

Draft Cork County Development Plan – Webinar 26th May 2021

Question and Answers

1. What specific planning changes apply to the offshore islands of West Cork?

Policy in relation to the seven Islands (Bere, Dursey, Heir, Long, Sherkin, Whiddy and Oileán Chléire is contained in Volume 5 West Cork. Policy in Chapters 1-19 of Volume One of the Plan is also relevant depending on the particular issue under consideration. In particular please refer to Chapter 7 Marine, Coastal and Islands which sets out policies specific to the West Cork Island Communities.

2. What are the effects of the County Development Plan of rezoning areas to 'scenic' for planning permissions?

Chapter 14 of the Plan (Green Infrastructure) deals with Landscape. Policy remains unchanged from the current 2014 County Development Plan. No new areas have been identified as 'High Value Landscapes'. Objectives GI 14-9, 14-10, 14-11, 14-12, 14-13, 14-14 and 14-15 guide the assessment of development proposals in landscape sensitive areas.

3. In terms of planning policy, how is public consultation delivered? Where people's land is zoned without their knowledge, what recourse do they have?

There are several stages of public consultation throughout the plan review process. We are now at the Draft Plan Stage public consultation up to Thursday 1st July 2021. See Section 1.2 of Chapter One of the Plan for more details. If you have a query about a specific site please ring us (021 4285900) to discuss it. We would encourage you to make a submission setting out your concerns and request changes, and make sure to include a map of the lands in question.

4. If a landowner has not been included in zoning that directly impacts on his/her land, and of if they do not agree with this zoning, what recourse do they have?

If you have concerns you can give us a ring to discuss them or make a submission to outline your concerns and request changes. All submissions are published on the website and will be reported on in the Chief Executive's report to Elected Members in September 2021.

5. Where private land is zoned for housing and is being used in that capacity, but changed to industrial zoning by Cork Co Co, how do the land zoning guidelines work as under the guidance lands that cannot be serviced within the plan period should not be zoned for development? Surely this re-zoning is not appropriate.

Without being aware of the specific lands in question it is not possible to comment. Therefore please contact us to discuss at (021 4285900).

6. There is incorrect information in regard to specific islands, was this checked out or just copied from present plan?

We would like to correct information that is not correct. Can you let us know what it is, and we will correct it? Thank you for bringing this to our attention. Please make a submission to the Draft Plan outlining any information updates you think are appropriate.

7. In relation to the NMPF and new roles & responsibilities for the Local Authority is Cork County Council marine expertise capacity being increased?

This is beyond the scope of the County Development Plan review. Marine Spatial Planning is dealt with in Chapter 7 Marine Coastal and Islands.

8. Why can't we submit via email as we have been able to do in other plans? Printing off paper is less environmentally friendly?

We cannot accommodate submissions by email, and you can submit online through the website and upload documents / attachments online so you don't need to print them off. This allows for efficient processing of your submission and preparation of Chief Executive's Report for Elected members.

9. What has happened to the SLR lands previously identified 2014 plan?

Many of these lands were within the area which transferred to the City Council. As part of this review of the Plan we have had to review the land supply we need to accommodate growth to 2028. Section 2.11 of Chapter 2 of the plan outlines the various issues considered in assessing the housing land requirements for this plan.

SLR 2 lands at Fernhill / Carrigaline East are identified as the Fernhill Urban Expansion Area and have been zoned as residential reserve, high technology campus and business and general employment uses - see Section on Carrigaline in Volume Four for further details.

10. In relation to the amended SFRA, will the only opportunity for public comment on this between 18th Jan - 15th Feb 2022?

Yes. The material amendments to the plan will be on public consultation then.

11. Where a number of sites are zoned as "Medium Density C" within a settlement, as this is "Applicable in a limited number of circumstances not exceeding 20% of the new housing requirements" is this applied collectively to all of "C" sites?

Medium C density is applicable in a limited number of circumstances not exceeding 20% of the new housing requirement. This approach is set out in the Departments Sustainable Development In Urban Areas Guidelines for Planning Authorities, 2009.

12. With reference to offshore islands CCC encourages and promotes tourism as an economic future yet the restrictive planning regulations mitigates against this. Is this contradiction going to be addressed in this new plan?

It is unclear what restrictive planning regulations are being referred to in this question. All development needs to comply with the policy and objectives in the plan as a whole. Tourism development, for example, also has to meet the objectives of the water management / transport / heritage chapters, not just the objectives in the Tourism chapter

Objective TO-10 on page 193 of Volume One promotes sustainable tourism within the county, including on the islands, while

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

13. In relation to investment in transport projects, will it follow the plan as outlined in the current NIFTI plan?

The draft National Investment Framework for Transport in Ireland (NIFTI) has not yet been finalised (public consultation has just closed). The draft NIFTI is the responsibility of the Department of Transport and has been developed to ensure that it supports the achievement of the objectives of the NPF. It is anticipated that future transport investment will be prioritised in accordance with the final NIFTI Plan. Cork County Council have made a submission seeking support for the delivery of the key transport infrastructure required to deliver the Draft Plan, population, houses and jobs targets.

14. Can An Bord Pleanála (ABP) ignore Zoning at a local level i.e. those in County development Plans? If so what is the point of having them as ABP usually deals with bigger developments where local plans are often ignored and surely this is an erosion of local democracy which a County Development Plan is meant to represent!?

Legally, ABP is not bound by the policies of the County Development Plan but must comply with all National Planning Guidelines.

15. Are habitat mapping reports available to be viewed by public, referred to in the plan i.e. North Cork section?

Habitat mapping is not currently generally available. If you have a specific query about a particular location, then please contact us and we will assist you.

16. Whilst it is very much a spatial plan about settlement and housing, does the issue of planned retreat feature at all, given vulnerabilities to weather events.

Planned retreat is not a feature of the draft County Development Plan. The Plans policy in relation to Climate Change are set out in Chapter 17 Climate Action. Also Chapter 7 Marine, Coastal and Islands contains policies in relation to the protection and management of Cork's coastal areas.