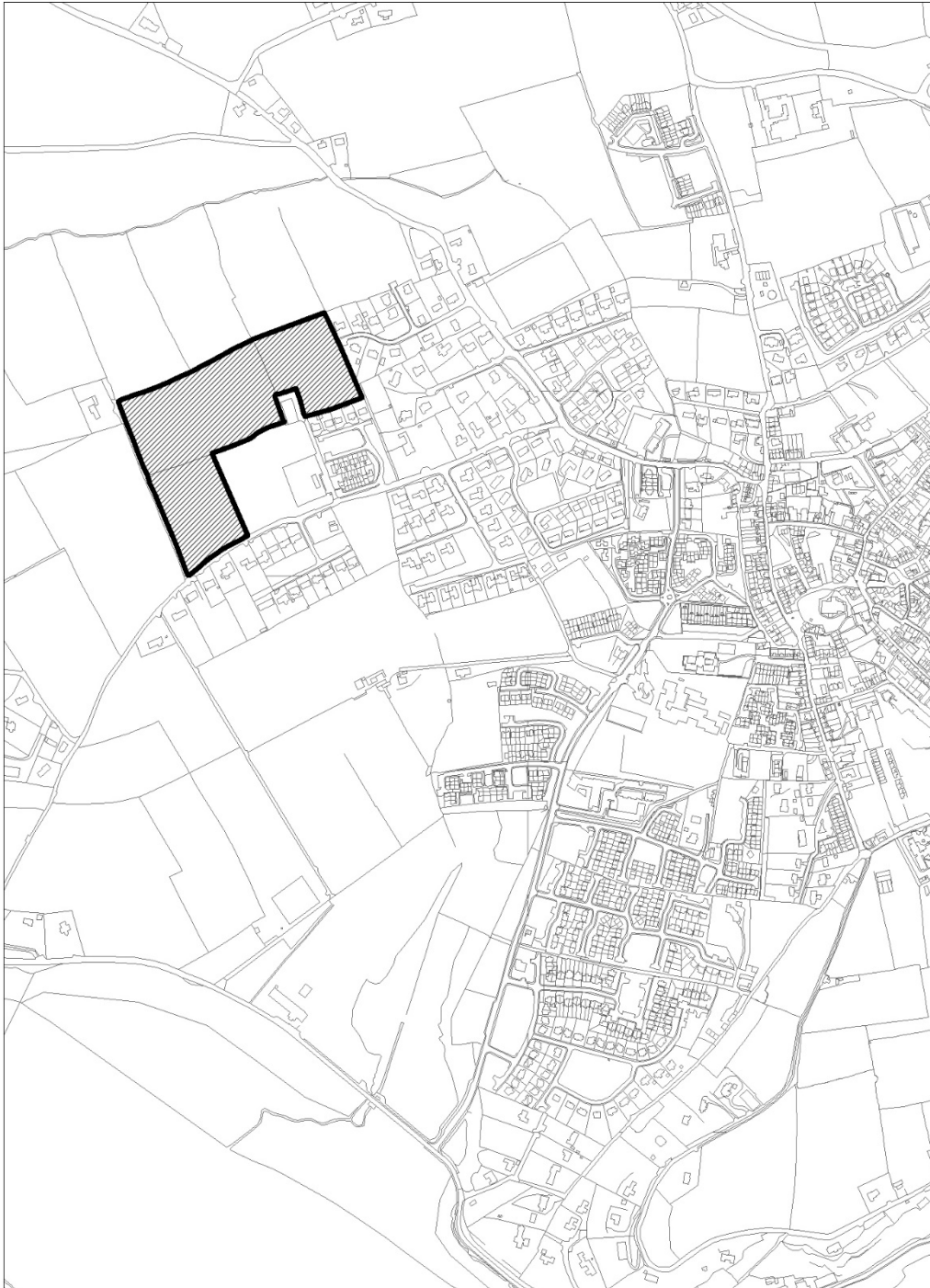
PROPOSED AMENDMENT

New Objective KS-C-04:

<p><i>KS-C-04</i></p>	<p><i>Community Use. Provision of area for Secondary School (2.2ha) and for nursing home facilities.</i></p> <p><i>Any proposal should have to make provision for the proposed Relief Road and include proposals to provide walking and cycling connections to adjoining residential areas and future amenity facilities.</i></p> <p><i>Having regard to the site's location within an area of potential associated with the Kinsale Siege and Battlefield, an archaeological assessment will be required in advance of development works in order to guide the design and layout of any future development. The assessment should include geo-physical assessment to determine sub-surface archaeological and should determine whether parts of the site formed part of the strategic locations of campsites or entrenchments of the 1601 military landscape.</i></p>	<p><i>7.34</i></p>
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**Cork County Development Plan
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TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 5.1.5.10

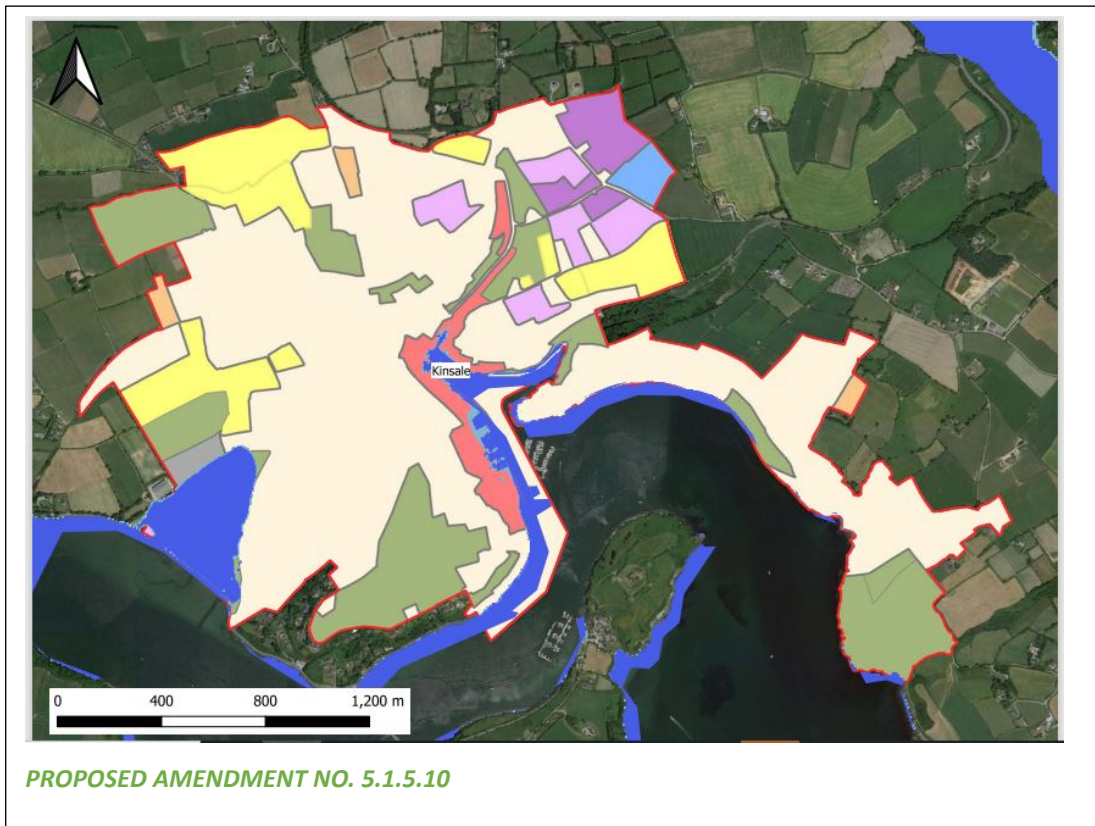
KINSALE: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

New Flood Risk Map.



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.5.11

**KINSALE: REMOVAL OF AREA WITHIN DEVELOPMENT BOUNDARY AND DELETION OF TEXT
FOLLOWING STRATEGIC FLOOD RISK ASSESSMENT**

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Delete paragraph 1.5.3 and removal of a portion of lands currently zoned Existing Mixed/ General Business/ Industrial from development boundary as follows:

~~A further established employment use is located on the Former Shirt Factory lands on the south western periphery of the development boundary. The extents of the Existing Mixed/General Business/Industrial Use site area on the map have been increased to reflect the planning permission on site. Part of the site overlaps with the Marsh Local Biodiversity Area which is of high biodiversity value due to wetland habitats and associated species. Any future proposals shall protect the biodiversity value of the site.~~

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Kinsale



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 5.1.5.12

KINSALE: EXTENSION OF AREA ZONED KS-T-02 AND UPDATE TO WORDING OF OBJECTIVE

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submission.

PROPOSED AMENDMENT

Extension to site extents of KS-T-02 and update to text as follows:

KS-T-02	<p>Town Centre. Lands to facilitate the expansion of the town centre. Proposals need to relate positively to the street, creating active frontages and avoiding blank facades. Development needs to create a high quality public realm, appropriate landscaping to reflect the “gateway” nature of this site marking the arrival/ departure to/from the town.</p> <p>Glenbeg Woodlands which contains broadleaved woodlands of ecological value, <i>overlaps and</i> is adjacent to the site. The retention of mature trees <i>and natural boundaries</i> within the site is desirable.</p> <p><i>Proposals should include a landscaping plan identifying trees to be retained and removed and proposals to protect landscaping features during construction.</i></p> <p><i>The existing laneway surface should be retained, upgraded and include lighting proposals.</i></p>	
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**Cork County Development Plan
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Kinsale



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 5.1.5.13

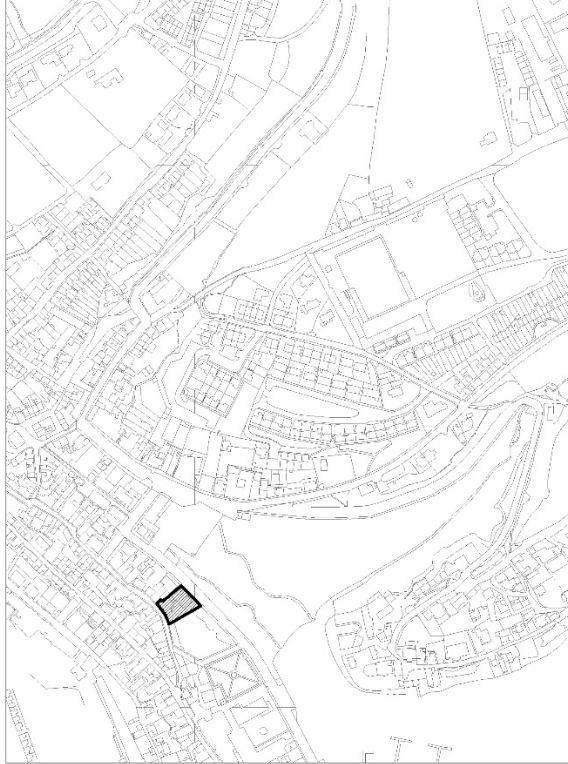
KINSALE: ADDITIONAL REGENERATION AREA

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submission.

PROPOSED AMENDMENT

Update Table 5.1.10 to include Regeneration Area KS—RA-03 (Pier Road/ Market Street)

<p>PROPOSED AMENDMENT NO. 5.1.5.13</p> <p>Cork County Development Plan Public Consultation Draft</p> <p>Kinsale</p> 	<p>KS-RA-03: Pier Road/Market Street</p> <p><i>This prominent site overlooks the Waterfront at Pier Road and contains a protected structure (known as Seaview) which fronts onto the streetscape of Main Street and creates a dominant terminus to the street.</i></p> <p><i>The structure is in a vacant and semi-deerelict state within the Kinsale Architectural Conservation Area.</i></p> <p><i>There is scope to provide a sensitive infill structure (2 storeys maximum) on Pier Road to create better definition and supervision of adjoining public spaces.</i></p> <p><i>Any development on site needs to include proposals to renovate the existing Protected Structure, informed by a conservation professional. Detailing of any renovation and new build elements will need to respond favourably to its location within an Architectural Conservation Area.</i></p>
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TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 5.1.5.14

KINSALE: UPDATED TEXT

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submission.

PROPOSED AMENDMENT

Insert new text at the end of 1.5.5 as follows:

The Kinsale Chamber of Tourism & Commerce have prepared the ‘Reconnect in Kinsale 2021 Recovery Strategy’ which is considered to be an innovative example of stakeholder consultation and ownership for the local community.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.5.15

KINSALE: UPDATED MAP RESULTING FROM STRATEGIC FLOOD RISK ASSESSMENT

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. Update the Green Infrastructure Diagram for Kinsale to reflect changes to the zoning and flood maps proposed through other amendments.

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.5.16

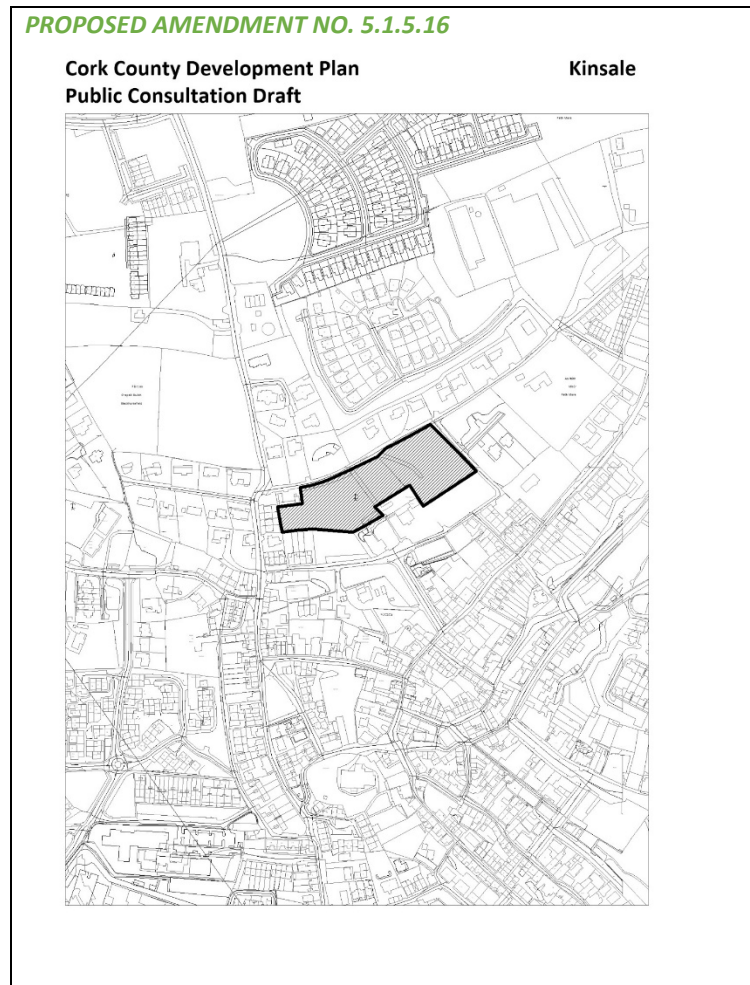
KINSALE: AMEND THE BOUNDARY OF KS-GC-09

ORIGIN OF AMENDMENT

This amendment is required following discussion at Development Committee for the Bandon Kinsale MD on the 9th of November 2021 and the Special Development Committee on the 23rd of November 2021.

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to amend the boundary of KS-GC-09 as follows:



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.5.17

KINSALE: REVISE THE BOUNDARY OF KS-GC-09 AND RECLASSIFY SOUTHERN SECTIONS TO EXISTING RESIDENTIAL/MIXED RESIDENTIAL AND OTHER USES

ORIGIN OF AMENDMENT

This amendment is required following discussion at Development Committee for the Bandon Kinsale MD on the 9th of November 2021 and the Special Development Committee on the 23rd of November 2021.

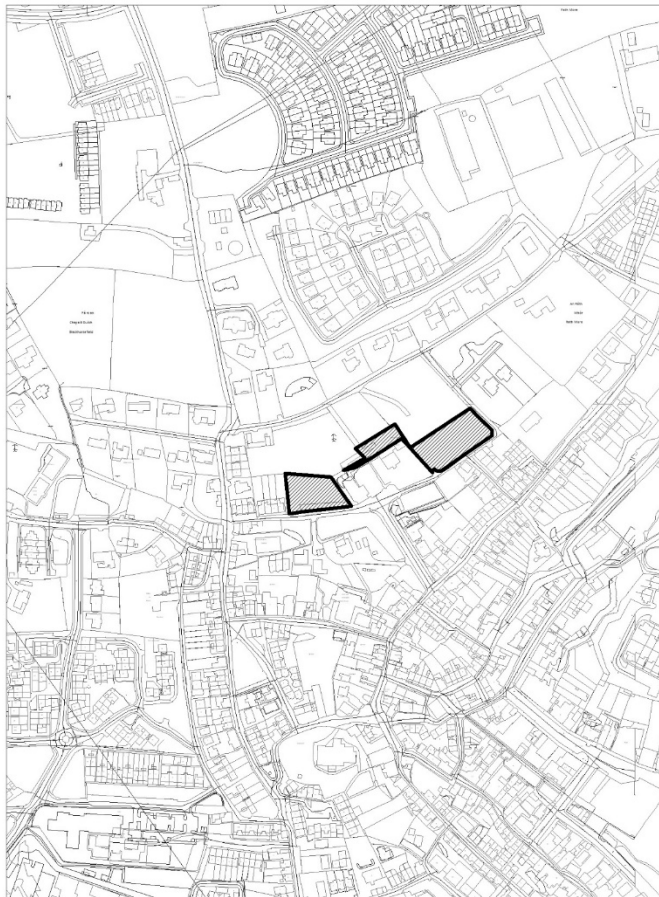
PROPOSED AMENDMENT

It is proposed to revise part of the previous KS-GC-09 to Existing Residential/Mixed Residential and Other Uses:

PROPOSED AMENDMENT NO. 5.1.5.17

**Cork County Development Plan
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MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.5.18

KINSALE: AMEND BOUNDARY OF KS-GC-10

ORIGIN OF AMENDMENT

This amendment is required following discussion at Development Committee for the Bandon Kinsale MD on the 9th of November 2021 and the Special Development Committee on the 23rd of November 2021.

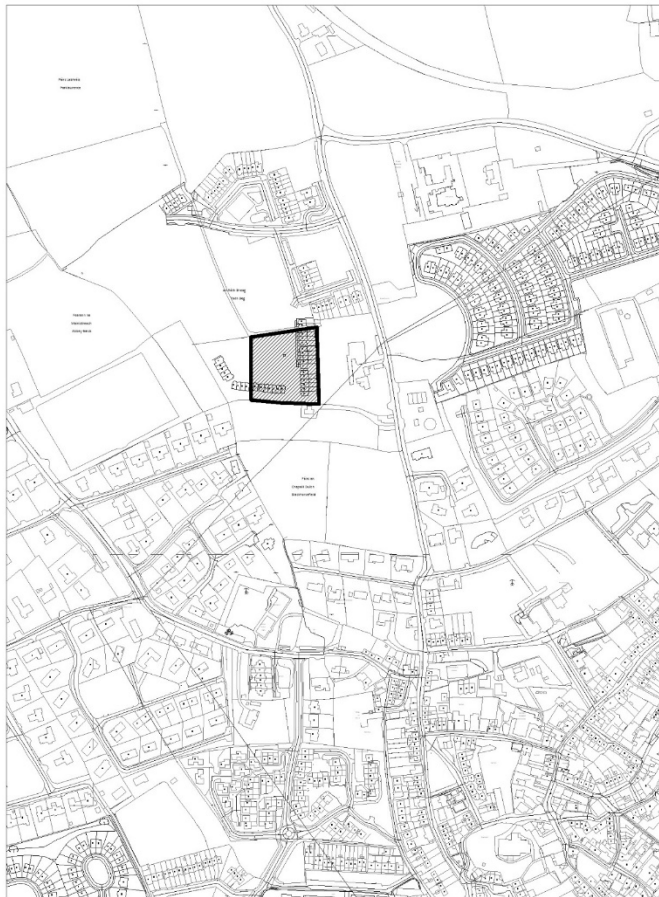
PROPOSED AMENDMENT

Amend the settlement map to remove a section of the lands zoned as KS-GC-10 and replace as Existing Residential/Mixed Residential and Other Uses.

PROPOSED AMENDMENT NO. 5.1.5.18

**Cork County Development Plan
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MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.5.19

KINSALE: EXTEND THE DEVELOPMENT BOUNDARY TO INCLUDE LANDS ZONED AS AGRICULTURE

ORIGIN OF AMENDMENT

This amendment is required following discussion at Development Committee for the Bandon Kinsale MD on the 9th of November 2021 and the Special Development Committee on the 23rd of November 2021.

PROPOSED AMENDMENT

Amend the settlement map to change the development boundary of the current draft plan zoning map to include additional lands to be zoned as Agricultural.

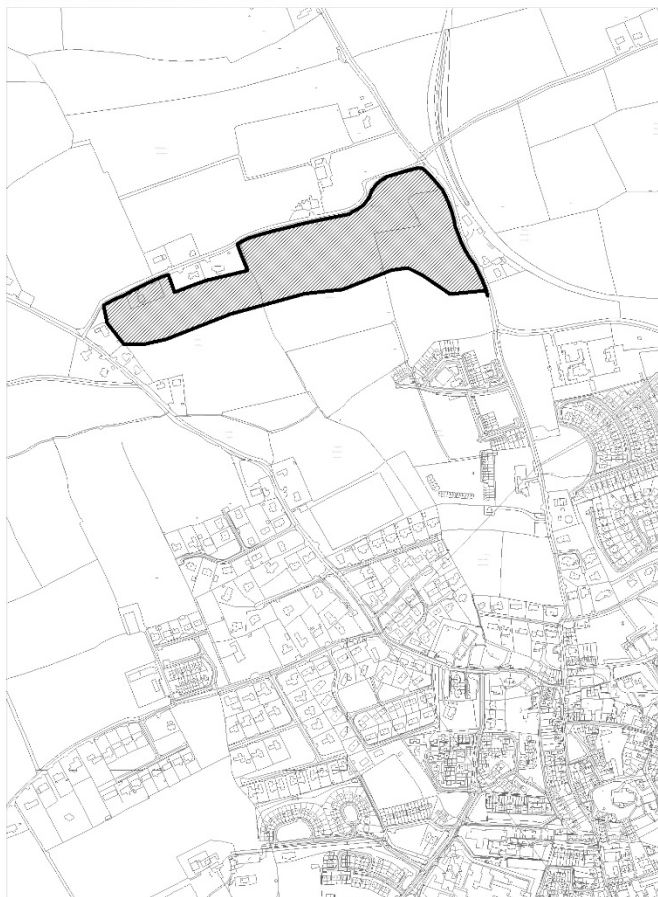
KS-AG-01

Agriculture

PROPOSED AMENDMENT NO. 5.1.5.19

Cork County Development Plan
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Kinsale



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 5.1.5.20

KINSALE: AMEND BOUNDARY OF KS-GC-03 TO REMOVE PART OF AREA AND RECLASSIFY AS EXISTING RESIDENTIAL/MIXED RESIDENTIAL AND OTHER USES

ORIGIN OF AMENDMENT

This amendment is required following discussion at Development Committee for the Bandon Kinsale MD on the 9th of November 2021 and the Special Development Committee on the 23rd of November 2021.

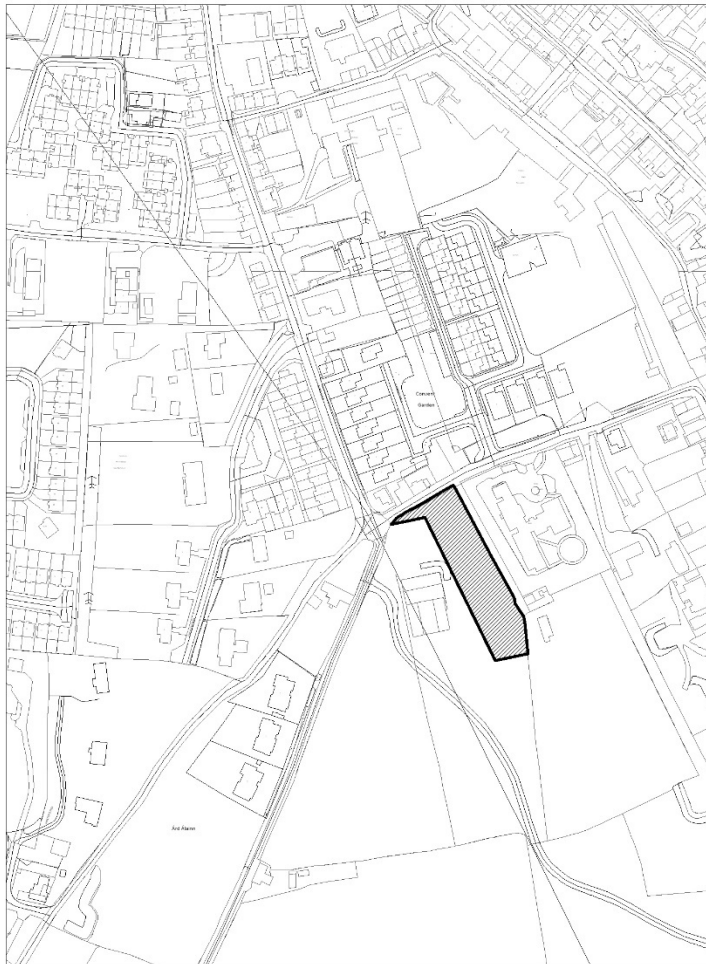
PROPOSED AMENDMENT

Amend the settlement map to change part of the lands zoned KS-GC-03 to Existing Residential/Mixed Residential and Other Uses in the following location

PROPOSED AMENDMENT NO. 5.1.5.20

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Kinsale



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.5.21

KINSALE: AMEND BOUNDARY OF KS-GC-13

ORIGIN OF AMENDMENT

This amendment is required following discussion at Development Committee for the Bandon Kinsale MD on the 9th of November 2021 and the Special Development Committee on the 23rd of November 2021.

PROPOSED AMENDMENT

Amend the boundary of KS-GC-13 to remove part of private garden.

PROPOSED AMENDMENT NO. 5.1.5.21

**Cork County Development Plan
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Kinsale



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.5.22

KINSALE: AMEND TEXT IN ACCORDANCE WITH STRATEGIC FLOOD RISK ASSESSMENT

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to update paragraph 1.5.32 by including additional text as follows:

“Areas of the town at risk of coastal flooding are outlined in the zoning maps. Flood risk in Kinsale is extensive, and includes flood risk from tidal sources. Until a detailed assessment of climate risk is undertaken, extensive redevelopment or significant new development in Flood Zones A and B is considered premature particularly as climate change risks have the potential to be significant. Development in built up areas should be limited to minor development as defined by Section 5.28 of the Guidelines for Planning Authorities ‘The Planning System and flood Risk Management’.”

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.5.23

KINSALE: RECLASSIFICATION OF RESIDENTIAL TO BUSINESS

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to Delete KS-R-09 as follows:

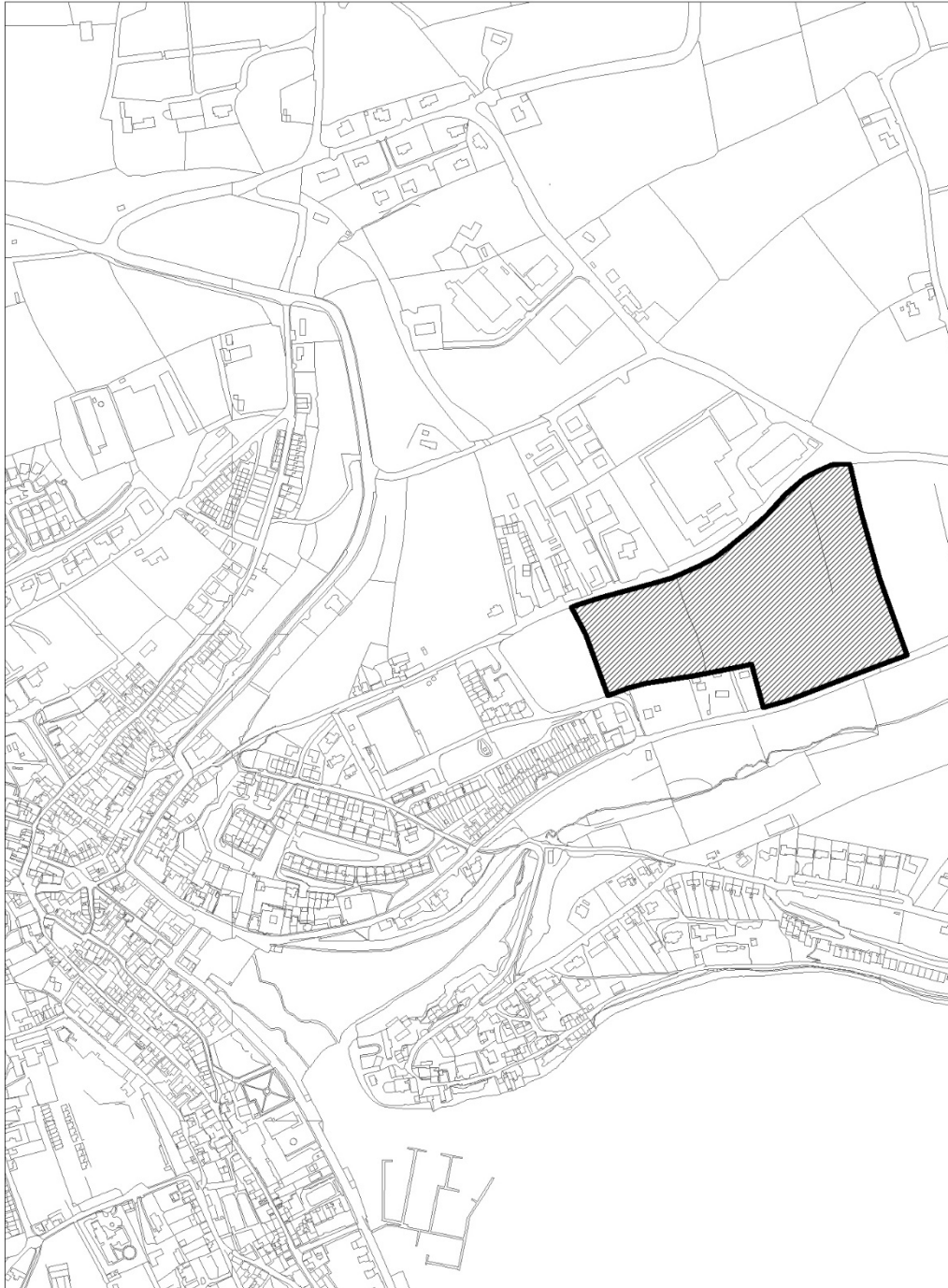
KS-R-09	<p>Medium A Residential Development</p> <p>Having regard to the site's location in the vicinity of an archaeological monument, an archaeological assessment will be required in advance of development works in order to guide the design and layout of any future residential scheme. A 5m buffer will be required from the monument. The assessment should include geo-physical assessment to determine sub-surface archaeology and testing. The proposal shall allow for the retention of the existing upstanding archaeology (enclosure) and allow for a 20m buffer from same.</p>	6.5
---------	---	-----

And Replace With:

KS-B-04	<p><i>Business Development. Access should not be from the R600. Proposals to include a detailed landscaping plan.</i></p> <p><i>Having regard to the site's location in the vicinity of an archaeological monument, an archaeological assessment will be required in advance of development works in order to guide the design and layout of any future residential scheme. A 5m buffer will be required from the monument. The assessment should include geo-physical assessment to determine sub-surface archaeology and testing. The proposal should allow for the retention of the existing upstanding archaeology (enclosure) and allow for a 20m buffer from same.</i></p>	6.5
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Kinsale



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 5.1.5.24

KINSALE: ADDITIONAL TEXT IN SUPPORT OF CASTLEPARK

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submission.

PROPOSED AMENDMENT

Insert new text after 1.5.12 as follows:

Outside the development boundary Castlepark is recognised as an important tourism asset. It contains The Dock Beach, Marina facilities, access to James Fort, holiday home accommodation and limited local services.

TEXT CHANGE ONLY

Key Villages

PROPOSED AMENDMENT NO. 5.1.6.1

KEY VILLAGES: INFORMATION ON KEY VILLAGES AND THEIR SCALE OF GROWTH

ORIGIN OF AMENDMENT

This amendment is required to include updated information on Key Villages and their growth and as a consequence of amendments to the Core Strategy of the Plan following discussions at the Special Development Committee Meeting held on 23rd November 2021 and the Development Committee Meeting on 3rd December 2021.

PROPOSED AMENDMENT

1) It is proposed to include new text, as follows:

Key Villages in the Bandon Kinsale MD

There are 6 Key Villages in the Bandon Kinsale Municipal District as follows;

Ballinspittle, Belgooly, Courtmacsherry, Inishannon, Riverstick and Timoleague.

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 being shown to be available, in compliance with the requirements of Chapter 11 Water Management and any ecological considerations. The transfer of housing units from a specific settlement cannot exceed 50% of that settlement's allocation as 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.

5.1.6: 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>Ballinspittle</i>	115	121	121	24
<i>Belgooly</i>	267	273	274	31
<i>Coutmacsherry</i>	386	417	423	50
<i>Innishannon</i>	300	315	347	97
<i>Riverstick</i>	216	249	266	63
<i>Timoleague</i>	156	167	172	33
Total Key Villages	1440	1,542	1603	298

TEXT CHANGE ONLY

Ballinspittle

PROPOSED AMENDMENT NO. 5.1.6.2

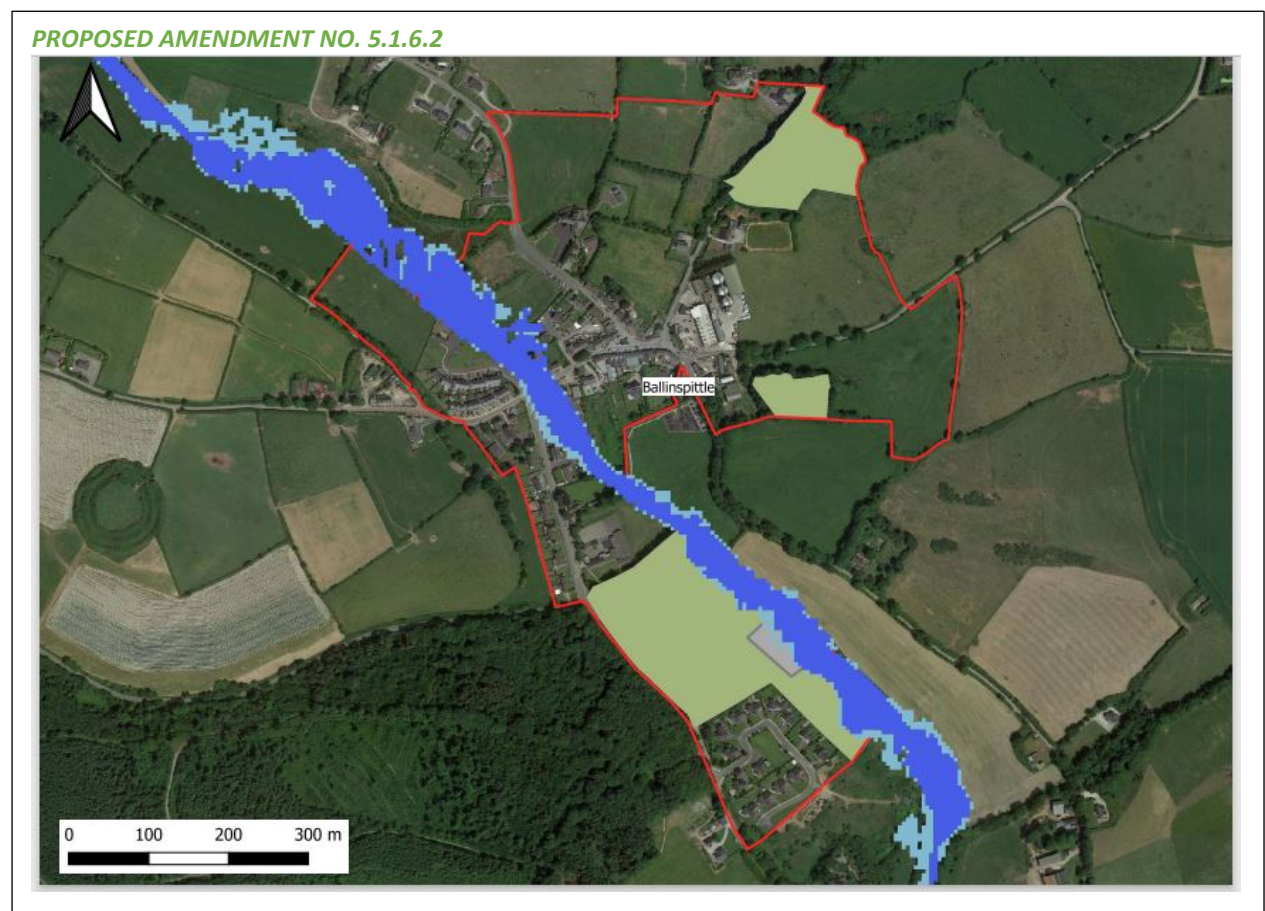
BALLINSPITTLE AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Insert new Flood Extents Map.



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.6.3

BALLINSPIITTE: DELETE OBJECTIVE IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

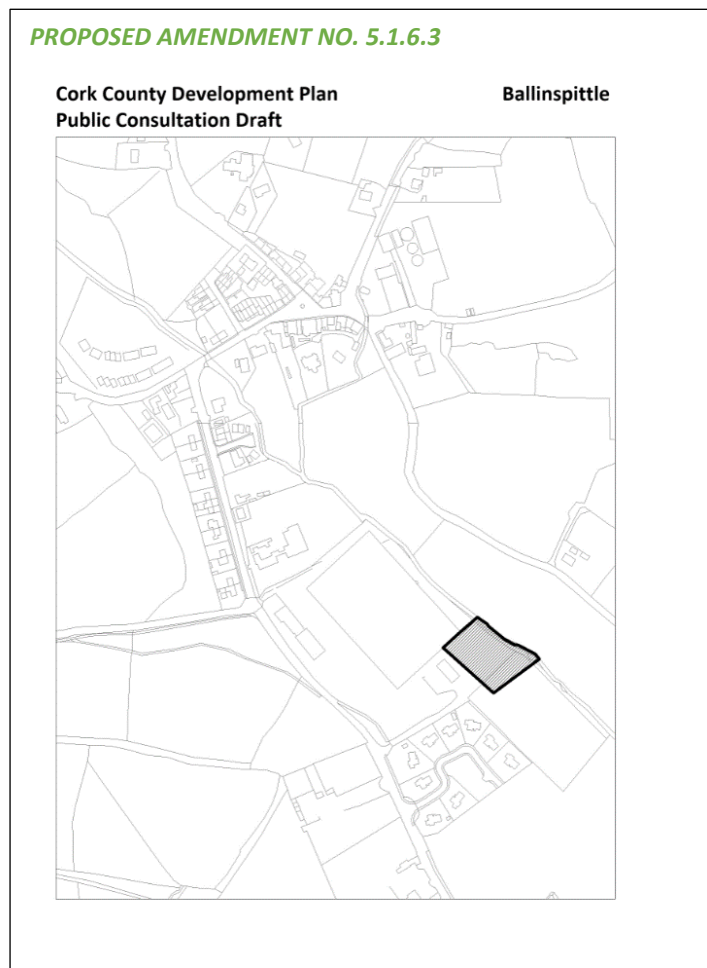
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Remove U-01 in Objective and include lands in GA-01 map extents.

U-01	Maintain existing septic tank and percolation area.*	
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TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 5.1.6.4

BALLINSPIITTE: AMEND DEVELOPMENT BOUNDARY TO EXCLUDE LANDS:

ORIGIN OF AMENDMENT

This amendment is required following discussion at Development Committee for the Bandon Kinsale MD on the 9th of November 2021 and the Special Development Committee on the 23rd of November 2021.

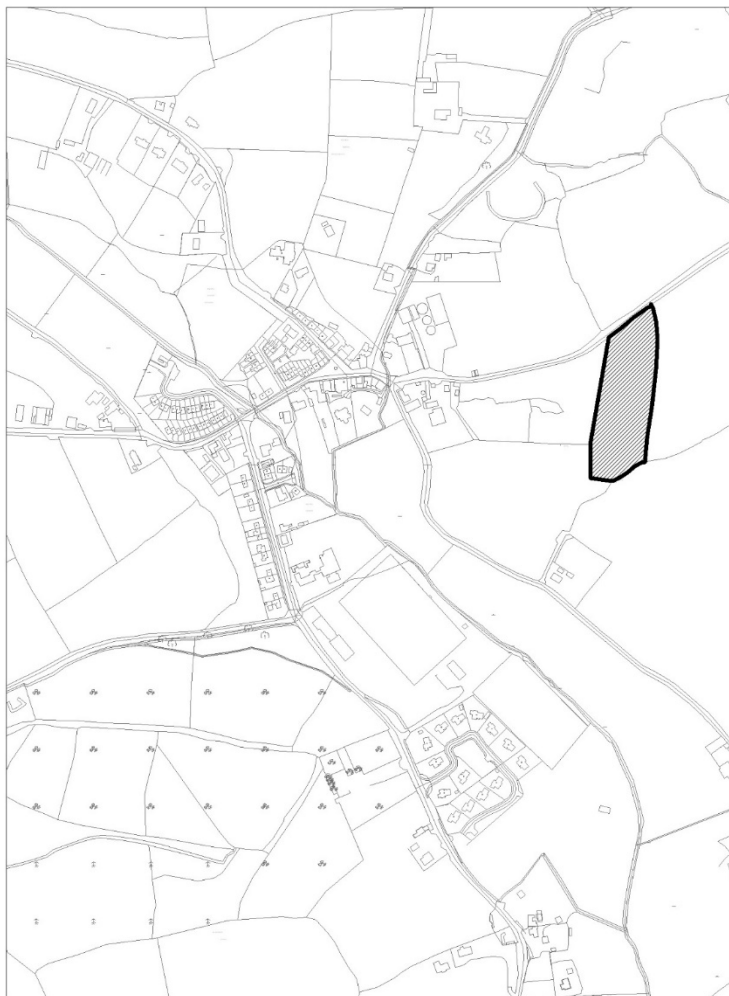
PROPOSED AMENDMENT

Amend the zoning map to remove area outlined from development boundary.

PROPOSED AMENDMENT NO. 5.1.6.4

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Ballinspittle



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.6.5

BALLINSPIITTE: AMEND DEVELOPMENT BOUNDARY TO INCLUDE LANDS:

ORIGIN OF AMENDMENT

This amendment is required following discussion at Development Committee for the Bandon Kinsale MD on the 9th of November 2021, the Special Development Committee on the 23rd of November 2021 and the Development Committee Meeting on 3rd December 2021.

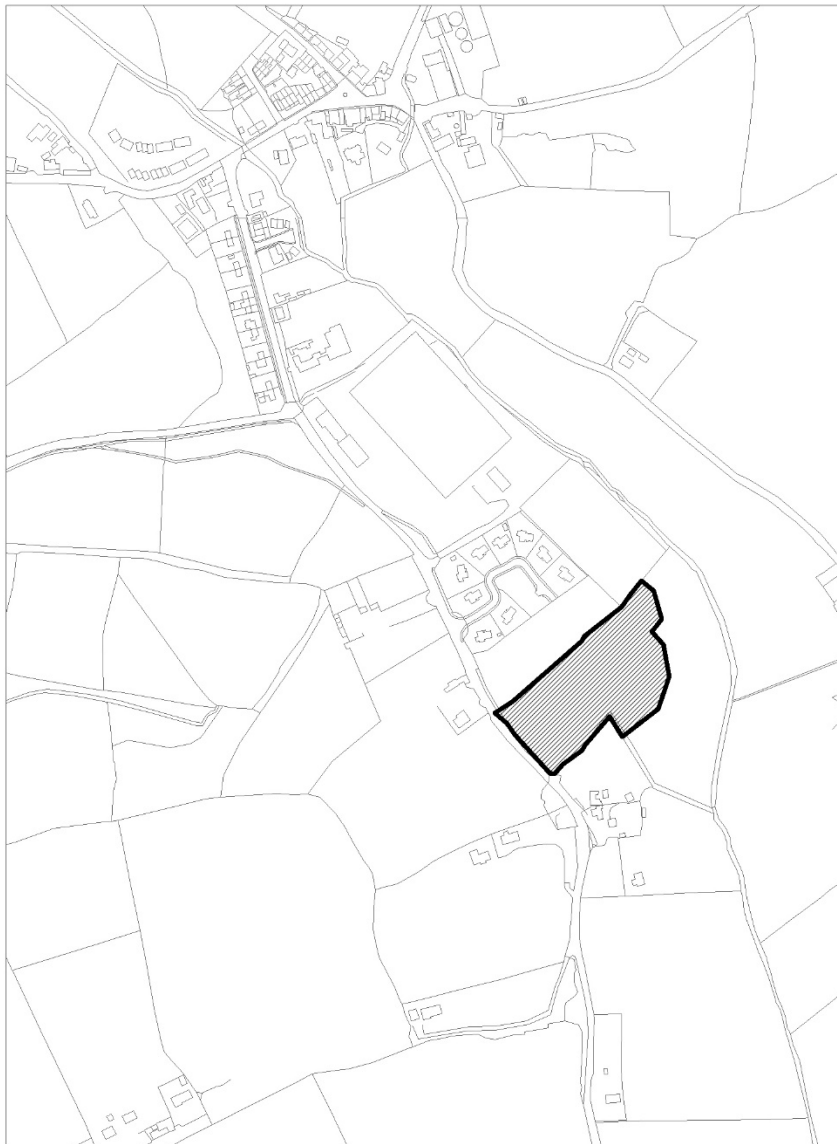
PROPOSED AMENDMENT

Amend the zoning map to extend the development boundary.

PROPOSED AMENDMENT NO. 5.1.6.5

**Cork County Development Plan
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Ballinspittle



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.6.6

BALLINSPIITTE: UPDATE TEXT 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

It is proposed to update paragraph 1.6.22 by including additional text as follows:

“Parts of Ballinspittle have been identified as being at risk of flooding. The areas at risk follows the path of the Ballinspittle River through the village and are illustrated on the settlement map. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.6.7

BALLINSPITTLE: UPDATED TEXT FOR DB-01

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Office of the Planning Regulator and following discussion at Development Committee for the Bandon Kinsale MD on the 9th of November 2021 and the Special Development Committee on the 23rd of November 2021.

PROPOSED AMENDMENT

Update text to paragraph 1.6.9 and Objective DB-01 as follows:

~~This plan seeks to reduce the scale of growth envisaged in the 2017 Plan due to significant wastewater deficiencies and having regard to the existing scale of units within the village. Therefore, a further 40 units can be developed in the village over the lifetime of this Plan, taking the housing stock to approximately 160 units by 2028. This represents 30% growth on the existing housing stock. It should be noted however that this level of development is based on the assumption that the required waste water infrastructure and water supply improvements identified on the Council's assessment of needs will be delivered.~~

DB-01	Within the development boundary encourage the development of up to 40 additional dwelling units during the plan period.
--------------	--

And replace with:

This plan seeks to reduce the scale of growth envisaged in the 2017 Plan due to significant wastewater deficiencies and having regard to the existing scale of units within the village. Therefore, a further 24 units can be developed in the village over the lifetime of this Plan, taking the housing stock to approximately 145 units by 2028. This represents 20% growth on the existing housing stock. It should be noted however that this level of development is based on the assumption that the required wastewater infrastructure and water supply improvements identified on the Council's assessment of needs will be delivered.

Upgrades to the Waste Water Infrastructure have been approved for Ballinspittle within Irish Water's Small Towns and Villages Growth Programme. The project will amalgamate and consolidate existing waste water treatment infrastructure in the Ballinspittle area with capacity to cater for the existing development and projected growth.

DB-01	<i>Within the development boundary encourage the development of up to 24 additional dwelling units during the plan period.</i>
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TEXT CHANGE ONLY

Belgooly

PROPOSED AMENDMENT NO. 5.1.7.1

BELGOOLY: UPDATED TEXT FOR DB-01

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Office of the Planning Regulator and following discussion at Development Committee for the Bandon Kinsale MD on the 9th of November 2021 and the Special Development Committee on the 23rd of November 2021.

PROPOSED AMENDMENT

Update text to paragraph 1.7.7 and Objective DB-01 as follows:

~~This Plan seeks to reduce the scale of future growth within the village to 90 new units, taking the housing stock up to approximately 360 units by 2028. The development boundary for Belgooly has not been altered from that defined in the 2017 Local Area Plan as there is adequate land available to realize the target growth. The development boundary for Belgooly is largely determined by infrastructural and topographical constraints. Development to the south-east and east of the village is restricted due to the elevated and exposed nature of these lands.~~

DB-01	Within the development boundary encourage the development of up to 90 additional dwelling units during the plan period.
--------------	--

And Replace With:

This Plan seeks to reduce the scale of future growth within the village to 31 new units, taking the housing stock up to approximately 300 units by 2028. The development boundary for Belgooly has not been altered from that defined in the 2017 Local Area Plan as there is adequate land available to realize the target growth. The development boundary for Belgooly is largely determined by infrastructural and topographical constraints. Development to the south-east and east of the village is restricted due to the elevated and exposed nature of these lands.

Upgrades to the Waste Water Infrastructure have been approved for Belgooly within Irish Water's Small Towns and Villages Growth Programme. The project will amalgamate and consolidate existing waste water treatment infrastructure in the Belgooly area into a single WWTP with capacity to cater for the existing development and projected growth.

DB-01	<i>Within the development boundary encourage the development of up to 31 additional dwelling units during the plan period.</i>
--------------	--

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.7.2

BELGOOLY: 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 Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

Insert new Flood Extents Map.

PROPOSED AMENDMENT NO. 5.1.7.2



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.7.3

BELGOOLY: NEW OBJECTIVE TO COMPLY WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

New Green Infrastructure Zoning as follows:

GC-02	<i>Passive Open Space. Lands form part of the flood plain. *</i>	
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MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 5.1.7.4

BELGOOLY: NEW OBJECTIVE TO COMPLY WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

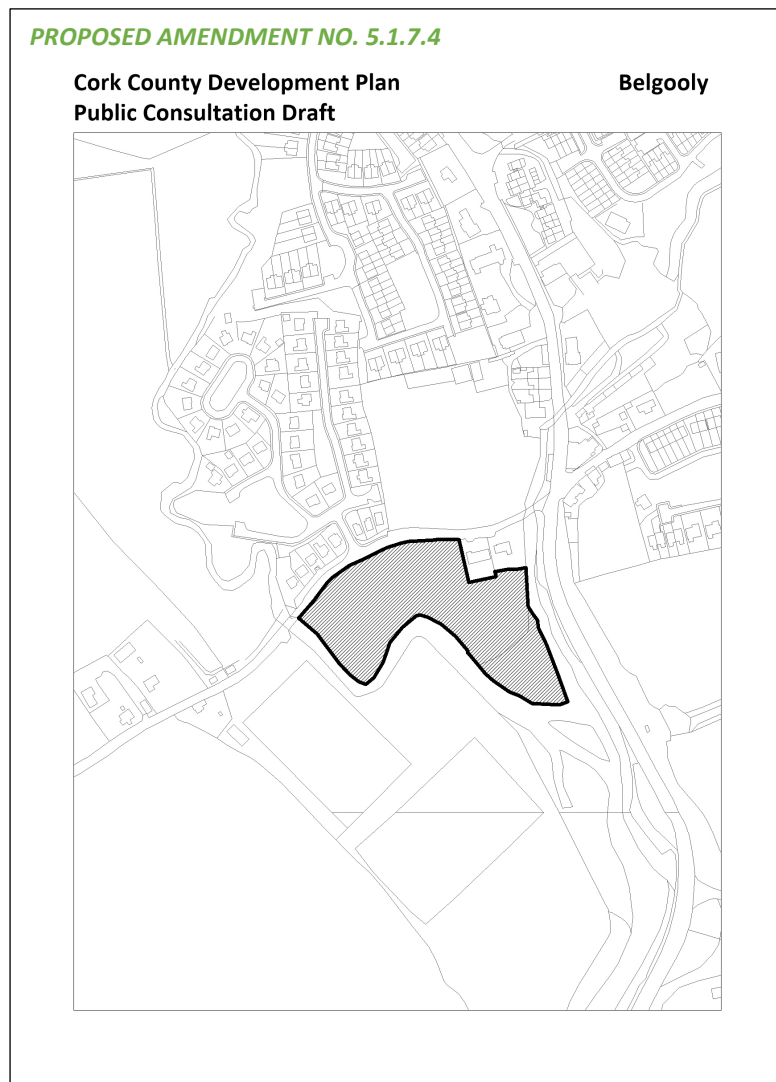
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

New Green Infrastructure Zoning as follows:

GC-03	<i>Passive Open Space. Lands form part of the flood plain. *</i>
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MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 5.1.7.5
BELGOOLY: UPDATE TEXT FOR U-01

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Update text in U-01 as follows:

<i>U-01</i>	Identify suitable traffic calming measures for the Main Street (R600) in Belgooly <i>and enhancement of connectivity between residential areas, schools and local services.</i>
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TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.7.6

BELGOOLY: UPDATED TEXT FOR COMMUNITY SERVICES

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions and Strategic Environment Assessment Team.

PROPOSED AMENDMENT

Update paragraph 1.7.14 as follows:

Belgooly is a well established settlement and current services in the village include a church, a petrol station incorporating a shop and post office, *and a* public house, ~~a community centre and a bicycle shop~~. *Plans to provide a new community centre within the development boundary will be supported, subject to normal planning considerations*. The village is served by a public bus service.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO.5.1.7.7

BELGOOLY: UPDATED TEXT RESULTING FROM STRATEGIC FLOOD RISK ASSESSMENT

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to update paragraph 1.7.19 by including additional text as follows:

“Parts of Belgooly have been identified as being at risk of flooding. The areas at risk follow the path of the Belgooly River through the village and are illustrated on the settlement map. Built Heritage. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”

TEXT CHANGE ONLY

Courtmacsherry

PROPOSED AMENDMENT NO. 5.1.8.1

COURTMACSHERRY: UPDATED TEXT FOR DB-01

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Delete text to paragraph 1.8.5 and Objective DB-01 as follows:

~~Table 5.8.1 indicates that there has been minor growth in the number of dwelling units constructed within the settlement since 2015. The Plan has identified a need for an additional 95 units to 2028. There are already 10 units committed under Commencement Notices, thereby, reducing the scale of growth to 85 additional units.~~

DB-01	Within the development boundary encourage the development of up to 85 additional dwelling units for full time occupancy during the plan period.
-------	---

and replace with new paragraph as follows:

Table 5.8.1 indicates that there has been minor growth in the number of dwelling units constructed within the settlement since 2015. The Plan has identified a need for an additional 95 units to 2028. There are already 10 units committed under Commencement Notices, thereby, reducing the scale of growth to 50 additional units.

<i>DB-01</i>	<i>Within the development boundary encourage the development of up to 50 additional dwelling units for full time occupancy during the plan period.</i>
--------------	--

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.8.2

COURTMACSHERRY: 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 Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

Insert new Flood Extents Map.



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.8.3

COURTMACSHERRY: UPDATE TEXT IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Insert Flooding asterisk to Objective U-01 as follows:

U-01	Improvements to the Seven Heads Walk. Improvements to this walk or further development of new routes in this area will be designed sensitively to take account of their nature conservation designations and to ensure the avoidance of impact to habitats of high ecological value and protected species. *	
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TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.8.4

COURTMACSHERRY: UPDATED TEXT RESULTING FROM HABITATS DIRECTIVE ASSESSMENT

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Habitats Directive Assessment.

PROPOSED AMENDMENT

Delete U-01:

U-01	Improvements to the Seven Heads Walk. Improvements to this walk or further development of new routes in this area shall be designed sensitively to take account of their nature conservation designations and to ensure the avoidance of impact to habitats of high ecological value and protected species. *	
-----------------	--	--

and replace with new Objective as follows:

U-01	<i>Improvements to the Seven Heads Walk.</i> <i>The proposed route for this walk is proximal to and within the Courtmacsherry Estuary SAC and Courtmacsherry Bay SPA.</i> <i>Improvements to this walk or further development of new routes in this area should be designed sensitively to take account of their nature conservation designations and will be subject to ecological impact assessment and, where necessary Appropriate Assessment, with a view to ensuring the avoidance of negative impacts on EU designated sites, protected species and habitats of high biodiversity value.</i> <i>*</i>	
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TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.8.5

COURTMACSHERRY: INCLUDE A NEW SPECIAL POLICY OBJECTIVE FOR WOODPOINT HOUSE

ORIGIN OF AMENDMENT

This amendment is required following discussion at the Special Municipal District Meeting for the Bandon Kinsale MD on the 23rd November 2021 and following discussion at the Development Committee Meeting on the 3rd December 2021.

PROPOSED AMENDMENT

Amend development boundary and text to insert new zoning objective X-02 as follows:

INSERT PARAGRAPH AFTER 1.8.12:

Woodpoint House is a historic property on a large, elevated site. Provision of appropriate upgrades and/or additional tourism accommodation may be considered, subject to avoiding any undue impacts on the scenic amenities of the area and must be designed to avoid impacts on ecological designations and habitats of high ecological value.

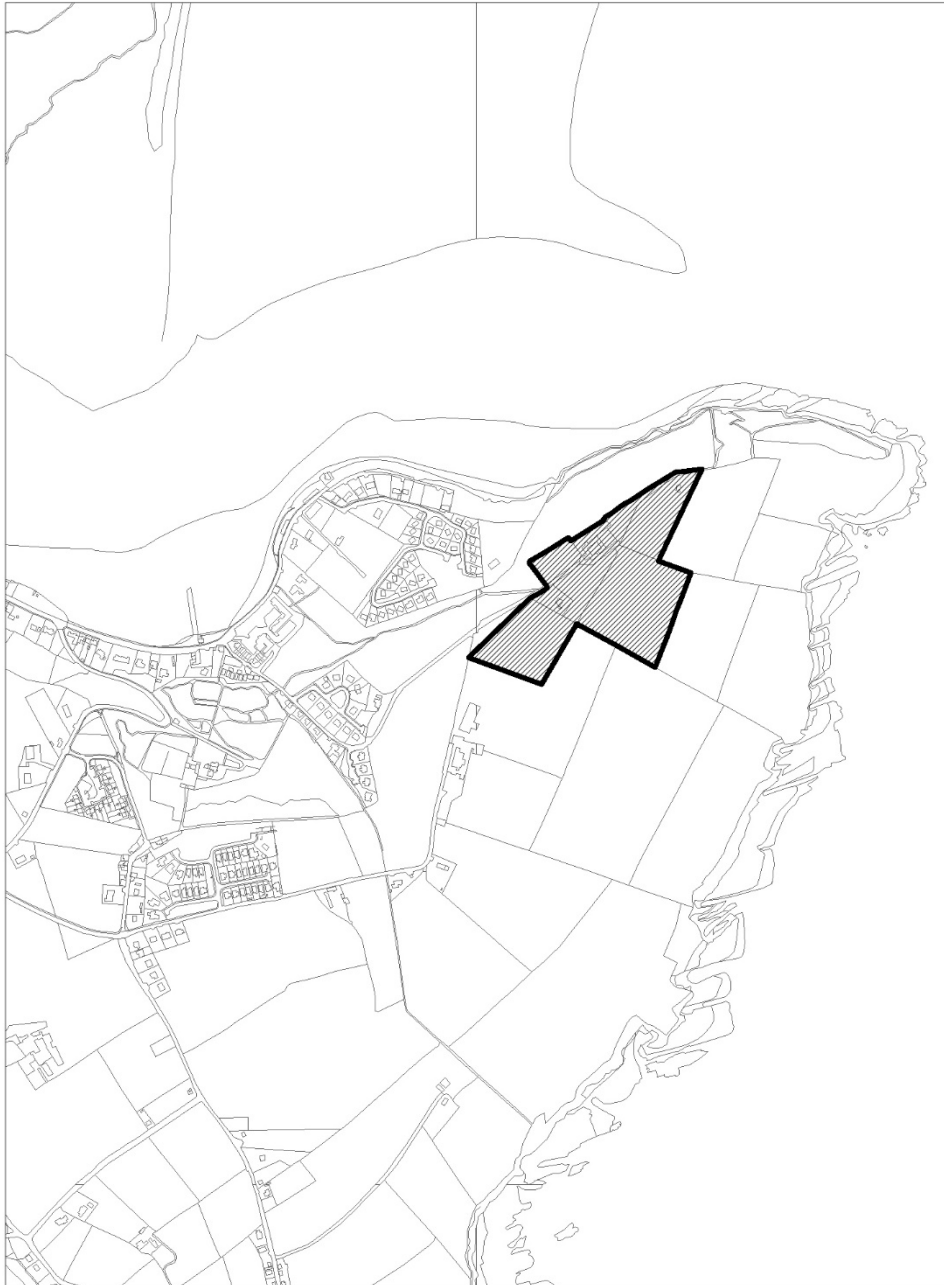
The site is to be zoned as X-02 to allow for the provision of appropriate upgrades and/or additional tourism accommodation and all associated access and servicing, subject to avoiding any undue impacts on the scenic amenities of the area and must be designed to avoid impacts on ecological designations and habitats of high ecological value.

Furthermore, any development proposals should conserve and enhance all elements of built heritage and in particular, National Monument CO136-042 (Designed Landscape - Belvedere).

X-02:	<i>Special Policy Area: Woodpoint House is a historic property on a large, elevated site. Provision of appropriate upgrades and/or additional tourism accommodation may be considered, subject to avoiding any undue impacts on the scenic amenities of the area and must be designed to avoid impacts on ecological designations and habitats of high ecological value. Any development of the site, including any required road widening, will include the retention and protection of woodland including hedgerows within the curtilage of the House and will respect the landscape, heritage and ecological sensitivities of the site. In addition, proposals for development of the site should conserve and protect the built heritage, including National Monuments (CO-136-042), on these lands.</i>
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**Cork County Development Plan
Public Consultation Draft**

Courtmacsherry



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 5.1.8.6

COURTMACSHERRY: UPDATED TEXT RELATING TO ROAD LINE BOUNDARY

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend southern boundary to reflect new road line boundary.

PROPOSED AMENDMENT NO. 5.1.8.6

**Cork County Development Plan
Public Consultation Draft**

Courtmacsherry



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.8.7

COURTMACSHERRY: AMEND THE DEVELOPMENT BOUNDARY AND EXTEND ZONING GC-03

ORIGIN OF AMENDMENT

This amendment is required following discussion at Development Committee for the Bandon Kinsale MD on the 9th of November 2021 and the Special Development Committee on the 23rd of November 2021.

PROPOSED AMENDMENT

Amend mapping to extend the development boundary in order to extend zoning GC-03.

PROPOSED AMENDMENT NO. 5.1.8.7

**Cork County Development Plan
Public Consultation Draft**

Courtmacsherry



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.8.8

COURTMACSHERRY: INSERT NEW DEVELOPMENT BOUNDARY OBJECTIVE TO PROVIDE FOR OFF-STREET CAR PARKING

ORIGIN OF AMENDMENT

This amendment is required following discussion at Development Committee for the Bandon Kinsale MD on the 9th of November 2021 and the Special Development Committee on the 23rd of November 2021.

PROPOSED AMENDMENT

Insert new Development Boundary Objective as follows:

DB-09	<i>Support provision of off-street car parking within the village.</i>
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TEXT CHANGE ONLY

PROPOSED AMENDMENT NO.5.1.8.9

COURTMACSHERRY: UPDATED TEXT RESULTING FROM STRATEGIC FLOOD RISK ASSESSMENT

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to update paragraph 1.8.20 by including additional text as follows:

*“Parts of Courtmacsherry have been identified as being at risk of flooding. The areas at risk follow the path of the coastline to the north of the village and are illustrated on the settlement map. ~~Government Guidelines require, and it is an objective of this Plan, that future development is avoided in areas indicated as being at risk of flooding.~~ **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

TEXT CHANGE ONLY

Innishannon

PROPOSED AMENDMENT NO. 5.1.9.1

INISHANNON: UPDATED TEXT RELATING TO DB-01

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Update text to paragraph 1.9.8 and Objective DB-01 as follows:

~~Over the lifetime of this Plan, the aim is to retain the scale of new residential development to 150 additional units, minus the outstanding permissions which will adjust the figures to 143 units. This will take the housing stock to approximately 500 units by 2028. New development will need to respond positively to the pattern and grain of existing development. The future expansion of the village will need to continue to proceed on the basis of a number of well-integrated sites within the village.~~

DB-01	Within the development boundary encourage the development of up to 143 additional dwelling units during the plan period.
-------	---

and replace with new Objective as follows:

Over the lifetime of this Plan, the aim is to retain the scale of new residential development to 150 additional units, minus the outstanding permissions which will adjust the figures to 97 units. This will take the housing stock to approximately 450 units by 2028. New development will need to respond positively to the pattern and grain of existing development. The future expansion of the village will need to continue to proceed on the basis of a number of well-integrated sites within the village.

DB-01	<i>Within the development boundary encourage the development of up to 143 97 additional dwelling units during the plan period.</i>
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TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.9.2

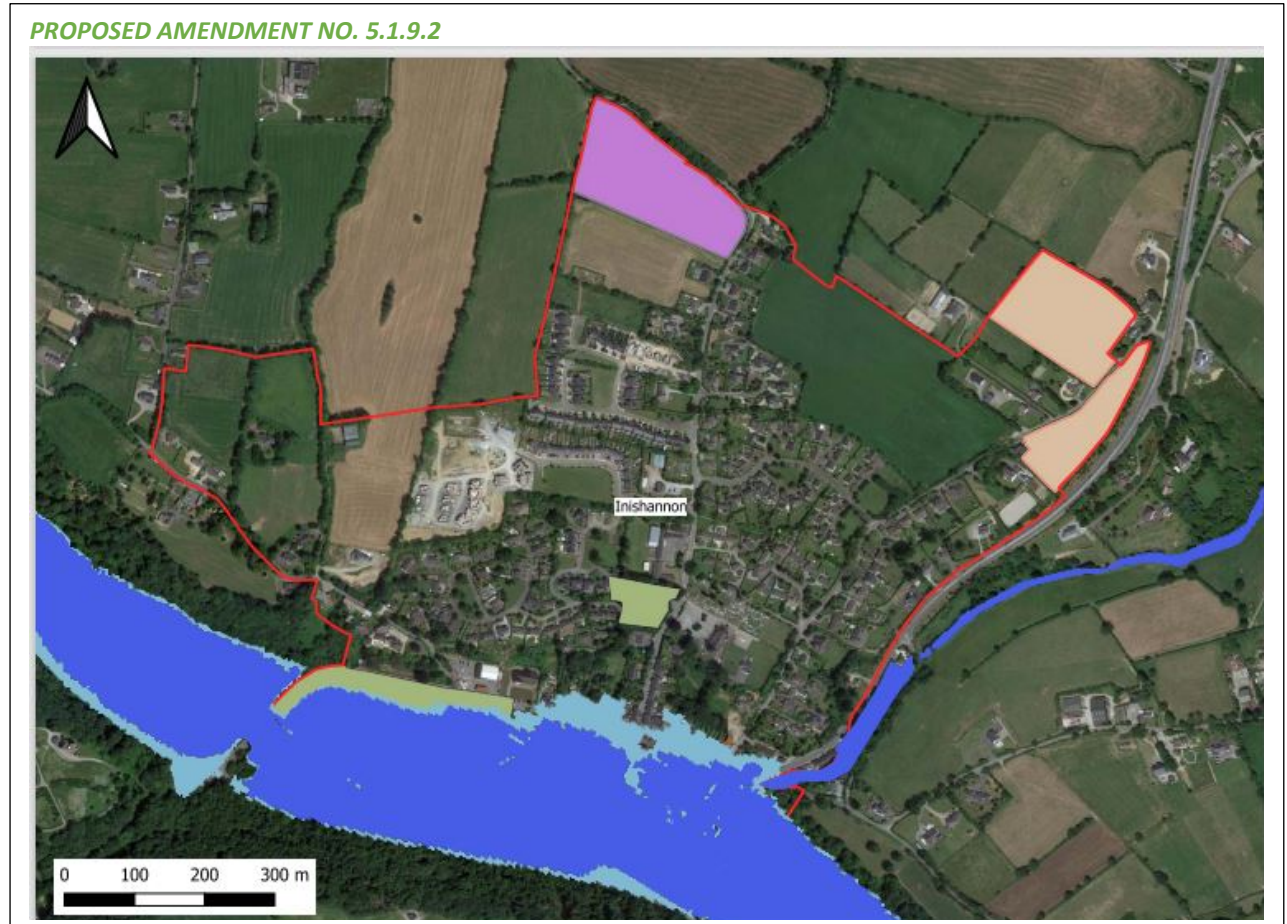
INISHANNON: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Insert new Flood Extents Map.



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.9.3

INISHANNON: UPDATE TEXT IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Insert flooding symbol in Objective U-02:

U-02	Develop and maintain amenity walk. Riverside walks will be required to be designed having regard to best practise guidelines, taking account of need to protect freshwater habitats and species. *	
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TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.9.4

INISHANNON: UPDATED TEXT

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Update text in 1.9.13, 1.9.15 and 1.9.16 as follows:

- 1.9.13 The N71 National Primary Route passes through the village centre bringing large volumes of traffic through the Main Street which causes congestion and tail-backs during summer months. This creates a poor pedestrian environment within the village, which is further impeded by a lack of traffic calming measures and only one pedestrian crossing point along the Main Street. While a “relief road” would address this issue in the long term, *the provision of* additional traffic calming measures and additional pedestrian crossing facilities ~~would~~ *has* greatly improve *improved the village centre environment in the short-term* ~~and these interventions need to be prioritised.~~
- 1.9.15 The primary type of employment provided in Innishannon is service based employment. As noted, there is a broad range of services available within the village including, medical and financial services and a range of other consumer and retail facilities, ~~including a car sales depot.~~ The Plan continues to make provision for employment land to support the availability of local employment opportunities as the village continues to expand.
- 1.9.16 Innishannon has a good range of services, with three shops, a small supermarket, an artisan market/ café, four pubs, three restaurant / takeaways, a large new petrol station, local services including ~~the AIB Bank which also provides~~ an ATM for the village. The local primary school, Scoil Eoin is a co-educational mixed school with ~~a 270 children~~ *a growing school population.* At present there is no requirement for further accommodation to cater for incoming pupils.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.9.5

INISHANNON: NON-MATERIAL TEXT DELETION

ORIGIN OF AMENDMENT

This amendment is a non-material update.

PROPOSED AMENDMENT

Delete paragraph 1.9.29 as follows:

~~Protection of areas of nature conservation value will be important considerations in the assessment of future applications. Opportunities to provide additional accessible off street car parking within walking distance of the village will be encouraged. The implementation of traffic measures may offer opportunities for additional parking to the south of the street. Currently cars park illegal to the south of the street, partially obstructing the footpath.~~

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.9.6

INISHANNON: TEXT UPDATE RAISED BY SUBMISSION AND FOLLOWING STRATEGIC ENVIRONMENT ASSESSMENT

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by a Submissions and Strategic Environment Assessment Team.

PROPOSED AMENDMENT

Additional text at 1.9.31 as follows:

The village also contains smaller areas of attractive wooded which contribute to the landscape setting of the village, create areas of local habitat value and adds to the amenities of the area. A new zoning objective is included under GC-02 to protect this local biodiversity and amenity area. *Proposals to provide additional amenity walks and blueways within the village and linking local amenity areas will be supported subject to compatibility with the nature conservation designations and areas of biodiversity value in the vicinity.*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.9.7

INISHANNON: TEXT UPDATE

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Update text in Objective U-03 as follows:

U-03	Implement traffic calming measures which include enhanced pedestrian and cycle links and additional pedestrian crossing facilities along the Main Street <i>within the village.</i>	
------	--	--

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.9.8

INISHANNON: AMEND DEVELOPMENT BOUNDARY TO INCLUDE ADDITIONAL LANDS

ORIGIN OF AMENDMENT

This amendment is required following discussion at Development Committee for the Bandon Kinsale MD on the 9th of November 2021 and the Special Development Committee on the 23rd of November 2021.

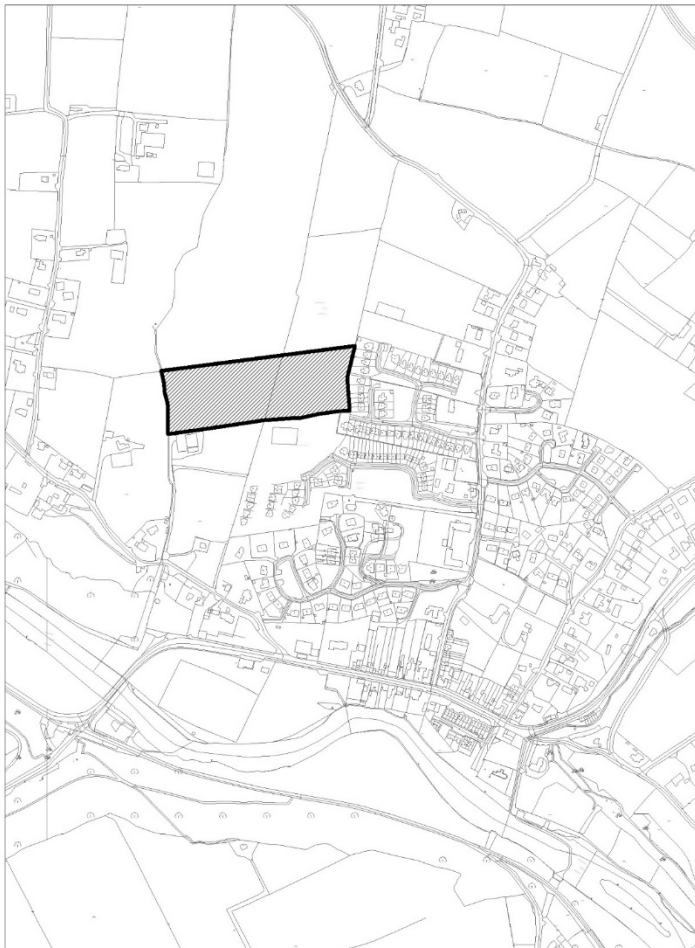
PROPOSED AMENDMENT

Amend the zoning map to increase the development boundary of Inishannon to include additional lands adjoining existing residential development.

PROPOSED AMENDMENT NO. 5.1.9.8

**Cork County Development Plan
Public Consultation Draft**

Inishannon



MAP CHANGE ONLY

PROPOSED AMENDMENT NO.5.1.9.9

INISHANNON: TEXT UPDATE RESULTING FROM STRATEGIC FLOOD RISK ASSESSMENT

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to update paragraph 1.9.23 by including additional text as follows:

“Parts of Inishannon have been identified as being at risk of flooding. The areas at risk follow the path of the Bandon River through the southern lower lying parts of the village and are illustrated on the settlement map. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”

TEXT CHANGE ONLY

Riverstick

PROPOSED AMENDMENT NO. 5.1.10.1

RIVERSTICK: UPDATED TEXT RELATING TO DB-01

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Delete paragraph 1.10.10 and Objective DB-01 as follows:

~~This plan seeks to retain the a scale of development of 150 additional dwellings in the village over the Plan period, taking the housing stock to approximately 400 units by 2028. When the outstanding permission is factored in, this is reduced slightly to 145 units.~~

DB-01	Within the development boundary encourage the development of up to 145 additional dwelling units during the plan period.
-------	---

and replace with new Text and Objective as follows:

This plan seeks to provide a scale of development of 63 additional dwellings in the village over the Plan period, taking the housing stock to approximately 330 units by 2028.

DB-01	<i>Within the development boundary encourage the development of up to 63 additional dwelling units during the plan period.</i>
-------	--

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.10.2

RIVERSTICK: 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 Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

Insert new Flood Extents Map.



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.10.3

RIVERSTICK: INSERT NEW OBJECTIVE: U-02

ORIGIN OF AMENDMENT

This amendment is required following discussion at the Special Municipal District Meeting for the Bandon Kinsale MD on the 23rd November 2021 and Development Committee on 3rd December 2021.

PROPOSED AMENDMENT

Amend wording of U-02 as follows:

U-02	<i>Support the provision of improved connectivity, including footpaths, between the village centre and residential areas.</i>
-------------	---

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.10.4

RIVERSTICK: UPDATE TEXT 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

It is proposed to add a new paragraph after 1.10.21 to address flooding as follows:

“Parts of Riverstick have been identified as being at risk of flooding. The areas at risk follow the path of the river and are illustrated on the settlement map. The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.”

TEXT CHANGE ONLY

Timoleague

PROPOSED AMENDMENT NO. 5.1.11.1

TIMOLEAGUE: UPDATED TEXT RELATING TO DB-01

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Delete paragraph 1.10.04 and Objective DB-01 as follows:

~~This plan has identified a need for an additional 45 dwellings in the village over the Plan period, taking the housing stock to approximately 220 units by 2028. There are no outstanding permissions in the village.~~

DB-01	Within the development boundary encourage the development of up to 45 additional dwelling units during the plan period.
-------	---

and replace with new Text and Objective as follows:

This plan has identified a need for an additional 33 dwellings in the village over the Plan period, taking the housing stock to approximately 200 units by 2028. There are no outstanding permissions in the village.

DB-01	<i>Within the development boundary encourage the development of up to 33 additional dwelling units during the plan period.</i>
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TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.11.2

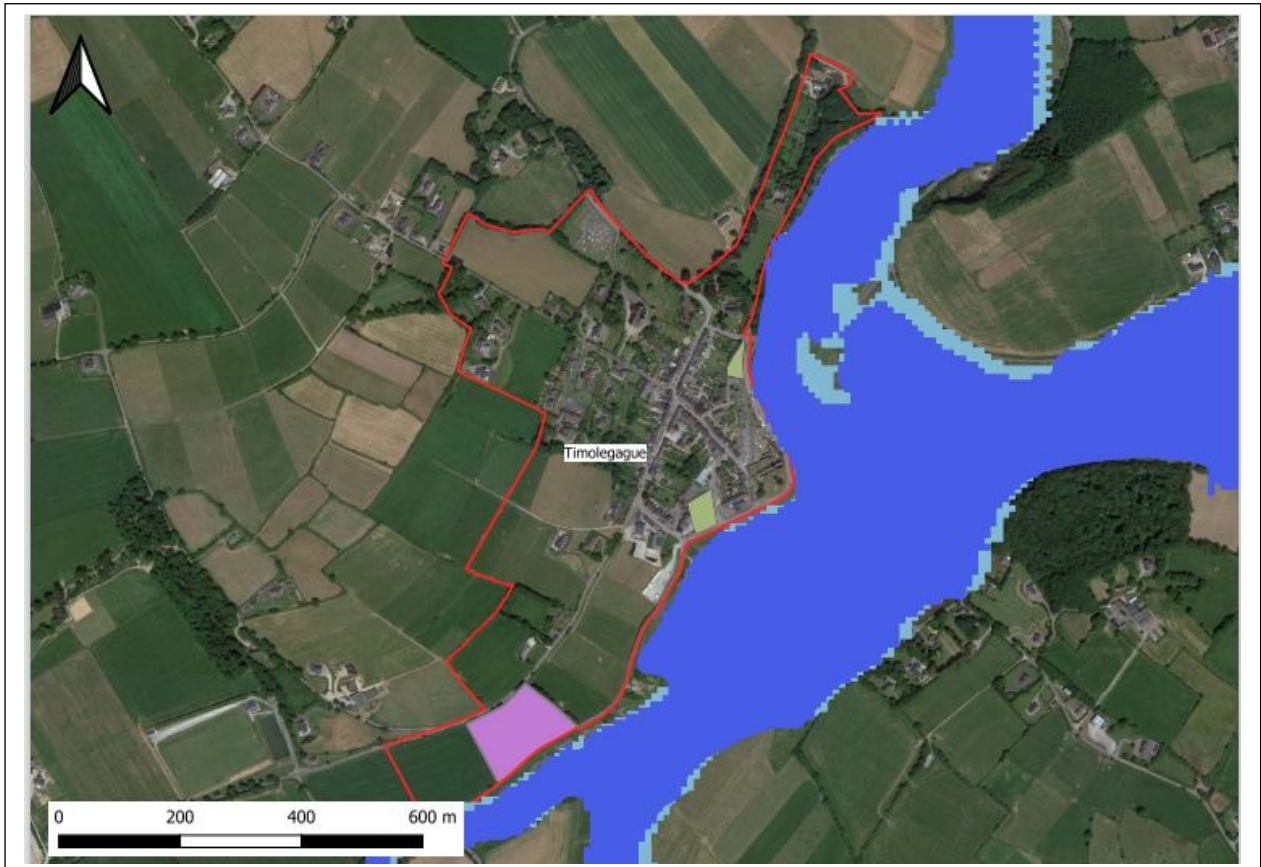
TIMOLEAGUE: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Insert new Flood Extents Map.



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.11.3

TIMOLEAGUE: UPDATE TEXT 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

It is proposed to add a new paragraph after 1.11.23 to address flooding as follows:

*“Parts of Timoleague have been identified as being at risk of flooding. The areas at risk follow the Estuary and watercourses through the village and are illustrated on the land use zoning map. ~~Government Guidelines require, and it is an objective of this Plan, that future development is avoided in areas indicated as being at risk of flooding.~~ **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

TEXT CHANGE ONLY

Villages

PROPOSED CHANGE TO PROPOSED AMENDMENT NO. 5.1.12.1

VILLAGES: INFORMATION ON VILLAGES AND THEIR SCALE OF GROWTH

ORIGIN OF AMENDMENT

This amendment is required to include updated information on Villages and their growth and as a consequence of amendments to the Core Strategy of the Plan and following discussions at the Special Development Committee Meeting held on 23rd November 2021 and the Development Committee Meeting on 3rd December 2021.

PROPOSED AMENDMENT

1) It is proposed to include new text, as follows:

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 7 villages in the Bandon Kinsale Municipal District as follows; Ballinadee, Ballinhassig, Butlerstown, Crossbarry, Kilbrittain, Newcestown, Old Chapel and Dunderrow.

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. The transfer of housing units from a specific settlement cannot exceed 50% of that settlements allocation as 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 5.1.12 Scale of Development for Villages in Bandon Kinsale Municipal District				
Villages	Existing Number of Houses Q4 2010 (Geodirectory)	Existing Number of Houses Q2 Q1 2020 (Geodirectory)	Growth 2010 to 2020 (Geodirectory)	Overall Scale of Development (No. of houses)
Ballinadee	16	22	6	10
Ballinhassig	26	67	41	40 (60)* 30 (45)
Butlerstown	26	31	5	10 5
Crossbarry	100	116	16	63 33
Kilbrittain	80	84	4	20
Newcestown	22	24	2	15
Oldchapel	113	118	5	16
Dunderrow	52	62	10	20
Total Villages	435	524	89	149 (164)

TEXT CHANGE ONLY

Ballinadee

PROPOSED AMENDMENT NO. 5.1.12.2

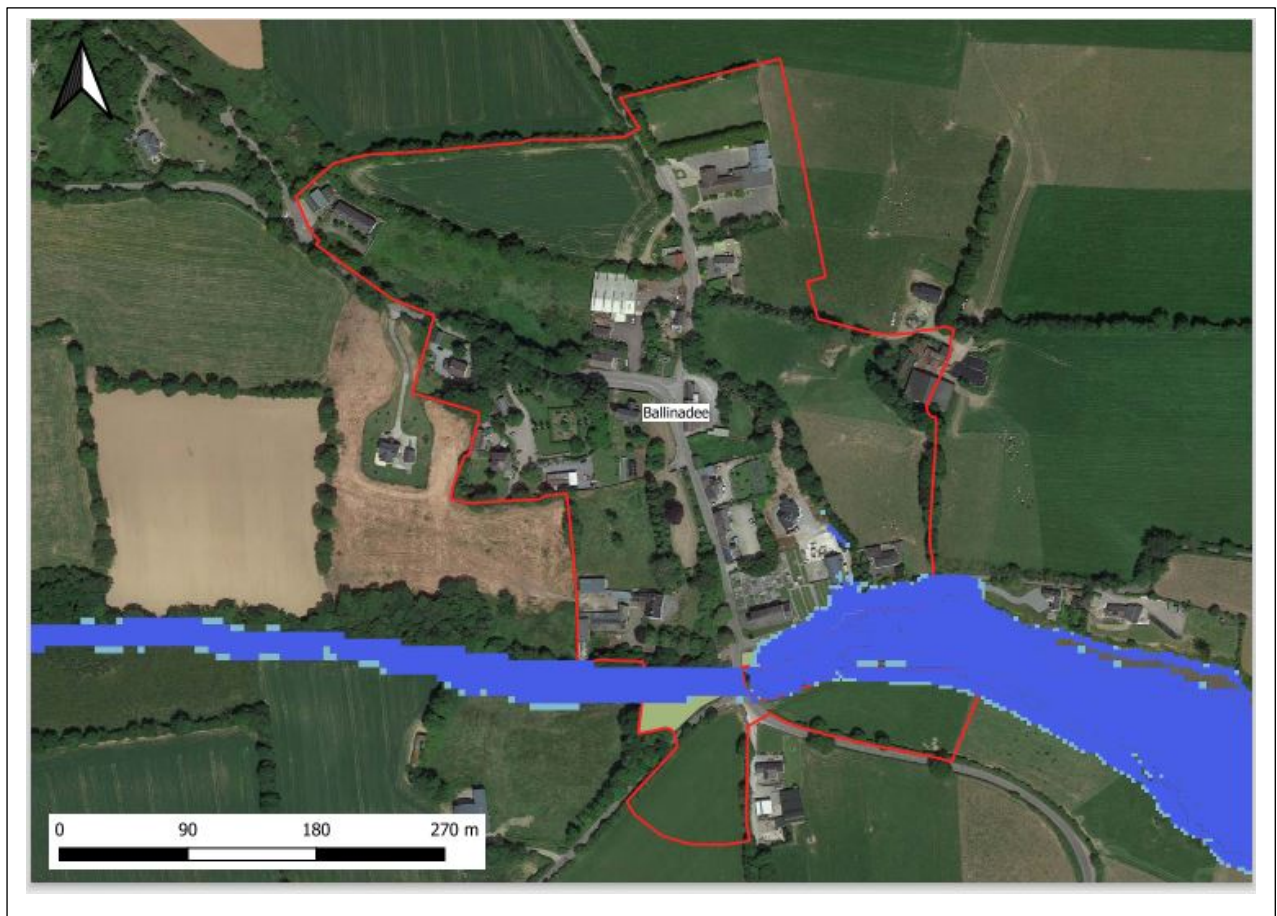
BALLINADEE: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Insert new Flood Extents Map.



MAP CHANGE ONLY

Ballinhassig

PROPOSED AMENDMENT NO. 5.1.13.1

BALLINHASSIG: UPDATED TEXT RELATING TO DB-01

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Delete paragraph 1.13.01 and Objective DB-01 as follows:

~~The vision for Ballinhassig is to encourage the consolidation of the village and to promote sympathetic development in tandem with the provision of infrastructure and services. The village is split between two Municipal Districts—Bandon Kinsale and Carrigaline and accordingly, the growth target of 60 units is divided, with 40 of the target allocated to Bandon Kinsale Municipal District.~~

DB-01	Within the development boundary, encourage the development of up to 40 (60) additional dwellings during the Plan period.
-------	--

and replace with new Text and Objective as follows:

The vision for Ballinhassig is to encourage the consolidation of the village and to promote sympathetic development in tandem with the provision of infrastructure and services. The village is split between two Municipal Districts- Bandon Kinsale and Carrigaline and accordingly, the growth target overall of 45 units is divided, with 30 of the target allocated to Bandon Kinsale Municipal District and 15 to the Carrigaline Municipal District.

<i>DB-01</i>	<i>Within the development boundary, encourage the development of up to 30* additional dwellings during the Plan period (*45 within the entire village).</i>
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TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.13.2

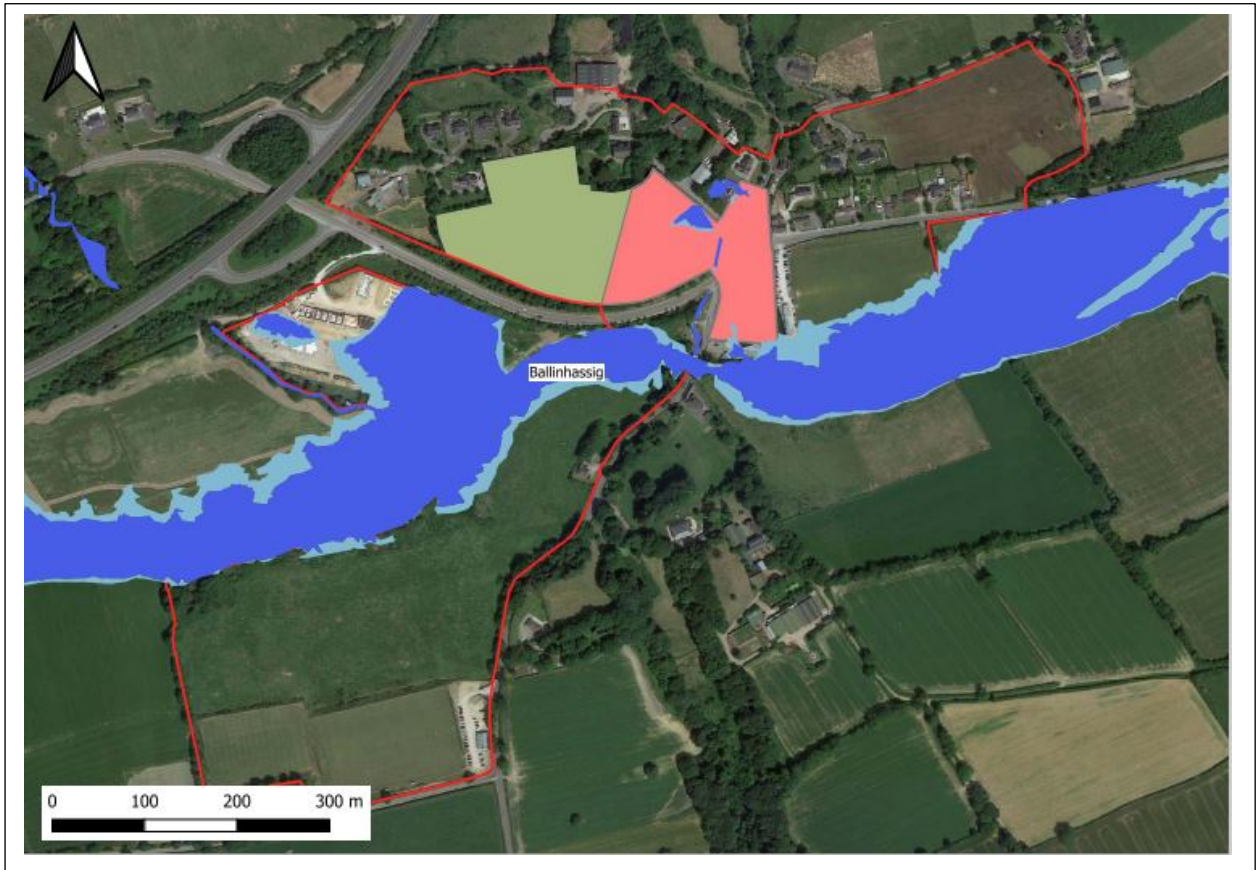
BALLINHASSIG: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Insert new Flood Extents Map.



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.13.3

BALLINHASSIG: REMOVE FLOOD RISK REFERENCE IN GR-01

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Remove asterisk from objective GR-01:

GR-01	Open space for informal public recreation, with provision of neighbourwood scheme. *
-------	--

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.13.4

BALLINHASSIG: ADD FLOOD RISK REFERENCE TO T-01

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Add asterisk to Objective T-01 in Ballinhassig

T-01	Allow for the expansion of the village centre to accommodate mixed use development including retail, business and residential uses. *
------	---

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.13.5

BALLINHASSIG: REMOVE OBJECTIVE U-01 PROPOSED BYPASS

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Remove objective (U-01) proposed bypass as follows:

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

PROPOSED AMENDMENT NO. 5.1.13.5

**Cork County Development Plan
Public Consultation Draft**

Ballinhassig



MAP AND TEXT CHANGE

Crossbarry

PROPOSED AMENDMENT NO. 5.1.15.1

CROSSBARRY: UPDATED TEXT RELATING TO DB-01

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Delete Objective DB-01 as follows:

DB-01	Within the development boundary encourage the development of up to 63 additional dwelling units during the plan period.
-------	--

and replace with new Objective as follows:

<i>DB-01</i>	<i>Within the development boundary encourage the development of up to 33 additional dwelling units during the plan period.</i>
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TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.15.2

CROSSBARRY: 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 Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

Insert new Flood Extents Map.



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.15.3

CROSSBARRY: INSERTION OF NEW UTILITIES OBJECTIVE

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions.

PROPOSED AMENDMENT

Insert New Objective U-02 as follows:

U-02	<i>Support the implementation of active travel measures in and around Crossbarry Bridge.</i>
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TEXT CHANGE ONLY

Kilbriain

PROPOSED AMENDMENT NO. 5.1.16.1

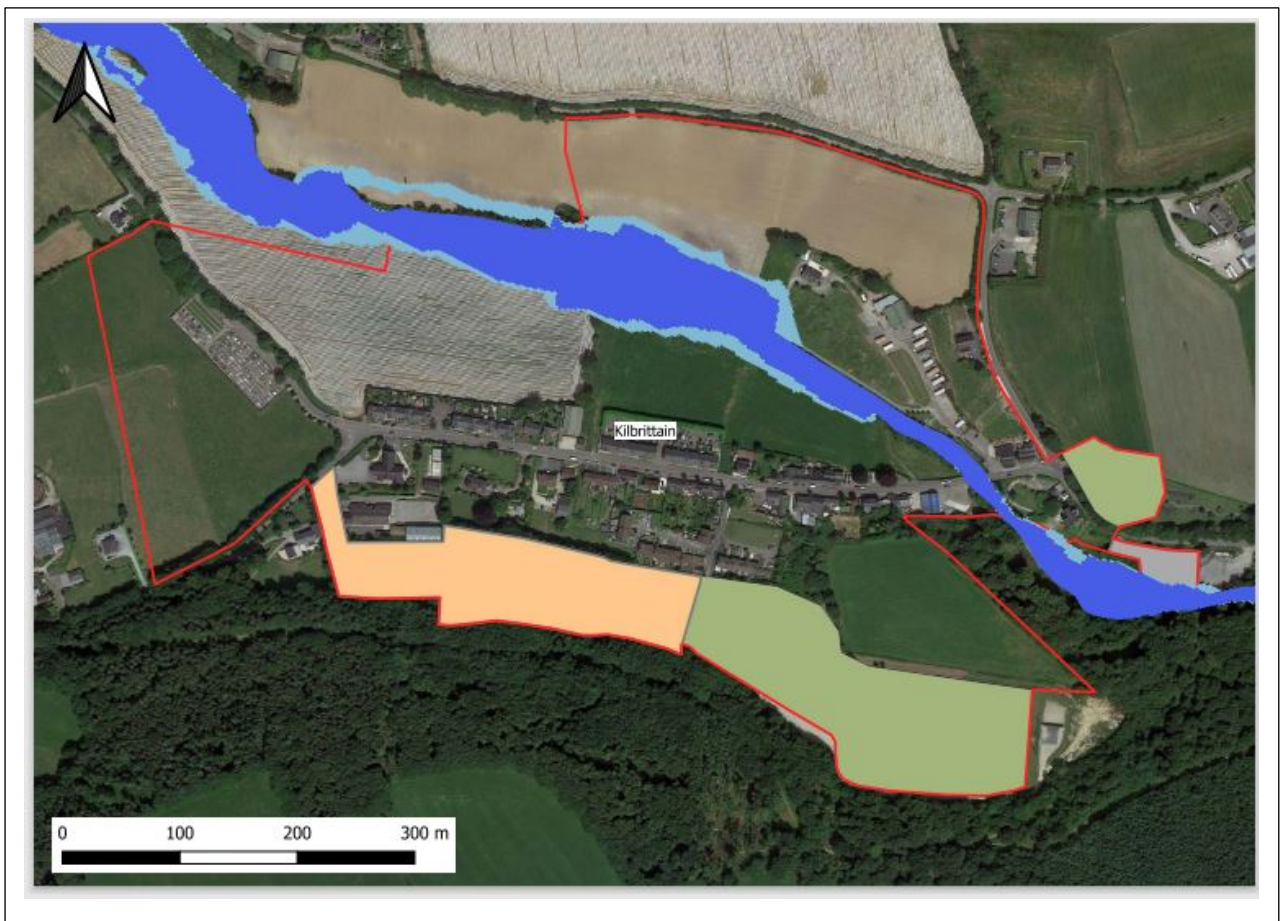
KILBRITAIN: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Insert new Flood Extents Map.



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.16.2

KILBRITTAIN: UPDATED TEXT RESULTING FROM STRATEGIC FLOOD RISK ASSESSMENT

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Add asterisk to Objective U-01 as follows:

U-01	Develop and maintain amenity walk. Riverside walks will be required to be designed having regard to best practise guidelines, taking account of need to protect freshwater habitats and species. *	
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TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.16.3

KILBRITTAIN: UPDATED TEXT RESULTING FROM STRATEGIC FLOOD RISK ASSESSMENT

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Add asterisk to Objective U-02 as follows:

U-02	Sewage treatment plant. *	0.3
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TEXT CHANGE ONLY

Old Chapel

PROPOSED AMENDMENT NO. 5.1.18.1

OLD CHAPEL: 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 Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

Insert new Flood Extents Map.



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.21.1

DUNDERROW: INCLUDE DUNDERROW AS A VILLAGE WITHIN THE SETTLEMENTS FOR BANDON KINSALE

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to include Dunderrow as a Village within the Settlement structure for Bandon Kinsale MD. The following chapter shall be included within Volume Five West Cork Part 1 Bandon Kinsale MD and amend Tables 5.1.1, 5.1.2 and 5.1.12 accordingly.

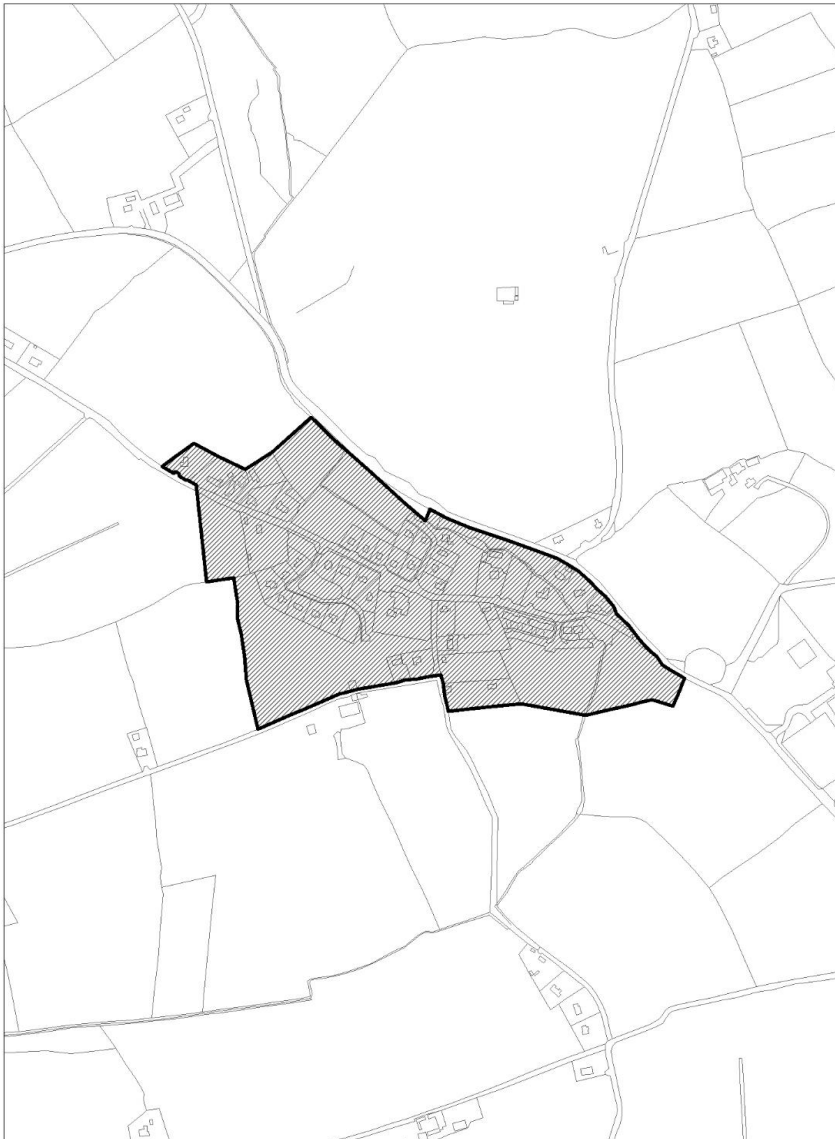
Dunderrow

- 1.21 The vision for Dunderrow is to encourage development within the village and support the provision of local services within the core.

<i>County Development Plan Objective Development Boundary Objectives for Dunderrow</i>	
<i>DB-01</i>	<i>Within the development boundary encourage the development of up to 20 additional dwelling units during the plan period.</i>
<i>DB-02</i>	<i>It is important that any proposed development would not be over-dominant in views of the village when approaching from the east thereby detracting from the attractive character, appearance and setting of Dunderrow village.</i>

**Cork County Development Plan
Public Consultation Draft**

Dunderrow



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 5.1.21.2

DUNDERROW: EXTEND DEVELOPMENT BOUNDARY OF DUNDERROW

ORIGIN OF AMENDMENT

This amendment is required following Notice of Motion presented at the Development Committee Meeting on 13th December 2021.

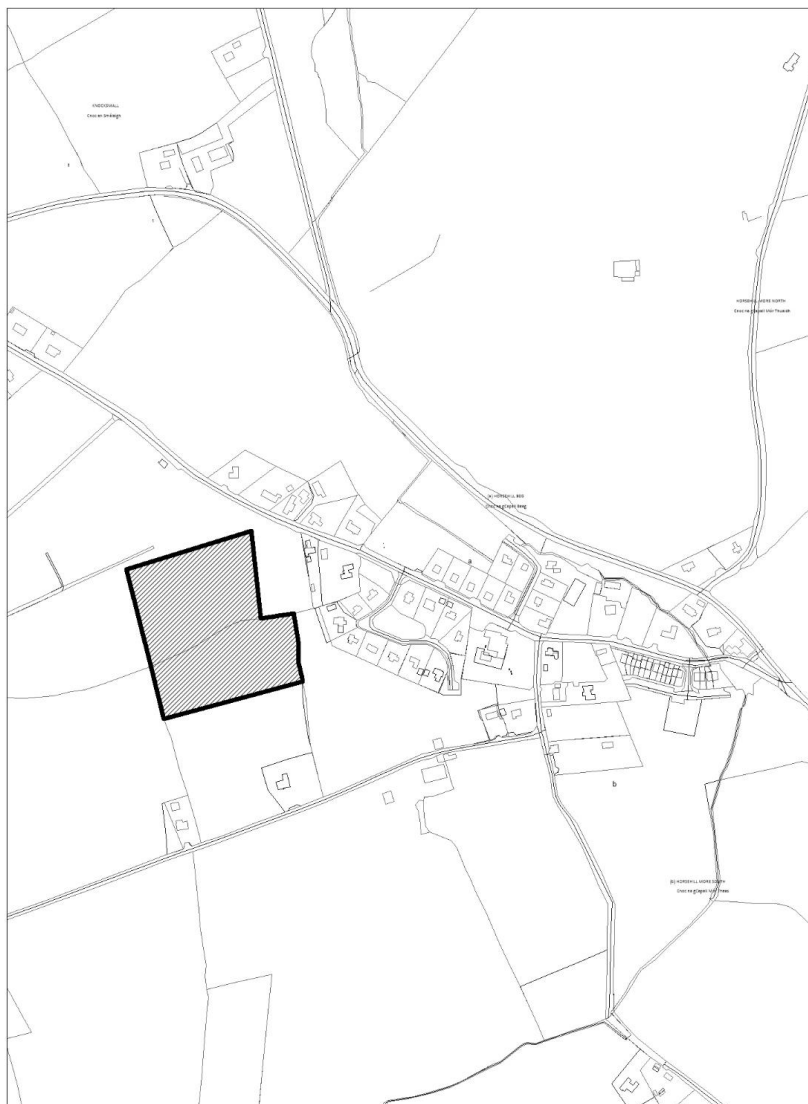
PROPOSED AMENDMENT

It is proposed to extend the development boundary of Dunderrow as per the following map:

PROPOSED AMENDMENT NO. 5.1.21.2

**Cork County Development Plan
Public Consultation Draft**

Dunderrow



MAP CHANGE ONLY

Other Locations

Garrettstown/ Garrylucas

PROPOSED AMENDMENT NO. 5.1.19.1

GARRETSTOWN/GARRYLUCAS: 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 Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

Insert new Flood Extents Map.



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.19.2

GARRETTSTOWN/GARRYLUCAS: INSERT NEW DEVELOPMENT BOUNDARY OBJECTIVE

ORIGIN OF AMENDMENT

This amendment is required following discussion at the Special Municipal District Meeting for the Bandon Kinsale MD on the 23rd November 2021 and at Development Committee on 3rd December 2021.

PROPOSED AMENDMENT

Insert the following development boundary objective to Garrettstown/Garrylucas:

DB-03	<i>Support the preparation of a Conservation Management Plan for the beach, dunes and bay in consultation with landowners.</i>
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TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.19.3

GARRETTSTOWN/GARRYLUCAS: INSERT NEW DEVELOPMENT BOUNDARY OBJECTIVE:

ORIGIN OF AMENDMENT

This amendment is required following discussion at the Special Municipal District Meeting for the Bandon Kinsale MD on the 23rd November 2021 and at Development Committee on 3rd December 2021.

PROPOSED AMENDMENT

Insert the following development boundary objective to Garrettstown/Garrylucas:

<i>DB-04</i>	<i>The Plan supports the provision of a Wastewater Treatment Plant, in line with the Conservation Management Plan.</i>
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TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 5.1.20.1

OYSTERHAVEN: INSERT CORRECT TITLE IN DEVELOPMENT BOUNDARY OBJECTIVES:

ORIGIN OF AMENDMENT

This amendment corrects an erroneous title header within the Draft Plan.

PROPOSED AMENDMENT

Change title on header of Development Boundary Objectives as follows:

County Development Plan Objective Development Boundary Objectives for Garretts town/Garrylucas Oysterhaven	
General Objectives for Bandon	
DB-01	Oysterhaven’s attractive rural and coastal setting, together with the range of tourist and recreation facilities makes it a popular visitor and residential location. Having regard to its very sensitive scenic and coastal location, it is important to protect the environment and the landscape setting of Oysterhaven.
DB-02	Support the provision of additional recreation facilities such as changing shelter, outdoor showers and signage to increase the attractiveness of the area as a multi-use water sports destination taking account of the natural environmental and landscape sensitivities of the location.
DB-03	Flood Risk All proposals for development within the areas identified as being at risk of flooding will need to comply, as appropriate, and with the provisions of the Ministerial Guidelines - ‘The Planning System and Flood Risk Management’. See Volume One Chapter 11 Water Management.

TEXT CHANGE ONLY



Comhairle Contae Chorcaí
Cork County Council