



# Cork County Development Plan Review

## **Section 12(8) Chief Executive's Report**

Volume I: Key Issues, Responses, Recommendations and Further  
Modifications to Proposed Amendments •

30<sup>th</sup> October 2014







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## Section 1(a): Introduction

### Overview of this Report

The purpose of this report is to provide a description of the Section 12(8) public consultation undertaken on the Proposed Amendments to the Draft Cork County Development Plan, 2013.

Volume I **Chief Executive's Report- "Key Issues, Responses and Recommendations"** consists of the following:

Section 1(a) Introduction: Provides an introduction and overview of the report, describes the consultation that was undertaken during the Section 12 (8) consultation phase of the review and details the legislative background and requirements for the report.

Section 1(b) Chief Executive's Key Issues and Responses: Provides a detailed discussion of the key issues raised during the consultation and sets out the Chief Executive's response and his recommendations on the Proposed Amendments to the Draft Plan.

Section 1(c) Chief Executives recommendations for Further Modifications to the Proposed Amendments: Provides the full text of the Further Modification to the Proposed Amendments recommended in Section 1 (b) above in order to assist members in their deliberations.

### Volume 2 Chief Executive's "Responses and Recommendations"

This volume contains the Chief Executive's response and recommendation to each submission and consists of the following:

Section 2(a) (i) Chief Executive's Response to the Department of the Environment, Community and Local Government and the South and East Regional Assembly: Summarises each Submission received during the public consultation, identifies the issues raised and gives the Chief Executive's Response and his Recommendation on the Proposed Amendments to the Draft Plan.

Section 2(a) (ii) Chief Executive's Response to each Individual Submission: Summarises each individual Submission received during the public consultation, identifies the "Principle Issues Raised" and gives the Chief Executive's Response to each Principle Issue Raised and his Recommendation on the Proposed Amendments to the Draft Plan.

This report forms part of the statutory procedure for the preparation of the Cork County Development Plan 2014 and is being submitted to the Elected Members of Cork County Council for their consideration on or before the 30<sup>th</sup> October, 2014.

Volume 1 also includes "Appendix" to the report as follows;

- Appendix A(i) Full list of submitters by Interested Parties (A-Z)
- Appendix A(ii) Full list of submitters by Unique Reference Number

### Public Consultation

The public consultation stage on the Proposed Amendments to the Draft Cork County Development Plan 2013 took place from 21<sup>st</sup> August 2014 and 2<sup>nd</sup> October 2014. Public consultation on Proposed



Change 10.17 Objective TM 5-2 Cork and Other Ports took place from 26<sup>th</sup> September 2014 to 24<sup>th</sup> October 2014.

These public consultations were advertised through a number of media:

- An advertisement was placed in a number of Newspapers circulating locally;
- A notice was placed on the Cork County Council website;
- Notification was issued through Cork County Council's twitter feed;
- Notification was issued through Cork County Council's Face book account; and
- Prescribed authorities were notified.

In order to aid the public in accessing information and making a submission on the Proposed Amendments to the Draft Plan Cork County Council developed a Draft Cork County Development Plan web page where all the proposed amendments to the Draft Cork County Development Plan, 2013 documents were available along with Volumes 1 to 3 of the Draft Plan and all other background documents which had been published to date during the review process. The Proposed Amendment documents and all the background documents were available to download. Submissions were invited from the public during the consultation period and could be made electronically (via the Co Council's Web-site/ Draft Cork County Development Plan web page) or sent via post.

"Draft Cork County Development Plan Maps consisted of a Draft CDP Map Browser which allowed a free and easy to use public information system displaying the detailed maps in the Draft Plan and any Proposed Amendments to the maps. The map browser incorporates many different sets of spatial information and is innovative in its ability to overlay and analyse the data in a web browser environment. The aim of the Map Browser was to give the public access to large scale detailed draft development plan policy map versions of all the key small scale policy maps contained in the Draft Development Plan, Volume 1 "Main Policy Material" and also provide information on the important heritage and environmental features listed in Volume 2 "Heritage and Amenity". It also shows all Proposed Amendments to the small scale maps in Volume 1 "Main Policy Material" and any changes proposed in Volume 2 "Heritage and Amenity" This allows the public to be better informed about the policies proposed in the Draft Plan, how they may affect the county and aid them in making a submission to the Proposed Amendments to the Draft Plan.

A total of 56 submissions were received. A list of the persons and organisations that made submissions is included in Volume I Appendix A (i) and A (ii).

### **Legal Background to the Chief Executive's Report**

Section 12(8) of the Planning and Development Act 2000-2013 requires that the Chief Executive shall prepare a report on any submissions or observations received during the public consultation on the Proposed Amendments to the Draft Plan and submit the report to the members of the authority for their consideration.

The Act requires that the Chief Executive's Report shall:

- a) List the persons or bodies who made submissions or observations
- b) Summaries the issues raised by the persons or bodies in the submissions
- c) Give the response of the Chief Executive to the issues raised, taking account of:
  - Any directions of the members of the authority or the committee under Section 11(4),
  - The proper planning and sustainable development of the area,



- The statutory obligations of any local authority in the area and any relevant policies or objectives of the Government or of any Minister of the Government.

Under the provisions of Section 12(8) (a) of the Planning and Development Act, 2000, as amended, the Section 12(8) Chief Executive's Report will be sent out to the members of Cork County Council on **Thursday 30<sup>th</sup> October 2014** for their consideration.

A Special Meeting of the Council Development Committee have been arranged to facilitate the consideration of this report by members on Friday the 14<sup>th</sup> November 2014. The members will adopt the Cork County Development Plan, 2014 at the full Council Meeting to be held on Monday 24<sup>th</sup> November 2014.

### Next Steps

A number of submissions have raised issues regarding how the target population growth for the County will be dealt with at Municipal District level in the next local area plan review and how it is intended to deal with any housing land surpluses. In particular the Department of the Environment, Community and Local Government (DoECLG) and the South and East Regional Assembly (SERA) have made submissions requesting Cork County Council to set out a detailed breakdown of the level of proposed population targets allocated to each Municipal District for main settlements, villages and open countryside in order to provide a clear framework for the next round of Local Area Plan reviews. Also requested further details on how best to manage strategic land reserves/headroom across the county but particularly in the County Metropolitan Strategic Planning Area to ensure an adequate supply of zoned land to meet future requirements.

The Department have requested the Council in accordance with Section 12(10) of the Planning and Development Act, 2000, as amended, to make the required modifications to the alterations to reflect the views of the Department as set out in their submission.

These modifications and a number of other such modifications relating to issues raised in submissions from the public or by statutory bodies/local authorities namely the National Roads Authority, National Transport Authority and Cork City Council are set out in Section 1(c) 'Chief Executives recommendations for Further Modifications to the Proposed Amendments' of this report.

The text of Section 12(10) of the Planning and Development Act, 2000, as amended, is set out for your information as follows;

“(a) The members of the authority shall, by resolution, having considered the manager's report, make the plan with or without the proposed amendment that would, if made, be a material alteration, except that where they decide to accept the amendment they may do so subject to any modifications to the amendments as they consider appropriate, which may include the making of a further modification to the alteration and paragraph (c) shall apply in relation to any further modification.

(b) The requirements of *subsections (7) to (9)* shall not apply in relation to modifications made in accordance with *paragraph (a)*



(c) A further modification to the alteration—

(i) may be made where it is minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site,

(ii) shall not be made where it relates to—

(I) an increase in the area of land zoned for any purpose, or

(II) an addition to or deletion from the record of protected structures”

The Cork County Development Plan, 2014 will have effect 4 weeks from the day that it is made i.e. on **Monday 22<sup>nd</sup> December 2014.**





## Section 1(b): Chief Executive's Key Issues and Responses

### 1. Core Strategy

#### A. Housing Supply

##### Main Issues

1. Should the proposed amendments be modified to show where the majority of future growth will be targeted to?
2. Should the proposed amendments be modified to set out a clear and robust approach to dealing with any surpluses of zoned land identified and clarify whether this is headroom or not?
3. Should the proposed amendments be modified to ensure that the amount of zoned land/housing is in line with Regional Planning Guidelines?
4. Should the proposed amendments be modified to give a full explanation of how figures under heading "Total new Households 2011-2022" were calculated?
5. Should the proposed amendments be modified to confirm if the "Net Estimated Requirement (ha)" figure in Table 2.2 is in line with the net land requirements as per Table 4.6 of the SW RPG?
6. Should the proposed amendments be modified to explain the basis of the requirement for a minimum 360ha strategic reserve in Metropolitan Cork?
7. Should the proposed amendments be modified to omit the proposed additional strategic reserve in Metropolitan Cork?
8. Should the proposed amendments be modified to identify key areas likely to be developed?
9. Should the proposed amendments be modified to identify the future population levels and associated housing land or dwelling numbers required at a Municipal District level and show separate population figures for villages and rural areas at a Municipal District level?



## Chief Executive's Response

### Introduction

The Draft Plan and proposed changes clearly prioritise at a strategic level the areas where it is planned that the majority of the population target will be accommodated over the lifetime of the plan i.e. 91% of the growth in the 29 main settlements with 65% of that growth taking place in the Cork Gateway and almost 13% in the Mallow Hub.

### Strategic Land Reserve

The amount of land or housing specified in Table 2.2 of the Core Strategy and Appendix B Tables B1 to B4 are in general compliance with Table 4.6 of the South West Regional Authority Guidelines 2010 (SWRPG).

Also supporting Paragraph 4.2.11 in the SWRPG makes provision for “an additional allowance for headroom, to allow for choice, sequencing and other local factors. This headroom should be calculated in line with the Development Plan Guidelines of 2007”. The Development Plan Guidelines state that in order to ensure continuity of supply of zoned and serviced residential land Planning Authorities should ensure that at the time they make a development plan, enough land will be available to meet residential needs for at least the next 9 years i.e. 150% of the amount of land required over the lifetime of the plan. The Guidelines also require Local Authorities to consider the provision of adequate zoned land in excess of the targets for each of their settlements (headroom). Generally the quantum of headroom will depend on the circumstances of the settlement and the availability of infrastructure and other issues.

In this Plan the Headroom figure available is provided under the “Estimated Strategic Land Reserve (2011 Electoral Area LAPs and the 9 Town Council Plans)”. The ‘Net Ha Estimated Requirement’ figures provided in Table 2.2 do not include the 50% headroom as required under Development Plan Guidelines for Planning Authorities. The “Estimated Strategic Land Reserve” set out in Table 2.2 gives a figure for the approximate amount of headroom available in each Strategic Planning Area and Appendix B Tables B5 to B12 gives a figure for the approximate amount of headroom available at a Municipal District level.

It is important given the uncertainties and particular constraints on individual settlements that the overall requirement/amount/supply of land within the estimated strategic land reserve (headroom) is considered primarily at a Strategic Planning Area level and not at an individual main settlement level. However a detailed breakdown of the Estimated Strategic Land Reserve at a Municipal District level is set out in Appendix B Tables B5 to B12 and will be further reviewed in detail during the next local area plan review. The purpose of the Estimated Strategic Land Reserve is to provide choice in the housing market. In addition, it also provides a contingency in the event that, some of the larger sites in Metropolitan Cork are not delivered and also to a lesser extent, where smaller settlements and rural areas do not deliver the housing units required, because of constraints primarily in water services, but also in road and transportation infrastructure.

Core Strategy Table 2.2 currently shows that there is 37% headroom across the 4 Strategic Planning Areas (8 Municipal Districts). However the headroom in the Cork Gateway-County Metropolitan



Strategic Planning Area is only 14% (153ha). The requirement to have a minimum 360ha strategic land reserve in the County Metropolitan Strategic Planning Area is based on the fact that the current headroom of 153ha is not considered adequate given the growth expected in this area based on previous trends and the possible difficulties that may arise in delivering some of the strategic sites within Metropolitan Cork. Therefore it is considered prudent to include a target for additional headroom bringing the figure up to at least 33% of the "Net Estimated Requirement" of 1087ha (33% or 360ha). This additional headroom will also ensure that Cork County has made provision for approximately 50% headroom overall across the County.

The Council intend to carry out a detailed study in the County Metropolitan Strategic Planning Area to identify a sufficient amount and the location of 207ha of additional zoned land that may be required in consultation with both national and local stakeholders. This study would be based on a number key principles such as, maximising the use of existing water services, roads, public transport infrastructure and other public amenities, the provision of planned water services, roads and public transport infrastructure, careful sequencing/phasing/prioritisation as to when this land would be released and ensuring no adverse impact on ecologically sensitive sites. On foot of this study it is intended to promote a Variation to the County Development Plan amending the Core Strategy to identifying the settlements/areas where this additional zoned land should be located including clear guidance on sequencing/phasing/prioritisation. This Variation would involve revising the allocation of population/housing growth for each of the Municipal Districts which come within the County Metropolitan Strategic Planning Area. This Variation would be carried out in advance of the initial public consultation relating to the next Local Area Plan review. The revised Core Strategy would then form the basis for identifying the individual plots of land in each of the selected settlements.

In the remainder of the County outside the County Metropolitan Strategic Planning Area the quantum of zoned land identified in the 2011 LAPs was chosen to reflect the following:

1. The need to provide for reasonable flexibility and choice in the local housing land market;
2. The need to provide reserve capacity in the main towns should it prove difficult or impossible to accommodate new housing development in the villages and rural area as provided for in the County Development Plan;
3. The need to assist the infrastructure agencies in the reasonably efficient use of their resources.
4. That it may be inappropriate to provide strategic reserve capacity in some towns due to physical or environmental constraints. Other towns within the same Strategic Planning Area may need to provide compensatory provision.

It is considered generally appropriate to maintain this strategic land reserve at this level in the future, however a reassessment should be carried out as part of the next review of the LAP's set for completion in 2017 based on the principles as outlined above.

It should be noted that throughout the plan account was taken of household formation within the existing population as well as the need to accommodate new population in deciding on the total number of new households required.

The total number of units to be accommodated in the villages is generally based on the figures in the Local Area Plans developed in accordance with the recommended approach in the Sustainable



Residential Development in Urban Areas Guidelines. The figures for rural housing are based on previous trends in rural housing development.

### **Core Strategy and Municipal District Local Area Plans**

Appendix B Table B5 sets out the current total population (Census 2011) of each of the 8 Municipal Districts, the population of each of the main towns and a rural and villages figure for 2011. The 2022 population figures show the amount of the population growth target allocated to each of the Municipal Districts, main town and villages/rural areas.

Appendix B Tables B6 to B13 sets out the amount of zoned land/housing units required to accommodate the separate population growth targets for the main towns and villages/rural areas within each of the 8 Municipal Districts and provides a clear framework on which the next Local Area Plan review will be based. These tables show clearly how the overall figures in Table 2.2 'Summary of Population, Household and Net New Houses for County Cork 2022' will be addressed at the Municipal District Local Area Plan level.

### **Delivery of Critical Infrastructure**

The Draft County Development Plan and in particular Proposed Change No's 11.8 and 15.5 have taken a pro-active approach to securing the delivery of infrastructure required for development needs of the county and a summary of the main provisions are set out in revised Tables 11.1, 15.1 and 15.2 in the Proposed Amendments document..

If the infrastructure identified in these tables is not delivered by the relevant agencies then the targets for population and economic growth set out in the core strategy will not be achieved. Revised Table 15.1 summarises the critical infrastructure required in connection with the major housing and employment development planned for the County Metropolitan/Gateway area.

### **Conclusion**

It is considered that the further modification of the proposed changes is required in order to set out more clearly how the Plan intends to deal with Strategic Land Reserve/Headroom at a Strategic Planning Level and at a Municipal District Level. Further modifications are also required to explain how the figure of 360ha of a Strategic Land Reserve in the County Metropolitan Strategic Planning Area was arrived at. Also need to set as clearly as possible the procedure that will be involved in identifying the location of those additional lands.

It is considered that the further modifications to provide a clear framework for the allocation of the population and housing growth targets at a Municipal District level for the next Local area plan review commencing in 2015 will be required. This information will be set out in a series of Tables for each of the 8 Municipal Districts.



### Chief Executive's Recommendations

Adopt the Proposed Amendment with Modification (Proposed Change No's. 2.3).

1. Insert additional text into Proposed Change 2.3 "Core Strategy Tables and Supporting Text Providing more Background Detail and Clarification" to:
  - Show where the majority of future growth will be targeted to
  - Set out a clear and robust approach to dealing with any surpluses of zoned land identified and clarify whether this is headroom or not
  - Ensure that the amount of zoned land/housing is in line with Regional Planning Guidelines
  - Give a full explanation of how figures under heading "Total new Households 2011-2022" were calculated
  - Confirm if the "Net Estimated Requirement" figure in Table 2.2 is in line with the net land requirements as per Table 4.6 of the South West Regional Planning Guidelines
  - Explain the basis of the requirement for a minimum 360ha strategic reserve in Metropolitan Cork
  
2. Insert additional Tables into Proposed Change 2.3 Appendix B, for each Municipal District showing the following:
  - The amount of the County's population growth target allocated to each Municipal District on a Main Town, Villages and Rural basis.
  - The amount of the County's "Total New Households 2011 to 2022" allocated to each Municipal District on a Main Town, Villages and Rural basis.
  - The amount of "Gross New Units Required 2011-2022" and "Vacant Units" for the Main Towns and Villages.
  - The amount of "New Housing Units required 2011-2022" allocated to each Municipal District on a Main Town and Villages basis.
  - The "Estimated Net Residential Area Zoned in LAPs/TCPs" required to meet the new housing units required target at Main Towns level.
  - The "Estimated Housing Yield" for the Main Towns and for the Villages based on the figures for villages in the 10 Electoral Area Local Area Plans.
  - The "Current Estimated Strategic Land Reserve (LAPs and TCPs) calculated at a Municipal District level.



## **B. Population Growth targets for Sensitive Water Catchments (River Blackwater, Cork Harbour and Dunmanway)**

### **Main Issue**

Provided development which may cause an adverse impact is put on hold and Proposed Amendments 2.3, 10.10 and 11.8 are adopted there should be no adverse impact on the Natura Sites identified as been at possible risk.

### **Chief Executive's Response**

The submission identifies the critical conservation issues as ensuring that further development in settlements in the upper part of the Blackwater River (i.e. upstream of Mallow); settlements discharging into the Great Island Channel SAC; discharging into Bandon River SAC downstream of Dunmanway and the upgrading of the R624 Cobh Road; will not adversely affect Natura Sites. Therefore provided Proposed Amendments 2.3 and 11.8 are adopted then an adverse impact on the river catchments identified above can be ruled out. Also if Proposed Amendment 10.10 is adopted then an adverse impact from the upgrading the R624 Cobh Road can be ruled out.

### **Chief Executives Recommendation**

Adopt                      Proposed                      Amendment                      without                      Modification.

## 2. Architectural Heritage

### 2(a) Record of Protected Structures (RPS)

#### Main Issues

1. Should the proposed amendments proceed to delete the CBS Building (Community and Enterprise Centre) in Charleville (Proposed Change No 12.25) from the RPS?
2. Should the proposed amendments proceed to delete the Vickery's Buildings in Bantry (Proposed Change No. 12.26) from the RPS?
3. Should the proposed amendment proceed to include Fermoy Aerodrome/Fitzgerald Barracks (Proposed Change No. 12.20) on the RPS?
4. Should the proposed amendment proceed to include Victorian Gable fronted dwelling, Cooldubh, Lissarda (Proposed Change No. 12.21) on the RPS?

#### Chief Executive's Response

##### 1 and 2 Introduction

##### Deletion from the Record of Protected Structures.

According to the 'Architectural Heritage Protection: Guidelines for Planning Authorities', the deletion of a structure from the 'Record of Protected Structures',  
*'...will generally take place only when the structure has entirely lost its special interest value through major accident or where new information has come to light which proves that the special value interest was mistakenly attributed.....'*

##### National Inventory of the Architectural Heritage:

Section 53 of the Planning and Development Act states the following;

53 (1) *The Minister for Arts, Heritage, Gaeltacht and the Islands\* may, in writing, make recommendations\* to a planning authority concerning the inclusion in its record of protected structures of any or all of the following –*

*(a) particular structures*

*(b) specific parts of particular structures*

*(c) specific features within the attendant grounds of particular structures.*

*(2) A planning authority shall have regard to any recommendations made to it under this section.*

*(3) A planning authority, which after considering a recommendation made to it under this section, decides not to comply with the recommendation, shall inform the Minister for Arts, Heritage, Gaeltacht and the Islands in writing of the reason for its decision.*

\* now the Department of Arts, Heritage and the Gaeltacht.

\*Recommendations have been received following completion of the National Inventory Architectural Heritage for Cork County.

#### 1. CBS Building, Charleville (Community and Enterprise Centre) (Proposed Change No.12.25)



This building is on the current Record of Protected Structures (RPS ID: 01059). It is also on the National Inventory of Architectural Heritage (Registration Number: 20806035) with a Regional Rating. It is recommended for inclusion in the Record of Protected Structures by the Minister for Arts, Heritage and the Gaeltacht. The building is also located within an Architectural Conservation Area. There is currently no reason for its proposed deletion from the RPS on record.

The building is an eleven bay, two storey structure (two storey over basement to north east end). The building was originally constructed in 1866 and enlarged in 1921. It has a ruled and lined render finish, limestone sills and quoins north-west end and concrete sills and quoins to north end (corresponding with the 1921 enlargement). The building contains one over one sliding sash windows throughout, with a wyatt window and four over four sliding sash to the projecting flat roofed porch. Decorative eaves, cast iron rain water goods and natural slate roof are all present. There is a projecting porch at 1<sup>st</sup> floor level to gable end accessed by cast iron staircase.

Internally the building is consistent with a former school, the joinery and general layout indicative of the 20<sup>th</sup> Century, no doubt associated with the 1921 enlargement of the school. Rooms on both levels are created primarily through the use of timber partition screens, most of which are in good condition. Many rooms still contain sheeted timber panelling, picture rails, dado rails, architraves, skirting and panelled doors. Some timber floors are present within the building, in other cases it is not possible to tell due to modern floor finishes. There are a number of out buildings present on the site, these are modern structures which are not considered to form part of the protected structure.

Despite not being occupied for some time this building is in good order. The external envelope of the building retains its character, while internally much of the original fabric dating from the early 20<sup>th</sup> Century is still in place. I would consider the building to be easily adaptable. From a historical perspective Eamon DeValera attended school here between 1896 -1898.

**Conclusion:**

Consider this building to be worthy of inclusion in the Record of Protected Structures. The building has not lost its special interest value for which it was originally designated nor has any information come to light to suggest that the special interest value of the structure was wrongly attributed.

While the site lies in an Architectural Conservation Area this does not adequately protect the interior of the structure and therefore the protected structure status is appropriate in this instance.

Also of note is that the building is included in the National Inventory of the Architectural Heritage and has been recommended to Cork County Council for inclusion in our Record of Protected Structures by the Minister for Arts, Heritage and the Gaeltacht.

**2. Vickery's Buildings, Bantry (Proposed Change No.12.26)**

This building is on the current Record of Protected Structures (RPS ID: 00919). It is also on the National Inventory of Architectural Heritage (Registration Number: 20834052) with a Regional Rating. It is recommended for inclusion in the Record of Protected Structures by the Minister for Arts, Heritage and the Gaeltacht. The building is also located within an Architectural





Conservation Area. There is currently no reason for its proposed deletion from the RPS on record.

Vickery's Hotel/Inn was established by Thomas Vickery in 1850, having drawn up a 200 yr lease from the Earl of Bantry (hence the building or part of it pre-dates 1850). In the Stratton and Stratten Directory of 1892, Vickery's Hotel is described as follows; *'The building forming a handsome 3-storied block of which the new wing was added some years ago to provide accommodation for the large increase of season visitors and tourists. The Hotel is designed throughout on modern principles, the general arrangements and style of furnishings being of a very superior order, with the apartments including spacious coffee, dining and public lounges, a large smoke-room, and a fine commercial for the exclusive use of commercial gentlemen. The bedrooms, 25 in number are airy and comfortable furnished apartments....'*

The hotel was burned down in 1921. The fire destroyed part of the front facade of the building. The hotel at this stage was run by Willie Vickery, son of George. The hotel was rebuilt in 1923 incorporating elements to the rear that had escaped the fire. The hotel was reopened in 1926; the front facade was altered to include commercial units and the addition of oriel windows to central element of the facade.

The rear of the hotel was developed as a motor repair garage run by Bertie and Tommie Vickery. The show room for Ford dealers was housed in the hotel between the front door and the archway. The garage was closed in 1966 and the yard was let to Gulf Oil as a parking area. William Vickery died in 1953 and having no children the business was sold to Elsie Vickery and her son Ian. By now the hotel was regarded as one the premiere west Cork hotels in which famous people stayed such as Eamon DeValera as Taoiseach and General Tom Barry. In 1970 the hotel was re-registered as a guest house and operated until 2006 when it was sold to a consortium. Vickery's Hotel is a 3 storey, 10 bay structure, with Pedimented central breakfront of oriel windows. The front facade has a series of engaged pilasters, with fluted capitals, and a Pedimented parapet. Decorative plasterwork to facade including window surrounds, pilasters, corbels, string courses and parapets. Pitched slate roof behind parapet, uPVC rainwater goods and red brick chimney stacks.

**Conclusion:**

Vickery's is a very prominent site within the town of Bantry. As is evident from the very brief historical background as outlined above, the hotel played an important role in the historical development of Bantry as well as its social and cultural history. From an architectural heritage perspective certainly the exterior of the building has merit, there is not sufficient information on the interior of the building, but it is suspected that it is much altered however a building survey would be required.

This building has not lost its special interest value for which it was originally designated nor has any information come to light to suggest that the special interest value of the structure was wrongly attributed. The building is also included in the National Inventory of the Architectural Heritage and has been recommend to Cork County Council for inclusion in our Record of Protected Structures by the Minister for Arts, Heritage and the Gaeltacht.



**3. Fermoy Aerodrome/Fitzgerald Barracks, Fermoy (Proposed Change No. 12.20)**

Having considered submissions received detailing the background and condition of the existing buildings on the site that it would not be appropriate to proceed with the inclusion of the Fermoy Aerodrome/Fitzgerald Barracks on the Record of Protected Structures.

**4. Victorian Gable fronted dwelling, Cooldubh, Lissarda (Proposed Change No. 12.21)**

Having considered submissions received detailing the background to existing building it would not be appropriate to proceed with the inclusion of the Victorian Gable fronted dwelling on the Record of Protected Structures.

**Chief Executive's Recommendation**

1. Not to Adopt Amendment (CBS Building, Charleville (Community and Enterprise Centre) Proposed Change No. 12.25) and Revert back to Draft Plan.
2. Not to Adopt Amendment (Vickery's Buildings, Bantry, Proposed Change No.12.26) and Revert back to Draft Plan.
3. Not to Adopt Amendment (Fermoy Aerodrome/Fitzgerald Barracks, Fermoy, Proposed Change No. 12.20) and Revert back to Draft Plan.
4. Not to Adopt Amendment (Victorian Gable fronted dwelling, Cooldubh, Lissarda Proposed Change No. 12.21) and Revert back to Draft Plan.

## **2(b) Architectural Conservation Areas (ACA)**

### **Main Issues**

1. Should the proposed amendments be modified to extend the size of the proposed Blarney Architectural Conservation Area (Proposed Change No.12.3)?
2. Should the proposed amendments proceed to keep the revised boundaries to the Mitchelstown Architectural Conservation Area (Proposed Change No.12.27)?

### **Chief Executive's Response**

1. The boundaries of the proposed Blarney Architectural Conservation Area have been drawn so as to include all the key buildings/groups of buildings of merit and public spaces around them in Blarney Town Centre. A submission requested that the boundary be extended to include a brownfield site to the north (former hotel site) and a field also to the north. These lands have no buildings of significant architectural, historic or cultural merit on them and therefore it is considered that it would not be appropriate to include those lands within the proposed ACA. It should also be pointed out that as these lands adjoin the proposed ACA any future development on those lands will still have to give consideration to the adjoining ACA.
2. The boundaries of Mitchelstown Architectural Conservation Area follow closely that of the original planned town, which in itself is an important aspect of the ACA. James Street, to which this proposal refers forms part of the historic planned town, being one of the parallel streets connecting Main Street to George Street.

The proposed amendment involves the removal of the ACA designation to the north and south side of the lower end (eastern end) of James Street. The north side of the street, which is proposed for removal from the ACA is characterised predominately by 2 storey 3 bay structures with long narrow plots to the rear. This side of the street retains, albeit in an altered state, most of its historic building stock.

The south side of James Street, which is proposed for removal from the ACA, has a very different character in that it consists primarily of modern industrial structures with larger plots of undeveloped land to the rear.

The ACA designation seeks to preserve and enhance the character of an area. This designation does not prohibit development or seek to restrain uses within the defined boundaries. The removal of the proposed sections is not logical in that the ACA was based on the historic planned town.

The removal of apparently random sections means that there is no consistency in the application of relevant planning policies and objectives to the historic core of the town. It should also be pointed out that even if this proposal is adopted the section in question is still surrounded by an Architectural Conservation Area, any proposed development will still have to give consideration to the same.



**Chief Executive's Recommendation**

1. Adopt Amendment (Proposed Change No.12.3 Blarney ACA) with No Modification.
2. Not to Adopt the Amendment (Proposed Change No.12.27 Mitchelstown ACA) and revert back to the Draft Plan.

### **3. Motorway Service Areas**

#### **Main Issues**

1. Should the proposed amendment to the Draft Plan be modified to remove the reference to the 'Draft Policy on Service Areas' and instead reflect the finalized "NRA Service Area Policy 2014" document?
2. Should the proposed amendment to the Draft Plan be modified to reflect that Junction 14 on the M8 is one of only two locations nationally where an off line facility is advocated by the NRA?
3. Should the proposed amendment to the Draft Plan be rejected and the Council instead carry out a comprehensive review relating to the provision of a Motorway Service Area on the M8?
4. Proposals for private development of off-line services and service stations should be considered in the context of DoECLG guidelines and a forward planning approach to the provision of off-line Motor Service Areas is recommended.

#### **Chief Executive's Response**

The Spatial Planning and National Roads Guidelines for Planning Authorities 2012 set out planning policy considerations relating to development affecting national roads (including motorways, national primary and national secondary roads) outside the 50/60 km per hour speed limit zones for cities, towns and villages. The guidelines outline the leading role of the NRA and local authorities in the provision of on-line motorway service areas. These Guidelines indicate that a proliferation of off-line service area facilities at national road junctions should be avoided and a co-ordinated approach between planning authorities should be undertaken in consultation with the Authority as part of the drafting of development plans.

There were a number of submissions made relating to the provision of off-line service areas on the M8 and the approach to the identification of these areas. The recently published "NRA Service Area Policy, August 2014, has identified Mitchelstown to Fermoy (Junction 13 to Junction 14) on the M8 as a location where future off-line facilities could meet the criteria outlined in this policy. This NRA policy document states that any decision to advance these service areas is a matter for the developers, and any decision to approve them is a matter for the planning authorities. This issue can be considered further as part of the next Local Area Plan review process.

A number of submissions have highlighted that the NRA Service Area policy has been updated and finalised and therefore requested that the reference to the Draft Policy in the text of the Plan be removed. It is intended to make some minor modification to the text of Proposed Change 10.8 and 10.9 to reflect the updated "NRA Policy on Service Areas 2014".

#### **Chief Executive's Recommendation**

Adopt Proposed Amendment with Modification (Proposed Changes No's 10.8 and 10.9)



1. Delete and Insert additional text into Proposed Change 10.8 "Motorway Service Areas" and Proposed Change 10.9 "Objective TM 3-1: National Road Network" to:

- Accurately reflect the updated NRA Service Area Policy (2014) Document.



## Section 1(c): Chief Executive's recommendations for Further Modifications to Proposed Amendments

The full text of the Further Modifications to the Proposed Amendments to the Draft Plan are set out below with text to be omitted shown as ~~strikethrough~~ /**bold** and text to be added shown in **bold and underlined**.

### Core Strategy

#### 1. Further Modification to Proposed Change No. 2.3

##### **CORE STRATEGY TABLES AND SUPPORTING TEXT PROVIDING MORE BACKGROUND DETAIL AND CLARIFICATION**

##### **ORIGIN OF CHANGE**

This change is required to address a number of queries that required a detailed breakdown of the level of proposed population targets allocated to each Municipal District for main settlements, villages and open countryside in order to provide a clear framework for the next round of Local Area Plan reviews. Also require further details on how best to manage strategic land reserves/headroom across the county but particularly in the County Metropolitan Strategic Planning Area to ensure an adequate supply of zoned land to meet future requirements.

##### **RELEVANT SUBMISSIONS INCLUDE THE FOLLOWING**

1987, 1967,1980

##### **PROPOSED CHANGE**

1. It is proposed to make a change to the draft plan to delete paragraphs 2.2.2 – 2.2.5 and replace with new paragraphs as follows;

~~The need to adjust the County's population targets<sup>1</sup> has arisen primarily because of the rapid acceleration in population growth experienced in the Greater Cork Ring area during the last decade. The new 2022 population target proposed for the Greater Cork Ring area of 131,882 although in excess of the target proposed in the 2010 RPG, is broadly accepted as a reasonable approach to the issues that the area faces.~~

<sup>1</sup> It is important to note that this plan is informed by proposed 'population targets' rather than a 'population forecast'. The key difference between the two concepts is that a 'target' is intended to be used for infrastructure planning purposes. To help avoid a shortage of future infrastructure, 'target' figures are normally set at a level above the predicted or expected 'population forecast'.



All of the policies proposed in this plan support the delivery of the target for the Greater Cork Ring Area. They include the development of measures intended to attract more population growth to locations in the Metropolitan Area including: changes to the residential density standards, encouraging better housing mix (See Chapter 3 Housing) and the prioritising of Infrastructure provision (See Chapter 15 Putting this Plan into Practice). Also, the rate of rural housing development in some locations threatens to undermine the settlement network and this plan sets out to provide improved controls for this type of development focussing on the needs of rural communities.

Table 2.2 sets out a summary of the adjusted population and household targets and compares these with the potential for the supply of new housing for County Cork to 2022. A set of more detailed tables in Appendix A of this plan provides specific reference to the main settlements, villages and rural areas.

### **Population Targets, Land Supply and Housing Requirements**

During the second quarter of 2014 two new National Policy Documents were published concerning land supply and housing requirements. The first, "Housing Supply Requirements in Ireland's Urban Settlements 2014 – 2018" was prepared on behalf of the Housing Agency (April 2014). It is important to note that the study does not consider delivery-side aspects. Therefore, the study does not address any issue of 'pent up' housing demand. On this basis, all projected figures should be viewed as a minimum requirement for that year. The Minimum Housing Requirement over the Projected Period (2014-2018) for Metropolitan Cork identified in this report (including Cork City) is 6,433 units. We estimate the County Council's housing land supply could yield 7,838 units for that period.

The second, "Construction 2020 A Strategy for a Renewed Construction Sector" was published by the Government in May 2014. The kernel of the document and the area which concerns this particular chapter is that the report states that, in coming years, increases in population will result in the formation of at least 20,000 new households each year, each requiring a separate dwelling. In addition, a number of existing dwellings will disappear through redevelopment or dilapidation. The results suggest that nationally there will be a need for at least 25,000 new dwellings a year over the coming fifteen years. In order to establish what this means for Cork, it was estimated that the population of Cork City and County (519,032) would require 11.3% (share of national population) of that total growth (25,000 units) which equals 2,825 units per annum or 42,375 units for Cork City and County (32,700 units for Cork County alone) over a 15 year period. This is considered a minimum requirement for Cork County in particular given that the Cork Metropolitan Strategic Planning Area has consistently performed above expectation in recent decades. The Council is confident that the required supply can be achieved, and the following paragraphs provide more detail on the methodology which was used to establish both the demand (population, households, new units required) and supply side of the equation (zoned land and corresponding units).

### **Residential Land Supply**





It is a key role of the Plan to regulate the supply of land for housing so that it is closely aligned to the population targets. **The figures set out in Table 2.2 and Appendix B Tables B1 to B4 and B6 to B13 were calculated as follows.**

### **Housing Requirements**

In establishing the number of housing units required to achieve the population targets discussed in the previous section, **firstly** it was necessary to calculate the **“Total New Households—Required 2011-2022”** figures. These were based on **dividing the “Census Population 2011” by** the current average household size for County Cork of 2.8, (Census 2011) **to give “Total Households 2011”** and **dividing “Population Target 2022”** by the predicted average household size in 2022 of 2.41 (Regional Planning Guidelines 2010) **to give “Total Households 2022”**. Then **subtract “Total Households 2011” from “Total Households 2022” to get “Total New Households 2011-2022”**.

Following that, the “New Units Required 2011-2022” figure was calculated. This calculation is based on the level of vacancy and frictional losses in the market. The Regional Planning Guidelines (2010) point to these issues including the downturn in the economy and the re-adjustment of the housing market leading to a lower houses to household conversion rate of 1.15 (previously it had been 1.3). **The “Total New Households 2011-2022” figure was multiplied by 1.15 to get “Gross New Units Required 2011-2022”**.

The Council also took account of all unfinished (vacant) units across the county based on the Unfinished Housing Estates data produced by the Department of the Environment (2011) to coincide with the baseline year for the plan's data. This figure was subtracted from the **new units required “Gross New Units Required 2011-2022”** figure for each main settlement and also for the smaller settlements, generating the “New Units Required 2011-2022” figure overall as set out below in Table 2.2 and for each individual settlement as set out in Appendix B, **Tables B6 to B13**.

In order to establish the net hectares that would be required within the **main towns**, based on the densities proposed in this plan an estimated calculation of 25 dwellings / ha **for in** the County Metropolitan Strategic Planning Areas **towns**, 20 dwellings / ha for the Greater Cork Ring Strategic Planning Area and 18 dwellings / ha for the West and North Cork Strategic Planning Areas was used.

### **Housing Supply**

In establishing the **estimated** net residential land supply currently zoned and available in each of the **settlements main towns** as set out in the Local Area Plans **and Town Council Plans**, the Housing Land Availability Study 2012 data was used.

During the preparation of the 2011 Local Area Plans, the Council decided to make provision for the all of the population allocation and new housing requirements (including rural housing) within the settlement network. In analysing the potential of the lower order settlements, in particular, to accommodate part of this growth it was found that in most cases, they were not capable of accommodating the apportioned growth from the previous Core Strategy. In order to maintain the overall population target for each Strategic Planning Area **and Electoral Area** it was decided to accommodate the remaining growth in the **main settlements towns** for each Electoral Area which lead to a requirement for additional zoned lands over and above that required to meet the population target for the settlements set



out in the Core Strategy. It should be noted that the population target for each main **settlement town** was not adjusted to take account of this additional growth.

The “Estimated Net Residential Area Zoned in LAPs and TCPs” is based on the amount of residentially zoned land in the main towns as set out in the relevant LAP/TCP. The “Estimated Housing Yield (LAPs and TCPs) was also derived from the LAPs/TCPs (HLAS 2012) for the main towns. The housing unit growth figures for the villages taken from the local area plans were based on extant planning permissions, the current size and scale of the settlement and its capacity to accommodate additional growth in accordance with the Sustainable Residential Development in urban Areas Guidelines (DoECLG). In Appendix B, Tables B1 to B4 an indicative figure for rural housing based on recent trends identified during the preparation of the Rural Housing Background paper (published in November 2012) is also included to provide a complete picture of housing supply in the county. It is also important to note that the amount of housing land required was identified in hectares (ha) for the main settlements, as number of residential units in each of the smaller settlements throughout the county and as an indicative figure for rural housing based on recent trends identified during the preparation of the Rural Housing Background paper (published in November 2012).

In order to ensure that each settlement had an adequate land supply, the “Net ~~ha~~ Estimated Requirement (ha)” was subtracted from the “Estimated Net Residential Area Zoned in LAPs/TCPs (ha)”. This yielded an Estimated Strategic Land Reserve which is also identified in Table 2.2, for each Strategic Planning Area, also in Appendix B Tables B1 to B4 at a Strategic Planning Area level and in Appendix B Tables B6 to B13 at a Municipal District level.

Appendix B Table B5 sets out the current total population (Census 2011) of each of the 8 Municipal Districts, the population of each of the main towns and a rural and villages figure for 2011. The 2022 population figures show the amount of the population growth target allocated to each of the Municipal Districts, main town and villages/rural areas. See Appendix B Table B5 ‘Summary of Population (Census 2011) and 2022 Targets for each Municipal District for County Cork’.

Appendix B Tables B6 to B13 sets out the amount of zoned land/housing units required to accommodate the separate population growth targets for the main towns and villages/rural areas within each of the 8 Municipal Districts and provides a clear framework on which the next Local Area Plan review will be based. These tables show clearly how the overall figures in Table 2.2 ‘Summary of Population, Household and Net New Houses for County Cork 2022’ will be addressed at the Municipal District Local Area Plan level. See Appendix B Tables B5 to B13

### Strategic Land Reserve

The amount of land or housing specified in Table 2.2 of the Core Strategy and the tables in Appendix B are in general compliance with Table 4.6 of the South West Regional Authority Guidelines 2010 (SWRPG).

Also supporting Paragraph 4.2.11 in the SWRPG makes provision for “an additional allowance for headroom, to allow for choice, sequencing and other local factors. This headroom should be calculated in line with the Development Plan Guidelines of 2007”.



The Development Plan Guidelines state that in order to ensure continuity of supply of zoned and serviced residential land Planning Authorities should ensure that at the time they make a development plan, enough land will be available to meet residential needs for at least the next 9 years i.e. 150% of the amount of land required over the lifetime of the plan. The Guidelines also require Local Authorities to consider the provision of adequate zoned land in excess of the targets for each of their settlements (headroom). Generally the quantum of headroom will depend on the circumstances of the settlement and the availability of infrastructure and other issues.

In this Plan the Headroom figure available is provided under the "Current Estimated Strategic Land Reserve (LAPs and TCPs)". The 'Net Estimated Requirement (ha)' figures provided in Table 2.2 do not include the 50% headroom as required under Development Plan Guidelines for Planning Authorities. The "Current Estimated Strategic Land Reserve (LAPs and TCPs)" set out in Table 2.2 gives a figure for the approximate amount of headroom available in each Strategic Planning Area and Appendix B Tables B6 to B13 give a figure for the approximate amount of headroom available at Municipal District level.

It is important given the uncertainties and particular constraints on individual settlements that the ~~amount~~ overall requirement/amount/supply of land within the "Current Estimated Strategic Land Reserve (LAPs and TCPs)" is considered primarily at a Strategic Planning Area level and not at an individual main settlement level. However a detailed breakdown of the Strategic Land Reserve at a Municipal District level is set out in Appendix B Tables B6 to B13 and will be further reviewed in detail during the next local area plan review. The detailed breakdown of Strategic Land Reserves will be considered further in the next local area plan review. The purpose of the "Current Estimated Strategic Land Reserve (LAPs and TCPs)" is to provide choice in the housing market. In addition, it also provides a contingency in the event that, some of the larger sites in Metropolitan Cork are not delivered and also to a lesser extent, where smaller settlements and rural areas do not deliver the housing units required, because of constraints primarily in water services, but also in road and transportation infrastructure.

The Core Strategy Table 2.2 currently shows that there is 37% headroom across the 4 Strategic Planning Areas (8 Municipal Districts). However the headroom in the Cork Gateway-County Metropolitan Strategic Planning Area is only 14%.

The following paragraphs outline the approach that could be taken to the current estimated strategic land reserves in the different strategic planning areas during the preparation of the 2017 Municipal District Local Area Plans.

### **The Cork Gateway – County Metropolitan Strategic Planning Area**

Following analysis of boom and bust cycles, it is clear that economic recovery will be driven by market demand which is most likely to commence in the County Metropolitan Area, given its Gateway status under the National Spatial Strategy.

The County Metropolitan Strategic Planning Area is the main engine of population and employment growth for the region. In conjunction with the relevant infrastructure



providers, it is essential that the critical water services, roads and transport infrastructure is provided in a timely manner to ensure that sufficient lands are available to support the ambitious population growth targets.

In order to support the achievement of these targets the supply of residentially zoned land in the County Metropolitan **Strategic Planning** Area must be robust enough to absorb the amount of expected growth, provide sufficient housing choice across the area and make provision for contingencies in the event that some lands may not become available as quickly as expected. On this particular point, the Council are mindful that 61% of the land supply (22,213 units) comes from a small number of large sites (9 in total). These sites require further study and infrastructure investment in order to unlock their potential. These requirements are set out in more detail in Chapter 15 **Table 15.1** of this plan.

The 2011 Local Area Plans identify sufficient land to meet the estimated requirement for new housing. In addition, those LAPs also identify a further 153 ha or 14% of the estimated requirement that could form a strategic reserve. However, it is considered that this overall land supply does not include a sufficient contingency in the event that a major parcel (or parcels) of zoned land fail to commence development in the lifetime of the plan.

In order to offset the risk of a major parcel of zoned land failing to commence development or the continuation of low levels of development activity in the city docklands and other sites, it is estimated that a strategic reserve a minimum of 360 ha (which would include the current 153ha strategic reserve identified in Table 2.2 below) should be provided for in the next review of the local area plans covering the **County** Metropolitan ~~Cork~~ Strategic Planning Area.

**The Council intend to carry out a detailed study in the County Metropolitan Strategic Planning Area in order to identify the amount and location of the additional estimated strategic land reserve that may be required, in consultation with both national and local stakeholders. This study would be based on a number key principles such as, maximising the use of existing water services, roads, public transport infrastructure and other public amenities, the provision of planned water services, roads and public transport infrastructure, careful sequencing/phasing/prioritisation as to when this land would be released and ensuring no adverse impact on ecologically sensitive sites. On foot of this study it is intended to promote a Variation to the County Development Plan amending the Core Strategy to identifying the settlements/areas where this additional zoned land should be located including clear guidance on sequencing/phasing/prioritisation. This Variation would involve revising the allocation of population/housing growth for each of the Municipal Districts which come within the County Metropolitan Strategic Planning Area. This Variation would be carried out in advance of the initial public consultation relating to the next Local Area Plan review. The revised Core Strategy would then form the basis for identifying the individual plots of land in each of the selected settlements within the respective Municipal Districts.**

Although the population target for Metropolitan Cork has been adjusted to accommodate the revised population target for the Greater Cork Ring, it is proposed to closely monitor progress towards these targets over the lifetime of the plan but particularly in the 2 year Managers Report to be prepared in 2017. The next review of the Local Area Plans will take account of emerging trends and propose adjustments where appropriate.



### **Greater Cork Ring Strategic Planning Area**

The need to adjust the County's population targets<sup>2</sup> has arisen primarily because of the rapid acceleration in population growth experienced in the Greater Cork Ring area during the last decade. The new 2022 population target proposed for the Greater Cork Ring area of 131,882 although in excess of the target proposed in the 2010 RPG, is broadly accepted as a reasonable approach to the issues that the area faces.

All of the policies proposed in this plan support the delivery of the target for the Greater Cork Ring Area. They include the development of measures intended to attract more population growth to locations in the Metropolitan Area including: changes to the residential density standards, encouraging better housing mix (See Chapter 3 Housing) and the prioritising of Infrastructure provision (See Chapter 15 Putting this Plan into Practice). **The next local area plan review will include clear guidance on sequencing/phasing/prioritisation of the estimated strategic land reserves.**

Also, where the rate of rural housing development threatens to undermine the settlement network, this plan sets out to provide improved management for this type of development focussing on the needs of rural communities.

### **West and North Cork Strategic Planning Areas**

As noted, part of the housing land supply is to provide for a contingency which is critical in all of the Strategic Planning Areas but more especially in the North and West Cork Strategic Planning Areas which are more peripheral to the Gateway. In these Strategic Planning Areas the reserve sites will be subject to more detailed examination at the next local area plan review which will indicate whether the zoning requirements are sufficient to meet the population targets and also whether the sites zoned for residential development are capable of (i) being developed and (ii) of delivering the required yield of units. **The local area plan review will also include clear guidance on sequencing/phasing/prioritisation of the strategic land reserves.**

Table 2.2 sets out a summary of the adjusted population and household targets and compares these with the potential for the supply of new housing for County Cork to 2022. A set of more detailed tables in Appendix **B** of this plan provides specific reference to the main settlements, villages and rural areas **at a Municipal District Level. See also Chapter 15 Local Area Development and Local Area Plans.**

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<sup>2</sup> It is important to note that this plan is informed by proposed 'population targets' rather than a 'population forecast'. The key difference between the two concepts is that a 'target' is intended to be used for infrastructure planning purposes. To help avoid a shortage of future infrastructure, 'target' figures are normally set at a level above the predicted or expected 'population forecast'.



**Table 2.2: Summary of Population, Households and Net New Houses for County Cork 2022**

Strategic Planning Area	Census 2011	Adjusted Population Target for 2022	Housing Requirement			Housing Supply		
			Total New Households 2011-2022	New Units Required 2011-2022	Net Estimated Requirement (ha)	Net Residential area zoned in LAPs and TCPS <sup>3</sup>	Total Units	Current Estimated Strategic Land Reserve (LAPs and TCPS)
County Metropolitan [Main Settlements]	117,520	160,141	24,478	27,235	1,089 ha	1241.94 ha	32,811	153 ha
County Metropolitan [Rural Areas]	52,989	53,750	3,378	3,803		0 ha	3,809 <sup>4</sup>	
Greater Cork Ring [Main Settlements]	41,300	54,727	7,959	8,601	431 ha	705.63 ha	14,323	275 ha
Greater Cork Ring [Rural Areas]	77,118	77,155	4,472	4,805		0 ha	5,661 <sup>5</sup>	
North Cork [Main Settlements]	13,093	17,117	2,426	2,615	147 ha	261.50 ha	4,048	116 ha
North Cork [Rural Areas]	37,405	38,895	2,780	3,074		0 ha	3,094 <sup>6</sup>	
West Cork [Main Settlements]	13,894	19,900	3,295	3,742	207 ha	360.90 ha	5,534	154 ha
West Cork [Rural Areas]	46,483	48,937	3,705	4,130		0 ha	4,182 <sup>7</sup>	
<b>Total Cork County</b>	<b>399,802</b>	<b>470,622</b>	<b>52,493</b>	<b>58,005</b>	<b>1,874 ha</b>	<b>2,569.97ha</b>	<b>73,462</b>	<b>698 ha</b>

**[Note: The final plan will provide a link to the following tables which will form an Appendix B to the plan.]**

<sup>3</sup> This figure is based on the HLAS 2012 which analysed each residentially zoned site with the main settlements based on the density set out in the local area plans.

<sup>4</sup> 3,809 comprises 2137 for villages & 1672 for Rural Areas.

<sup>5</sup> 5,661 comprises 3231 for villages & 2430 for Rural Areas.

<sup>6</sup> 3,094 comprises 1,384 for villages & 1,710 for Rural Areas.

<sup>7</sup> 4,182 comprises 2,167 for villages & 2,015 for Rural Areas.



3. Replace Appendix A and Tables A1, A2, A3 and A4 with the following tables:

**Table B.1: Population, Households and Net New Houses for County Metropolitan Cork Strategic Planning Area to 2022**

	Housing Requirement					Housing Supply		Infrastructure			
	Census 2011	Population Target for 2022	Total New Households 2011-2022	New Units Required 2011-2022	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)	Drinking Water		Waste Water	
								Current Position	Required by 2022	Current Position	Required by 2022
<b>Main Towns</b>	#										
Cork North Environs	6,692	10,719	2,058	2,281	91	143.8	3,371				
Monard	0	3,619	1,502	1,727	69	170.0	5,000				
Glanmire	8,924	10,585	1,205	1,320	53	57.7	1,321				
Blarney	2,437	7,533	2,255	2,566	103	92.0	2,792				
Cork South Environs	32,635	31,308	1,336	1,284	51	93.0	1,285				
Carrigaline*	14,775	17,870	2,138	2,422	97	90.8	2,423				
Passage West*	5,790	6,965	822	925	37	33.9	929				
Ballincollig	17,368	23,805	3,675	4033	161	170.3	4872				
Midleton	12,001	21,576	4,667	5,243	210	190.1	5,255				
Carrigtwohill***	4,551	11,618	3,195	3,656	146	127.8	3,656				
Cobh*	12,347	14,543	1,625	1,778	71	72.53	1,907				
<b>Total Main Towns</b>	117,520	160,141	24,478	27,235	1,089	1241.94	32,811	--		--	
<b>Total Villages and Rural</b>	52,989	53,750	3,378	3,803	--	--	3,809#	--		--	
<b>Total County Metropolitan</b>	170,509	213,891	27,856	31,038	1,089	1241.94	36,620	--		--	

**Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Strategic Planning Area is 153 Ha**  
 #This figure 3,809 comprises 2,137 for Villages and 1,672 for Rural areas.

Strategic Infrastructure Deficit. Planned Development may require further infrastructure investment (see Chapter 15 Tables 15.1 & 15.2) and/or EPA license compliance issues resolved

Some development may proceed but significant works / EPA license required to accommodate the planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in sensitive water catchments.

Current major infrastructure\*\* sufficient to achieve planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in sensitive water catchments.

\* Anticipated that the provision of the Lower Harbour Sewerage Scheme will enhance status in short/medium term.

\*\*Including planned infrastructure where there is a firm commitment to the timing of its delivery.

\*\*\*Anticipated that the provision of the Carrigtwohill WWTP upgrade will enhance status in the short/medium term.





**Table B.2: Population, Households and Net New Houses for Greater Cork Ring Strategic Planning Area to 2022**

	Housing Requirement					Housing Supply		Infrastructure			
	Census 2011	Population Target for 2022	Total New Households 2011-2022	New Units Required 2011-2022	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)	Drinking Water		Waste Water	
								Current Position	Required by 2022	Current Position	Required by 2022
<b>Main Towns</b>											
Bandon	6,640	7,765	851	892	45	91.84	1,766				
Fermoy**	6,489	7,589	831	938	47	94.56	1,601				
Kinsale	4,893	5,722	627	714	36	39.80	856				
Macroom	3,879	4,536	497	468	23	60.9	1,184				
Mallow**	11,605	20,000	4,154	4,552	228	339.93	6,961				
Youghal	7,794	9,115	999	1,037	52	78.60	1,955				
<b>Total Main Towns</b>	41,300	54,727	7,959	8,601	431	705.63	14,323	--	--	--	--
<b>Total Villages and Rural</b>	77,118	77,155	4,472	4,805	--	N/A	5,661#	--	--	--	--
<b>Total Greater Cork Ring</b>	118,418	131,882	12,431	13,406	431	705.63	19,984	--	--	--	--

**Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Strategic Planning Area is 275 Ha**

#This figure 5,661 comprises 3,231 for Villages and 2,430 for Rural areas.

Strategic Infrastructure Deficit. Planned Development may require further infrastructure investment (see Chapter 15 Tables 15.1 & 15.2) and/or EPA license compliance issues resolved	Some development may proceed but significant works / EPA license required to accommodate the planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in	Current major infrastructure* sufficient to achieve planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in sensitive water catchments.
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\*Including planned infrastructure where there is a firm commitment to the timing of its delivery.

\*\*Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in water sensitive catchments.



**Table B.3: Population, Households and Net New Houses for North Cork Strategic Planning Area to 2022#**

#	Housing Requirement					Housing Supply		Infrastructure			
	Census 2011	Population Target for 2022	Total New Households 2011-2022	New Units Required 2011-2022	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)	Drinking Water		Waste Water	
								Current Position	Required by 2022	Current Position	Required by 2022
<b>Main Towns</b>											
Buttevant**	945	1,501	285	298	17	31.50	482				
Charleville	3,646	4,925	741	804	45	72.50	1,124				
Kanturk**	2,263	2,400	188	141	8	29.20	329				
Millstreet**	1,574	1,756	166	177	10	23.80	475				
Mitchelstown**	3,677	5,346	905	1,040	58	79.60	1,293				
Newmarket**	988	1,189	141	155	9	24.90	345				
<b>Total Main Towns</b>	13,093	17,117	2,426	2,615	147	261.50	4,048	--	--	--	--
<b>Total Villages and Rural</b>	37,405	38,895	2,780	3,074	--	N/A	3,094#	--	--	--	--
<b>Total North SPA</b>	50,498	56,012	5,206	5,689	147	261.50	7,142	--	--	--	--

**Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Strategic Planning Area is 116 Ha**

#This figure 3,094 comprises 1,384 for Villages and 1,710 for Rural areas.

Strategic Infrastructure Deficit. Planned Development may require further infrastructure investment (see Chapter 15 Tables 15.1 & 15.2) and/or EPA license compliance issues resolved

Some development may proceed but significant works / EPA license required to accommodate the planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in sensitive water catchments.

Current major infrastructure\* sufficient to achieve planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in sensitive water catchments.

\* Including planned infrastructure where there is a firm commitment to the timing of its delivery.

\*\*Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in water sensitive catchments.



**Table B.4: Population, Households and Net New Houses for West Cork Strategic Planning Area to 2022**

#	Housing Requirement					Housing Supply		Infrastructure			
	Census 2011	Population Target for 2022	Total New Households 2011-2022	New Units Required 2011-2022	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)	Drinking Water		Waste Water	
								Current Position	Required by 2022	Current Position	Required by 2022
<b>Main Towns</b>											
Bantry	3,348	5,484	1,080	1,241	69	103.85	1,393				
Castletownbere	912	1,439	271	309	17	37.75	443				
Clonakilty***	4,721	7,218	1,309	1,500	83	94.53	1,600				
Dunmanway**	1,585	1,976	254	273	15	36.84	593				
Schull	658	748	75	87	5	12.60	205				
Skibbereen	2,670	3,035	306	332	18	75.33	1,300				
<b>Total Main Towns</b>	13,894	19,900	3,295	3,742	207	360.90	5,534	--		--	
<b>Total Villages and Rural</b>	46,483	48,937	3,705	4,130	--	N/A	4,182#	--		--	
<b>Total West</b>	60,377	68,837	7,000	7,872	207	360.90	9,716	--		--	

**Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Strategic Planning Area is 154 Ha**  
#This figure 4,182 comprises 2,167 for Villages and 2,015 for Rural areas.

Strategic Infrastructure Deficit. Planned Development may require further infrastructure investment (see Chapter 15 Tables 15.1 & 15.2) and/or EPA license compliance issues resolved	Some development may proceed but significant works / EPA license required to accommodate the planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in sensitive water catchments.	Current major infrastructure* sufficient to achieve planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in sensitive water catchments.
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\*Including planned infrastructure where there is a firm commitment to the timing of its delivery.  
 \*\*Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in water sensitive catchments.  
 \*\*\* Anticipated that the provision of the Clonakilty WWTP upgrade will enhance status in the short/medium term.



**Table B.5: Summary of Population (Census 2011) and 2022 Targets for each Municipal District for County Cork**

Municipal District Name	Census 2011			Target 2022		
	Total Population	Main Towns	Rural and Villages	Population Target	Main Towns	Rural and Villages
Kanturk - Mallow	47305	17375	29930	57439	26846	30593
Fermoy	42226	13812	28414	46904	17860	29044
East Cork	42399	19795	22604	53796	30691	23105
Cobh	53544	32514	21030	72580	51084	21496
Ballincollig - Carrigaline *	71946	65710	6236	80447	74072	6374
Bandon-Kinsale **	42454	16391	26063	46003	19363	26641
Blarney-Macroom	43398	6316	37082	49973	12069	37904
West Cork	56530	13894	42636	63481	19900	43581
<b>Total County</b>	<b>399802</b>	<b>185807</b>	<b>213995</b>	<b>470622</b>	<b>251885</b>	<b>218737</b>

\* Includes part of Carrigaline (N) ED  
\*\* Includes part of Carrigaline (S) and Liscleary ED

**Tables B.6-B.13: For each Municipal District area in County Cork**

**Table B.6: Blarney-Macroom Municipal District**

	Housing Requirement							Housing Supply	
	Census 2011	Population Target for 2022	Total New Households 2011-2022	Gross New Units Required 2011-2022	Vacant Units*	New Units Required 2011-2022	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)
Blarney	2,437	7,533	2,255	2,594	28	2,566	103	92.00	2,792
Macroom	3,879	4,536	497	571	103	468	23	60.90	1,184
<b>Total Main Towns</b>	<b>6,316</b>	<b>12,069</b>	<b>2,752</b>	<b>3,165</b>	<b>131</b>	<b>3,034</b>	<b>126</b>	<b>152.90</b>	<b>3,976</b>
<b>Villages</b>	<b>8,872</b>	<b>12,070</b>	<b>1,840</b>	<b>2,116</b>	<b>11</b>	<b>2,105</b>	<b>--</b>	<b>--</b>	<b>1,526</b>
<b>Rural</b>	<b>28,210</b>	<b>25,833</b>	<b>644</b>	<b>741</b>	<b>--</b>	<b>741</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>Total Villages and Rural</b>	<b>37,082</b>	<b>37,904</b>	<b>2,484</b>	<b>2,857</b>	<b>11</b>	<b>2,846</b>	<b>--</b>	<b>--</b>	<b>1,526</b>
<b>Total Municipal District</b>	<b>43,398</b>	<b>49,973</b>	<b>5,236</b>	<b>6,022</b>	<b>142</b>	<b>5,880</b>	<b>126</b>	<b>152.90</b>	<b>5,502</b>

**Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 26.9 Ha**  
\* Figures for Vacant Units from the Department of Environment Survey (2011)



**Table B.7: Bandon-Kinsale Municipal District**

	Housing Requirement						Housing Supply		
	Census 2011	Population Target for 2022	Total New Households 2011-2022	Gross New Units Required 2011-2022	Vacant Units*	New Units Required 2011-2022	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)
Bandon	6,640	7,765	851	978	86	892	45	91.84	1,766
Kinsale	4,893	5,722	627	721	7	714	36	39.8	856
Carrigaline B	4,858	5,876	703	See Carrigaline 'A'					
<b>Total Main Towns</b>	<b>16,391</b>	<b>19,363</b>	<b>2,181</b>	<b>1,699</b>	<b>93</b>	<b>1,606</b>	<b>80</b>	<b>131.64</b>	<b>2,622</b>
<b>Villages</b>	<b>8,320</b>	<b>10,846</b>	<b>1,529</b>	<b>1,758</b>	<b>116</b>	<b>1,642</b>	--	--	<b>1,418</b>
<b>Rural</b>	<b>17,743</b>	<b>15,795</b>	<b>217</b>	<b>250</b>	--	<b>250</b>	--	--	--
<b>Total Villages and Rural</b>	<b>26,063</b>	<b>26,641</b>	<b>1,746</b>	<b>2,008</b>	<b>116</b>	<b>1,892</b>	--	--	<b>1,418</b>
<b>Total Municipal District</b>	<b>42,454</b>	<b>46,004</b>	<b>3,926</b>	<b>3,707</b>	<b>209</b>	<b>3,498</b>	<b>80</b>	<b>131.64</b>	<b>4,040</b>
<b>Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 51.3 Ha</b>									
* Figures for Vacant Units from the Department of Environment Survey (2011)									

**Table B.8: Ballincollig - Carrigaline Municipal District**

	Housing Requirement						Housing Supply		
	Census 2011	Population Target for 2022	Total New Households 2011-2022	Gross New Units Required 2011-2022	Vacant Units*	New Units Required 2011-2022	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)
Ballincollig	17,368	23,805	3,675	4,226	193	4,033	161	170.3	4,872
Carrigaline 'A'	9,917	11,994	1,435	2,459	37	2,422	97	90.80	2,423
Passage West	5,790	6,965	822	946	21	925	37	33.90	929
Cork South Environs	32,635	31,308	1,336	1,536	252	1,284	51	93.00	1,285
<b>Main Towns</b>	<b>65,710</b>	<b>74,072</b>	<b>7,267</b>	<b>9,166</b>	<b>503</b>	<b>8,663</b>	<b>347</b>	<b>388.0</b>	<b>9,509</b>
<b>Villages</b>	<b>278</b>	<b>355</b>	<b>48</b>	<b>55</b>	<b>0</b>	<b>55</b>	--	--	<b>37</b>
<b>Rural</b>	<b>5,958</b>	<b>6,019</b>	<b>370</b>	<b>425</b>	--	<b>425</b>	--	--	--
<b>Total Villages and Rural</b>	<b>6,236</b>	<b>6,374</b>	<b>418</b>	<b>480</b>	<b>0</b>	<b>480</b>	--	--	<b>37</b>
<b>Total Municipal District</b>	<b>71,946</b>	<b>80,446</b>	<b>7,685</b>	<b>9,647</b>	<b>503</b>	<b>9,144</b>	<b>347</b>	<b>388.00</b>	<b>9,546</b>
<b>Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 41.3 Ha</b>									
* Figures for Vacant Units from the Department of Environment Survey (2011)									



**Table B.9: Cobh Municipal District**

	Housing Requirement							Housing Supply	
	Census 2011	Population Target for 2022	Total New Households 2011-2022	Gross New Units Required 2011-2022	Vacant Units*	New Units Required 2011-2022	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)
Cobh	12,347	14,543	1,625	1,869	91	1,778	71	72.53	1,907
Carrigtwohill	4,551	11,618	3,195	3,675	19	3,656	146	127.8	3,656
Glanmire	8,924	10,585	1,205	1,386	66	1,320	53	57.70	1,321
Monard	0	3,619	1,502	1,727	0	1,727	69	170.00	5,000
Cork North Environs	6,692	10,719	2,058	2,366	85	2,281	91	143.80	3,371
<b>Main Towns</b>	<b>32,514</b>	<b>51,084</b>	<b>9,585</b>	<b>11,022</b>	<b>261</b>	<b>10,762</b>	<b>430</b>	<b>571.83</b>	<b>15,255</b>
<b>Villages</b>	<b>4,366</b>	<b>5,979</b>	<b>922</b>	<b>1,060</b>	<b>15</b>	<b>1,045</b>	<b>--</b>	<b>--</b>	<b>770</b>
<b>Rural</b>	<b>16,664</b>	<b>15,517</b>	<b>487</b>	<b>560</b>	<b>--</b>	<b>560</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>Total Villages and Rural</b>	<b>21,030</b>	<b>21,496</b>	<b>1,409</b>	<b>1,620</b>	<b>15</b>	<b>1,605</b>	<b>--</b>	<b>--</b>	<b>770</b>
<b>Total Municipal District</b>	<b>53,544</b>	<b>72,580</b>	<b>10,993</b>	<b>12,642</b>	<b>276</b>	<b>12,367</b>	<b>430</b>	<b>571.83</b>	<b>16,025</b>
<b>Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 141.4 Ha</b>									
* Figures for Vacant Units from the Department of Environment Survey (2011)									

**Table B.10: East Cork Municipal District**

	Housing Requirement							Housing Supply	
	Census 2011	Population Target for 2022	Total New Households 2011-2022	Gross New Units Required 2011-2022	Vacant Units*	New Units Required 2011-2022	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)
Midleton	12,001	21,576	4,667	5,367	124	5,243	210	190.11	5,255
Youghal	7,794	9,115	999	1,148	111	1,037	52	78.60	1,955
<b>Main Towns</b>	<b>19,795</b>	<b>30,691</b>	<b>5,665</b>	<b>6,515</b>	<b>235</b>	<b>6,280</b>	<b>262</b>	<b>268.71</b>	<b>7,210</b>
<b>Villages</b>	<b>9,566</b>	<b>11,067</b>	<b>1,176</b>	<b>1,352</b>	<b>231</b>	<b>1,121</b>	<b>--</b>	<b>--</b>	<b>1,214</b>
<b>Rural</b>	<b>13,038</b>	<b>12,038</b>	<b>339</b>	<b>389</b>	<b>--</b>	<b>389</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>Total Villages and Rural</b>	<b>22,604</b>	<b>23,105</b>	<b>1,514</b>	<b>1,741</b>	<b>231</b>	<b>1,510</b>	<b>--</b>	<b>--</b>	<b>1,214</b>
<b>Total Municipal District</b>	<b>42,399</b>	<b>53,796</b>	<b>7,179</b>	<b>8,256</b>	<b>466</b>	<b>7,790</b>	<b>262</b>	<b>268.71</b>	<b>8,424</b>
<b>Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 7.1 Ha</b>									
* Figures for Vacant Units from the Department of Environment Survey (2011)									



**Table B.11: Fermoy Municipal District**

	Housing Requirement							Housing Supply	
	Census 2011	Population Target for 2022	Total New Households 2011-2022	Gross New Units Required 2011-2022	Vacant Units*	New Units Required 2011-2022	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)
Fermoy	6,489	7,589	831	956	18	938	47	94.56	1,601
Charleville	3,646	4,925	741	853	49	804	45	72.50	1,124
Mitchelstown	3,677	5,346	905	1,041	1	1,040	58	79.60	1,293
<b>Main Towns</b>	<b>13,812</b>	<b>17,860</b>	<b>2,478</b>	<b>2,850</b>	<b>68</b>	<b>2,782</b>	<b>149</b>	<b>246.66</b>	<b>4,018</b>
<b>Villages</b>	<b>9,427</b>	<b>11,529</b>	<b>1,417</b>	<b>1,630</b>	<b>97</b>	<b>1,533</b>	<b>--</b>	<b>--</b>	<b>1,003</b>
<b>Rural</b>	<b>18,987</b>	<b>17,514</b>	<b>486</b>	<b>559</b>	<b>--</b>	<b>559</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>Total Villages and Rural</b>	<b>28,414</b>	<b>29,044</b>	<b>1,903</b>	<b>2,189</b>	<b>97</b>	<b>2,092</b>	<b>--</b>	<b>--</b>	<b>1,003</b>
<b>Total Municipal District</b>	<b>42,226</b>	<b>46,904</b>	<b>4,381</b>	<b>5,039</b>	<b>165</b>	<b>4,874</b>	<b>149</b>	<b>246.66</b>	<b>5,021</b>
<b>Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 97.3 Ha</b>									
* Figures for Vacant Units from the Department of Environment Survey (2011)									

**Table B.12: Kanturk-Mallow Municipal District**

	Housing Requirement							Housing Supply	
	Census 2011	Population Target for 2022	Total New Households 2011-2022	Gross New Units Required 2011-2022	Vacant Units*	New Units Required 2011-2022	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)
Mallow	11,605	20,000	4,154	4,777	225	4,552	228	339.93	6,961
Newmarket	988	1,189	141	162	7	155	9	24.90	345
Buttevant	945	1,501	285	328	30	298	17	31.50	482
Kanturk	2,263	2,400	188	216	75	141	8	29.20	329
Millstreet	1,574	1,756	166	191	14	177	10	23.80	475
<b>Main Towns</b>	<b>17,375</b>	<b>26,846</b>	<b>4,934</b>	<b>5,674</b>	<b>351</b>	<b>5,323</b>	<b>270</b>	<b>449.33</b>	<b>8,592</b>
<b>Villages</b>	<b>6,727</b>	<b>8,796</b>	<b>1,247</b>	<b>1,434</b>	<b>73</b>	<b>1,361</b>	<b>--</b>	<b>--</b>	<b>987</b>
<b>Rural</b>	<b>23,203</b>	<b>21,798</b>	<b>758</b>	<b>872</b>	<b>--</b>	<b>872</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>Total Villages and Rural</b>	<b>29,930</b>	<b>30,593</b>	<b>2,005</b>	<b>2,306</b>	<b>73</b>	<b>2,233</b>	<b>--</b>	<b>--</b>	<b>987</b>
<b>Total Municipal District</b>	<b>47,305</b>	<b>57,439</b>	<b>6,939</b>	<b>7,980</b>	<b>424</b>	<b>7,556</b>	<b>270</b>	<b>449.33</b>	<b>9,579</b>
<b>Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 178.9 Ha</b>									
* Figures for Vacant Units from the Department of Environment Survey (2011)									



**Table B.13: West Cork Municipal District**

	Housing Requirement							Housing Supply	
	Census 2011	Population Target for 2022	Total New Households 2011-2022	Gross New Units Required 2011-2022	Vacant Units*	New Units Required 2011-2022	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)
Bantry	3,348	5,484	1,080	1,242	1	1,241	69	103.85	1,393
Castletownbere	912	1,439	271	312	3	309	17	37.75	443
Clonakilty	4,721	7,218	1,309	1,505	5	1,500	83	94.53	1,600
Dunmanway	1,585	1,976	254	292	19	273	15	36.84	593
Schull	658	748	75	87	0	87	5	12.60	205
Skibbereen	2,670	3,035	306	352	20	332	18	75.33	1,300
<b>Main Towns</b>	<b>13,894</b>	<b>19,900</b>	<b>3,295</b>	<b>3,789</b>	<b>48</b>	<b>3,741</b>	<b>208</b>	<b>360.90</b>	<b>5,534</b>
<b>Villages</b>	<b>10,793</b>	<b>14,867</b>	<b>2,314</b>	<b>2,661</b>	<b>130</b>	<b>2,531</b>	<b>--</b>	<b>--</b>	<b>1,944</b>
<b>Rural</b>	<b>31,843</b>	<b>28,713</b>	<b>542</b>	<b>623</b>	<b>--</b>	<b>623</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>Total Villages and Rural</b>	<b>42,636</b>	<b>43,581</b>	<b>2,856</b>	<b>3,285</b>	<b>130</b>	<b>3,155</b>	<b>--</b>	<b>--</b>	<b>1,944</b>
<b>Total Municipal District</b>	<b>56,530</b>	<b>63,481</b>	<b>6,151</b>	<b>7,074</b>	<b>178</b>	<b>6,896</b>	<b>208</b>	<b>360.90</b>	<b>7,478</b>
<b>Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is <u>153.0 Ha</u></b>									
<small>* Figures for Vacant Units from the Department of Environment Survey (2011)</small>									





## Motorway Service Areas

### Further Modification to Proposed Change No. 10.8

#### MOTORWAY SERVICE AREAS

#### ORIGIN OF CHANGE

This change is required to address an issue raised in submissions that current references to national policy in the proposed amendments relating to the provision of motorway service areas were no longer up to date.

#### RELEVANT SUBMISSIONS

1956, 1958, 1985
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text after Section 10.3.3 (National Primary & Secondary Roads) as follows:

#### Motorway Service Areas

The ~~recently prepared 'Draft "NRA Service Area Policy" (August 2014) sets out the policy basis on which service areas will be provided to meet the needs of road users on the national road network. The recently prepared Draft Policy on Service Areas on the National Road Network' (2014) by the NRA supports the provision of Motorway Service Areas approximately every 45-60kms along the motorway network and identifies two locations in County Cork along the M8 to north of Fermoy (either junction 13/14) and a location closer to the city to serve the N8/N25.~~ In relation to off-line facilities it states that provided off-line facilities are in close proximity to the roadway and of sufficient standard, the NRA will take these locations into account when evaluating the level of provision and prioritisation of development for on-line NRA service areas.



## Further Modification to Proposed Change No. 10.9

### OBJECTIVE TM 3-1: NATIONAL ROAD NETWORK

#### ORIGIN OF CHANGE

This change is required to address an issue raised in submissions that current references to national policy in the proposed amendments relating to the provision of motorway service areas were no longer up to date.

#### RELEVANT SUBMISSIONS

1956, 1958, 1985
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete objective TM 3-1(f) and replace with new objective as follows:

~~(f) Implement the NRA's policy document on the Provision of Service Areas and Rest Areas on Motorways and High Quality Dual Carriageways.~~

and replace with

(f) Consider the most up-to-date guidance in relation to the provision of Service and Rest Areas on the National Road Network (Section 2.8 of the Department of the Environment Community Heritage and Local Government 'Spatial Planning and National Roads Guidelines' (2012) and '**NRA Service Area Policy' (August 2014)**) ~~current NRA Service Areas on the National Road Network policy).~~

- 2) It is proposed to make a change to the draft plan to insert additional text to objective TM 3-1(i) as follows:

(i) Control the proliferation of non-road traffic signage on and adjacent to national roads having regard to the NRA's "Policy on the Provision of Tourist and Leisure Signage on the National Roads" and Section 3.8 of the 'Spatial Planning and National Roads Guidelines (2012)' of the Department of the Environment Community Heritage and Local Government.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## Other Proposed Modifications

### Further Modification to Proposed Change No. 10.5

#### OBJECTIVE TM 2-4: BUS TRANSPORT (METROPOLITAN AREA)

##### ORIGIN OF CHANGE

This change is required to address issues raised in a submission from the National Transport Authority.

##### RELEVANT SUBMISSIONS

1984
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##### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert additional text to objective TM 2-4 (a) and (b) as follows:
  - a) Encourage both the improvement and extension of services particularly to parts of Cork South Environs' that currently lack an appropriate service and greater usage of the bus network so that they offer a realistic alternative to the private car in providing effective linkages between the main locations where people live and where they work;
  - b) Promote bus service improvements broadly in line with Table 10.1 and to generally encourage the enhancement of service provision in tandem with planned population **and employment** growth.



### Further Modification to Proposed Change No.15.7

**TABLE 15.2 COUNTY CORK PLANNED DEVELOPMENT SUMMARY OF CRITICAL INFRASTRUCTURE  
(MAIN TOWNS)**

#### ORIGIN OF CHANGE

This change is required to address issues raised in a submission from the National Transport Authority.

#### RELEVANT SUBMISSIONS

1984
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to delete Table 15.2 and insert a new revised Table 15.2 as follows:



**Table 15.2: County Cork: Planned Development  
Summary of Critical Infrastructure (Main Towns)**

Short Term	Medium/Long Term
Cork Gateway/ County Metropolitan SPA	<ul style="list-style-type: none"> <li>• Cork Lower Harbour Sewerage Scheme</li> </ul> <p><u>Carrigtwohill</u></p> <ul style="list-style-type: none"> <li>• WWTP upgrade</li> <li>• Local access roads/bridge</li> </ul> <p><u>Midleton</u></p> <ul style="list-style-type: none"> <li>• Water Supply ( )</li> <li>• Local access roads/bridge</li> </ul> <p><u>&amp;#x26;</u> <sup>a</sup>#</p> <ul style="list-style-type: none"> <li>• Improved road access between N25 and Cobh Town</li> </ul> <p><u>5 HÆ° 1CEE, Ê#</u></p> <ul style="list-style-type: none"> <li>• N28/ Public Transport Upgrade</li> </ul> <p><u>Cork Science &amp; Innovation Park#</u></p> <ul style="list-style-type: none"> <li>• Water Supply &amp; Wastewater Upgrade</li> <li>• Local Road Access</li> </ul> <p><u>Little Island#</u></p> <ul style="list-style-type: none"> <li>• Introduction of Bus Service</li> <li>• Walking/Cycling Connectivity to Rail Station</li> </ul> <p><u>Douglas</u></p> <ul style="list-style-type: none"> <li>• <b><u>Local Roads/Public transport upgrade</u></b></li> </ul> <p>#</p> <p><u>Midleton/Carrigtwohill</u></p> <ul style="list-style-type: none"> <li>• N25 Upgrade including interchange improvements</li> </ul> <p><u>Midleton</u></p> <ul style="list-style-type: none"> <li>• WWTP upgrade</li> <li>• Water Supply upgrade</li> <li>• Additional rail station (Water-rock)</li> <li>• New Bridge over rail line and distributor roads</li> <li>• Local junction improvements (Gyratory)</li> </ul> <p>#</p> <p><u>#Carrigaline</u></p> <ul style="list-style-type: none"> <li>• Water supply upgrade</li> </ul> <p><u>Carrigtwohill</u></p> <ul style="list-style-type: none"> <li>• Local Roads/Bridges</li> </ul> <p><u>Glanmire/Dunkettle</u></p> <ul style="list-style-type: none"> <li>• Local access roads/bridge</li> <li>• Public Transport Infrastructure</li> </ul> <p><u>Ballincollig</u></p> <ul style="list-style-type: none"> <li>• Water Supply upgrade</li> <li>• Local Roads/Public transport upgrade</li> <li>• Major Roads infrastructure improvements</li> <li>• Public Transport Infrastructure/CATS</li> </ul> <p><u>Douglas</u></p> <ul style="list-style-type: none"> <li>• Local Roads/Public transport upgrade</li> </ul> <p><u>Blarney</u></p> <ul style="list-style-type: none"> <li>• Water &amp; Waste water</li> <li>• Junction onto N20 (Stoneview)</li> <li>• Rail station (Stoneview)</li> </ul> <p><u>Monard</u></p> <ul style="list-style-type: none"> <li>• Water &amp; Waste water</li> <li>• Rail station</li> </ul> <p><u>Ballyvolane</u></p> <ul style="list-style-type: none"> <li>• Water &amp; Waste water</li> <li>• Public Transport Infrastructure</li> <li>• Cork Northern Ring Road</li> </ul> <p><u>Cork Science &amp; Innovation Park</u></p> <ul style="list-style-type: none"> <li>• Enhanced Public Transport Infrastructure</li> </ul>



Mallow Hub Town		<ul style="list-style-type: none"> <li>N40 Junction Improvement</li> </ul> <p><u>Cork Airport</u></p> <ul style="list-style-type: none"> <li>Secondary airport access road</li> <li>Enhanced public transport#</li> </ul>
	<ul style="list-style-type: none"> <li>Mallow Northern Relief Road</li> <li>WWTP upgrade</li> <li>SuD s plan for Mallow</li> </ul>	<ul style="list-style-type: none"> <li>Implement Mallow/Ballyvinitier WSS</li> <li>Water supply network upgrade</li> <li>Road/network upgrade</li> </ul>
Greater Cork Ring SPA	<ul style="list-style-type: none"> <li>WWTP (Youghal)</li> <li>WWTP upgrade (Macroom)</li> </ul>	<ul style="list-style-type: none"> <li>Reservoir (Bandon)</li> <li>WWTP upgrade (Bandon)</li> <li>Reservoir (Kinsale)</li> <li>Northern and Western Relief Road (Kinsale)</li> <li>Reservoir (Macroom)</li> <li>Reservoir (Youghal)</li> <li>M22</li> </ul>
	<ul style="list-style-type: none"> <li>New drinking water source and major system upgrade (Mitchelstown)</li> <li>WWTP upgrade (Mitchelstown)</li> <li>WWTP upgrade (Millstreet)</li> <li>WWTP upgrade (Newmarket)</li> <li>Drinking water network upgrade (Buttevant &amp; Charleville)</li> <li>Stormwater and Wastewater Plan where appropriate*</li> </ul>	<ul style="list-style-type: none"> <li>Trunk water main (Newmarket)</li> <li>M20</li> </ul>
West Cork SPA	<ul style="list-style-type: none"> <li>WWTP Upgrade (Clonakilty)</li> <li>New drinking water source and major system upgrade (Clonakilty)</li> <li>New drinking water source and major system upgrade (Bantry)</li> <li>New drinking water source and major system upgrade (Castletownbere)</li> <li>WWTP (Castletownbere)</li> <li>Relocation of WWTP discharge point (Dunmanway)</li> </ul>	<ul style="list-style-type: none"> <li>WWTP upgrade (Bantry)</li> <li>Relief Road (Bantry)</li> <li>New drinking water source and major system upgrade (Schull)</li> </ul>

\*See Proposed Change 2.4



## Further Modification to Proposed Change No. 15.9

### MONITORING

#### ORIGIN OF CHANGE

This change is required to address issues raised in a submission from the National Transport Authority.

#### RELEVANT SUBMISSIONS

1984
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#### PROPOSED CHANGE

- 1) It is proposed to make a change to the draft plan to insert new paragraphs after Paragraph 15.4.4 and a new Appendix X as follows:

Notwithstanding the statutory requirement to prepare a progress report not more than 2 years after the making of the Plan, the preparation of a regular monitoring and evaluation report would be of value to the Council to facilitate the identification of any issues concerning implementation of the Development Plan, for example, in the interpretation of development plan objectives in the development management process.

The Planning Directorate of Cork County Council is primarily responsible for monitoring and implementing the Development Plan, mainly through the development management function. However, it is important to note that this Plan co-ordinates the work and objectives of other key departments within the local authority, such as Economic Development, Roads, Environment, Housing and Community Development. In some cases, the body responsible for the implementation of certain plan objectives may be external, such as the National Roads Authority, the National Transport Authority or Irish Water etc.

A possible list of key indicators for Monitoring the Implementation of the Cork County Development Plan is set out in Appendix X. Some or all of these indicators will be used subject to adequate resources being available. Sources of data from other organisations (NRA, NTA, IW, ESRI, Forfas, NESC and CSO etc) which is readily available will also be used where appropriate to assess progress in implementing the plan. Initial monitoring will take place two years after the adoption as part of the Manager's Report on progress.



## Appendix X

List of Possible Key Indicators for Monitoring the Implementation of the Cork County Development Plan.

Issue	Indicator	Source
Core Strategy	1. Population Growth at County, Strategic Planning Area and Main Settlement level.	1. Census 2011 and 2016.
	2. Overall supply of residentially zoned land at a County, Strategic Planning Area and main settlement level-RLA, PPU.	2. Residential Land Availability Study (RLAS), DoECLG, PPU.
	3. Size of Strategic Land Reserve at a County, Strategic Planning Area level.	3. Residential Land Availability Study (RLAS), DoECLG, PPU.
	4. Number of houses built within urban areas at a County, Strategic Planning Area and Settlement level.- DoE, PPU	4. Residential Land Availability Study (RLAS), DoECLG, PPU.
Housing	5. Housing density permitted on zoned land in all Main Settlements under High, Medium A and Medium B housing density categories.	5. Residential Land Availability Study (RLAS), DoECLG, PPU.
	6. The amount of land, monetary contribution and housing units delivered under Part V.	6. Housing, PPU, DoECLG.
Rural Coastal and Islands	7. Number of individual rural houses built on a County, Strategic Planning Area, Rural Housing Area Types and DEDs level.	7. Geo-directory, Development Management, PPU.
	8. The categories of rural generated housing granted under each category in each Rural Housing Area Type	8. Development Management, PPU.
	9. Number of individual rural houses where permission was refused and the reason why on County Strategic Planning Area, Rural	





	Housing Area Types and DEDs level.	9. Development Management, PPU.
Economy and Employment	10. The amount of zoned employment land available under Enterprise, Business and Industrial categories at a County, Strategic Planning Area and Main Settlement level.	10. Development Management, PPU.
Retail and Town Centres	11. The level of vacancy within the town centre of each main settlement.  12. The amount of retail floorspace permitted at a County, Strategic Planning Area and Main Settlement level.	11. Development Management, PPU.  12. Development Management, PPU.
Energy	13. The number of wind turbines permitted in the County within each of the Wind Deployment Areas.  14. The number of additional wind turbines operational in the County within each of the Wind Deployment Areas	13. Development Management, PPU.  14. Development Management, PPU and other stakeholders.
Transport	15. The change in <b>trip patterns and share-split</b> over the Plan period at a County, Metropolitan /Cork Gateway and Hub Town level- Census, PPU  16. The change in the <b>level- pattern, capacity</b> and frequency of public transport services at a Strategic Planning Area and Main Settlement level.	15. Development Management, PPU and other stakeholders.  16. PPU and other stakeholders.
Putting the Plan into Practice	17. Delivery of the Critical Infrastructure required as identified in Table 15.1 and 15.2 at a Strategic Planning Area and Main Settlement level.	17. PPU and other stakeholders.

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



**Further Modification to Proposed Change No. 7.2**

**TABLE 7.2 – RETAIL FLOORSPACE DISTRIBUTION**

**ORIGIN OF CHANGE**

This change is required to address an issue raised in the submissions

**RELEVANT SUBMISSIONS**

1980

**PROPOSED CHANGE**

- 1) It is proposed to make a change to the draft plan to replace existing Table 7.2 Floorspace Distribution with a revised Table as follows:

Table 7.2: Floorspace – Proposed distribution of 2022 quantum for Metropolitan Area			
Location	Comparison	Convenience	Bulky/R. Warehouse
Cork City Centre	63,081	20,291	--
Suburban Centres	24,961	--	--
Rest of Metropolitan Area	16,397	22,882	--
<b>Total</b>	<b>104,439</b>	<b>43,173</b>	<b>57,555</b>

with the following:

Table 7.2: Floorspace – Proposed distribution of 2022 quantum for Metropolitan Area			
Location	Comparison	Convenience	Bulky/R. Warehouse
Cork City Centre and Suburban Centres	63,081 (Cork City <b>Centre</b> ) 24,961 (Suburban Centres)	20,291 (City and Suburban Centres including Douglas and Ballyvolane)	--
Rest of Metropolitan Area	16,397	22,882	--
<b>Total</b>	<b>104,439</b>	<b>43,173</b>	<b>57,555</b>

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**



## Appendix A (i): Full list of submissions by Interested Party

Unique Reference Number	Name of Interested Party
PAdCDP14/1970	Agar Jeff and Croonenberg, Carlien
PAdCDP10.1714/1994	An Taisce
PAdCDP14/1982	Ballyvolane Development Company Ltd
PAdCDP14/1990	Baltimore Properties Ltd.
PAdCDP14/1991	Baltimore Properties Ltd.
PAdCDP14/1979	Bartholomew Cooney Estate
PAdCDP10.1714/1999	Bowen, Mamie
PAdCDP14/1976	Brookfield Renewable Ireland
PAdCDP14/1971	Buckley, Geraldine
PAdCDP10.1714/2002	CHARD
PAdCDP10.1714/2000	CHASE
PAdCDP14/1977	Cork Chamber
PAdCDP14/1980	Cork City Council
PAdCDP10.1714/1993	Cork Harbour Environmental Protection Association
PAdCDP10.1714/2003	DAA
PAdCDP10.1714/2001	D'Alton, Marcia
PAdCDP14/1972	Dawn Meats & Paul Moore
PAdCDP14/1973	Dawn Meats & Paul Moore
PAdCDP14/1974	Dawn Meats & Paul Moore
PAdCDP14/1944	de Haas, Pamela
PAdCDP14/1945	de Haas, Pamela
PAdCDP14/1946	de Haas, Pamela
PAdCDP14/1947	de Haas, Pamela
PAdCDP14/1953	de Haas, Nigel
PAdCDP10.1714/1997	Department of Arts, Heritage and the Gaeltacht
PAdCDP14/1988	Department of Arts, Heritage and the Gaeltacht
PAdCDP14/1966	Department of Communications, Energy and Natural Resources
PAdCDP14/1952	Department of Defence
PAdCDP14/1987	Department of Environment, Community and Local Government
PAdCDP10.1714/2004	Department of Environment, Community and Local Government
PAdCDP14/1964	EirGrid
PAdCDP14/1963	Electricity Supply Board
PAdCDP10.1714/1998	Environmental Protection Agency
PAdCDP14/1958	Fitzgerald, Liam & O'Driscoll, Paul
PAdCDP14/1989	Friends of the North Cork Environment
PAdCDP14/1960	Gottstein, Michael and Edwina
PAdCDP14/1942	Hegarty, John
PAdCDP14/1943	Hegarty, John
PAdCDP14/1992	Hodder, Michael
PAdCDP14/1978	Horgan, James



PAdCDP14/1965	Indaver Ireland
PAdCDP14/1951	Inland Fisheries Ireland
PAdCDP14/1941	Irish Water
PAdCDP14/1975	Irish Wind Energy Association (IWEA)
PAdCDP14/1968	Jeffers, Rev. Cliff
PAdCDP14/1985	JR Oronco Ltd
PAdCDP14/1949	Keep Ireland Open
PAdCDP14/1950	Keep Ireland Open
PAdCDP14/1955	Marten, Brian
PAdCDP14/1954	Miller, Tony and Laubach, Kristin
PAdCDP10.1714/1996	National Roads Authority
PAdCDP14/1956	National Roads Authority
PAdCDP14/1984	National Transport Authority
PAdCDP14/1983	O'Donoghue, Vicki
PAdCDP14/1969	O'Leary, Janice
PAdCDP14/1986	RES
PAdCDP14/1967	Southern & Eastern Regional Assembly
PAdCDP14/1959	Twomey McSweeney, Sara
PAdCDP10.1714/1995	Waterford City & County Council



## Appendix A (ii): Full list of submissions by Unique Reference Number

Unique Reference Number	Name of Interested Party
PAdCDP14/1941	Irish Water
PAdCDP14/1942	Hegarty, John
PAdCDP14/1943	Hegarty, John
PAdCDP14/1944	de Haas, Pamela
PAdCDP14/1945	de Haas, Pamela
PAdCDP14/1946	de Haas, Pamela
PAdCDP14/1947	de Haas, Pamela
PAdCDP14/1949	Keep Ireland Open
PAdCDP14/1950	Keep Ireland Open
PAdCDP14/1951	Inland Fisheries Ireland
PAdCDP14/1952	Department of Defence
PAdCDP14/1953	de Haas, Nigel
PAdCDP14/1954	Miller, Tony and Laubach, Kristin
PAdCDP14/1955	Marten, Brian
PAdCDP14/1956	National Roads Authority
PAdCDP14/1958	Fitzgerald, Liam & O'Driscoll, Paul
PAdCDP14/1959	Twomey McSweeney, Sara
PAdCDP14/1960	Gottstein, Michael and Edwina
PAdCDP14/1963	Electricity Supply Board
PAdCDP14/1964	EirGrid
PAdCDP14/1965	Indaver Ireland
PAdCDP14/1966	Department of Communications, Energy and Natural Resources
PAdCDP14/1967	Southern & Eastern Regional Assembly
PAdCDP14/1968	Jeffers, Rev. Cliff
PAdCDP14/1969	O'Leary, Janice
PAdCDP14/1970	Agar Jeff and Croonenberg, Carlien
PAdCDP14/1971	Buckley, Geraldine
PAdCDP14/1972	Dawn Meats & Paul Moore
PAdCDP14/1973	Dawn Meats & Paul Moore
PAdCDP14/1974	Dawn Meats & Paul Moore
PAdCDP14/1975	Irish Wind Energy Association (IWEA)
PAdCDP14/1976	Brookfield Renewable Ireland
PAdCDP14/1977	Cork Chamber
PAdCDP14/1978	Horgan, James
PAdCDP14/1979	Bartholomew Cooney Estate
PAdCDP14/1980	Cork City Council
PAdCDP14/1982	Ballyvolane Development Company Ltd
PAdCDP14/1983	O'Donoghue, Vicki
PAdCDP14/1984	National Transport Authority
PAdCDP14/1985	JR Oronco Ltd



PAdCDP14/1986	RES
PAdCDP14/1987	Department of Environment, Community and Local Government
PAdCDP14/1988	Department of Arts, Heritage and the Gaeltacht
PAdCDP14/1989	Friends of the North Cork Environment
PAdCDP14/1990	Baltimore Properties Ltd
PAdCDP14/1991	Baltimore Properties Ltd
PAdCDP14/1992	Hodder, Michael
PAdCDP10.1714/1993	Cork Harbour Environmental Protection Association
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PAdCDP10.1714/1995	Waterford City & County Council
PAdCDP10.1714/1996	National Roads Authority
PAdCDP10.1714/1997	Department of Arts, Heritage and the Gaeltacht
PAdCDP10.1714/1998	Environmental Protection Agency
PAdCDP10.1714/1999	Bowen, Mamie
PAdCDP10.1714/2000	CHASE
PAdCDP10.1714/2001	D'Alton, Marcia
PAdCDP10.1714/2002	CHARD
PAdCDP10.1714/2003	DAA
PAdCDP10.1714/2004	Department of Environment, Community and Local Government

