



# Comhairle Contae Chorcaí

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## Cork County Council



Cork County Development Plan Review

## **Section 11(4) Chief Executive's Report**

Volume Two B: Appendices

28<sup>th</sup> August 2020





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## Appendix C: All Valid Submissions under Section 11(4) (K-Z)

Name of Interested Party	Unique Reference Number	PPU Submission Summary	Principal Issues Raised under Section 11(4) (b)(iii)	Chief Executive's Opinion 11(4)(b)(iii)
Karen C A Gunn. MISCP	PDP222748568	The submission supports the proposed Lee2Sea greenway stating that it matches many aspects of the New Governments Strategic plan for Ireland. Submits, informed by past involvement in HSE Strategic Planning teams, that to have facilities for exercise in beautiful environments will promote long term well being for the population and will be cost effective. It also points to the tourism benefit of the greenway. A subsequent submission, PDP222851741, comprises an attachment to be linked to this submission. It recommends that the County Development Plan identify and map the most suitable and feasible route for the Lee to Sea Greenway; support and safeguard the greenway in 2 phases - phase 1, Passage West to Crosshaven, and, Phase 2, Inniscarra Dam to Ballincollig Regional Park; and create an action plan for phasing, funding and associated delivery. It references support for the greenway in CMATS.	Seeks delivery of Lee to Sea Greenway referenced in CMATS.  Highlights environmental, economic and well-being benefits of the greenway.	See discussion of this issue in Transport and Mobility Volume One Section 2of this report.
Karen C A Gunn. MISCP	PDP223238157	This is a duplication of submission PDP222851741 which contains a supplementary attachment to submission PDP222748568. See summary of submission PDP222748568.	See PDP222851741	See PDP222851741
Karen CA Gunn	PDP222851741	This is additional information relating to submission PDP2227448568. See summary of that submission.	See PDP2227448568	See PDP2227448568
Kenneth Kennedy	PDP222994639	Submission seeks support for and further protection/prioritisation of pedestrian rights on the Glenbrook to Lower Monkstown Slí na Slainte outlining its long standing amenity provision to the elderly, families and others; its health and well being benefits; and the	Need to protect/prioritise pedestrian rights on the Glenbrook to Lower Monkstown Slí na Slainte.	The issue raised in this submission is noted. See Transport and Mobility, Section 2, Vol. 1 of this report.



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		need for its use to be preserved for pedestrians only. It requests a number of measures including 'no cycling' signage, provision of bins and increased car parking provision.		
Kerry County Council	PDP198373899	Kerry County Council notes Cork County Councils intention to review its existing County Development Plan and prepare a new plan. Kerry County Council have no observation to make at this stage of the process.	No issues raised.	Noted.
Keta Products Ltd.	PDP223301825	<p>Requests that Cork County Council designate a Town/Village Core for the Key village of Glounthaune, in order to ensure adequate service provision, in a consolidated manner, for a settlement which has been subject to significant population growth in recent years, while also responding to the overall requirement to advance the compact growth of existing settlements as set out in national and regional policy.</p> <p>Describes the settlement and sets out the national, regional and local planning policy context to its request and also makes reference to CDP review Background Documents - Population and Housing, and Settlements and Placemaking. Gives an overview of recent permissions for residential development in Glounthaune and sets out a comparison with the scale of growth envisaged for key villages that have town centre zoning objectives.</p>	<p>Raises issue of appropriate location, quantum and scale of growth in individual settlements.</p> <p>Raises the issues of the County's settlement hierarchy and the appropriate future growth target for individual settlements, specifically Glounthaune.</p>	The settlement hierarchy and the appropriate level of growth in individual settlements will be given consideration during the preparation of the Core Strategy of the draft plan in alignment with NPF objectives. See Core Strategy, Volume One Section 2 of this report.
Kevin Creedon - Community Council Representative	PDP223877862	This submission refers to the need to protect scenic landscapes from wind farm and solar farm developments. The submission requests a turbine setback of 15 times the height of the turbine from all scenic roads and a distance of two kms from any solar farm.	<p>Seeking to protect scenic landscapes from wind farm and solar farm developments.</p> <p>Requests that a turbine be set back of 15 times the height of the turbine from all scenic roads or 2kms from any solar farm.</p>	The issues in this submission have been noted and will be considered further in the preparation of the draft plan as part of the update of the wind energy strategy.



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		<p>The submission suggests the increased height of the turbines can cause a distraction to road users and are unappealing to the eye. The submission has concerns with the glare/reflection from solar farms on road users along scenic routes.</p> <p>Submission is seeking to protect the Bottlehill road to Killavullen from any proposed large scale development and the route should be considered for footpaths/cycle lanes to support the increased demand from these types of recreational users.</p>	<p>Seeking to protect Bottlehill road to Killavullen from any proposed large scale development. Footpaths and cycle lanes should be considered along the route</p>	
Kevin O'Leary Group	PDP223736715	<p>The submission sets out the strategic planning policy issues relevant to Ring Towns, retailing and the regeneration of brownfield lands. It outlines the National Planning Framework targets a significant proportion of future urban development on infill/brownfield development sites within the built footprint of existing urban areas to deliver compact growth and more sustainable transport patterns.</p> <p>In terms of the NPF's strategy for more rural areas, an essential element is reversing town/village and rural population decline, by encouraging new roles and functions for buildings, streets and sites. Regarding this, the NPF notes that there are many areas in our cities, towns and villages that contain lands and buildings not developed or used to their full potential.</p> <p>In discussing the region's settlement structure, the Regional Spatial and Economic Strategy (RSES) notes that there are a number of well-established networks of</p>	<p>The submission highlights that brownfield lands in Bandon are currently underutilised and suitable for densification and redevelopment, including town centre uses.</p>	<p>This issue will be addressed at a settlement level as part of the review of the County Development Plan.</p>



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		<p>settlements that are strategically driving sub-regional growth and opportunities for further potential networks. Included in this is the Cork Ring Network, of which Bandon forms part: As an anchor town for its rural hinterland, Bandon provides important commercial, social and administrative functions to its rural hinterland. It has a significant employment base relative to its population and is therefore a major provider of employment for this part of the county.</p> <p>The town has, in contrast to some other towns in the county, has the latent potential to grow further and enhance its function as the key anchor town for its rural hinterland, which, it is acknowledged, demonstrates an extremely poor settlement structure.</p>		
Kevin O'Leary Group	PDP223735236	<p>The purpose of this submission is to highlight the strategic importance of Charleville to the settlement structure of its Municipal District and request supportive policies and objectives to help accelerate development in the town over the period of the Plan. Submission requests that a review of the extent of the existing and proposed town centre should be carried out to better reflect the nature of existing uses on the ground and help to place the town in a position to properly fulfil its function as service provider for its rural hinterland.</p> <p>As an anchor town for its rural hinterland, Charleville provides important commercial, social and administrative functions to its rural hinterland. The town has, in contrast to some other towns in the county, the latent potential to grow further and enhance its function as the key anchor town for its rural hinterland. Yet, it has not yet grasped</p>	<p>Recognise the strategic importance of Charleville within its Municipal District and to encourage supportive policies to accelerate development.</p> <p>Need for a coherent approach to allocating land uses in our town centres</p> <p>Need to support the redevelopment of key opportunity /brownfield sites within our town centres.</p>	<p>These issues will be given consideration in the drafting of the Plan. See Volume One, Section 2 Population and Core Strategy and Housing Density and Placemaking.</p>



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		<p>this opportunity with development and population growth stagnant. A recent report from the Society of Chartered Surveyors Ireland "Rejuvenating Ireland's Small-Town Centres" found that small towns in Ireland are suffering a long-drawn-out decline with urgent action needed to ensure their survival.</p> <p>Land use strategies set out in the new statutory plans now being prepared should support the redevelopment of key opportunity sites in Charleville in a manner consistent with the economic planning framework established under national, regional and county level policy documents.</p> <p>A recent Department of Rural and Community Development initiative, The Town Centre Living Initiative focused on the challenges faced in developing innovative proposals that encourage the reuse of vacant and underused buildings in town centres for living. Among the key findings was that there is a lack of quality and accessible data and knowledge on our town centres with a suggested action being to establish an evidence base and methodology for mapping and understanding Irish towns.</p> <p>Within this context, having regard to the strategic role afforded to the settlement of Charleville, it is clear that there is merit in seeking to proactively support the redevelopment of vacant brownfield sites within, and adjoining, the town centre.</p>		
Kilcorney Community Development	PDP225348916	This submission refers to an objection to the proposed wind farm on Mushera Mountain. The submission is of relevance to the energy chapter in the plan and the Wind	Objection to the Wind farm development on Mushera Mountain.	This is a matter for development management. The broader



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Association Ltd.		<p>Energy Strategy. The submission notes the following issues with the proposed development:</p> <ul style="list-style-type: none"> <li>- Noise pollution and proximity to residential properties.</li> <li>- Impacts on tourism in particular along the Butter Road.</li> <li>- Environmental issues along the Ivale River.</li> <li>- questioning the benefits to the local community</li> </ul>		<p>issues around onshore wind energy will be considered as part of update of wind energy strategy.</p>
Killumney / Ovens Stakeholders	PDP225735868	<p>Settlement: Killumney Ovens This submission is linked to Part 1 under reference number PDP225729733.</p>	<p>See Reference No PDP225729733 for Principal Issues</p>	<p>See Reference No PDP225729733 for Principal Issues</p>
Killumney / Ovens Stakeholders	PDP225729733	<p>Settlement: Killumney / Ovens This submission requests that in formulating the strategic development options for the future development of Metropolitan Cork that the role of Killumney/Ovens in the settlement hierarchy is upgraded from a Key Village to a Main Town. The submission proposes detailed arguments to support this request noting that there has been significant change to national and regional policies since the adoption of the previous development plan and also given the context of these increasing growth targets for the Cork Metropolitan Area Strategic Plan (MASP) area. The submission notes that there has been a significant reduction in the number of Metropolitan Towns within the County's functional area and their relatively modest performance in delivering growth targets to date suggest that it is critical that the settlement hierarchy for the County Metropolitan Area is re-evaluated, with the view to spreading these targets across a greater number of sustainable settlements, to facilitate their realistic attainment under conditions that support sustainable growth. The submission notes that in strategic terms, the identification of Killumney/Ovens as a western</p>	<p>Requests a re-designation of Killumney / Ovens as a main town in the new County Development Plan as well as a renewed policy approach in terms of its relationship with the City and position in Metropolitan Cork.  Proposes that Killumney/Ovens is an ideal western 'Metropolitan Town' for focused employment led development and meets key identified principles including the '10 minute City and Town Concept' for growth as contained in the Regional Spatial and Economic Strategy for the County Metropolitan Area.</p>	<p>This issue is noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2 Population and Core Strategy.</p>



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		<p>'Metropolitan Town' for focused employment led development meets key identified principles including the '10 minute City and Town Concept' for growth as contained in the Regional Spatial and Economic Strategy for the County Metropolitan Area.</p> <p>This submission summary is also relevant to submission Reference Number: PDP225735868.</p>		
<p>Kinsale Chamber of Tourism &amp; Business c/o David Good</p>	<p>PDP223767902</p>	<p>Focal Point - The submission urges the Council to prioritise a strategic masterplan of Council owned key waterfront properties in the town centre along the R600, improving linkage to the harbour and consideration of the development of an iconic waterfront building incorporating a year round visitor centre.</p> <p>Economy and Employment - There is a need for more development and support for digital business/ innovation hubs in rural towns which would support SMEs, social enterprise and those who don't have the space to work from home.</p> <p>Transport and Mobility – There is an immediate need to expedite work on essential road infrastructure so as to fulfil the aim of pedestrianising town centres. The Council is urged to review and update key policies of the 2009 Kinsale Transportation Study by addressing issues such as the ring road. The long term aim for a ring road is acknowledged but in the short term an upgrade of specified junction and link roads is urged – map included. The creation of a Maritime Park at Viking Wharf is encouraged, which would also provide space for coach parking to alleviate congestion – outline proposal included.</p>	<p>It recommends consideration of masterplan for a key waterside site in the town to improve access and include a visitor centre.</p> <p>A digital hub needs to be considered for rural towns like Kinsale.</p> <p>It urges the review of the Kinsale Transportation Study to address the need for a Relief Road and infrastructure upgrades that can enable pedestrianisation of the town centre, better traffic management including bus parking for tourists.</p>	<p>These issues will be considered further as part of the Review of the County Plan.</p>



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		<p>Tourism – Support is given for more cycle routes, greenways and blueways. Land should be considered for outdoor recreation including glamping/ camping as a growing sector and innovative type of tourist accommodation, supported by Fáilte Ireland.</p> <p>Built &amp; Natural Heritage – It is hoped to see more joined up thinking between government bodies to ensure timely and adequate investment in the upkeep of historic sites for example, James Fort and Desmond Castle. There is an identifiable need to develop more iconic visitor centres and community arts centres to showcase local history and heritage. Kinsale lacks this despite being at the start/ end of the Wild Atlantic Way.</p> <p>Maritime Cork &amp; Green Infrastructure – Consideration should be given to the development of food trails to build on the reputation for high quality artisan products.</p> <p>Community – The development of more Civic Amenity Centres with comprehensive waste management facilities is anticipated.</p>	<p>Enhancing tourism infrastructure in the town is welcome including cycleways, blueways, greenways and glamping/ camping. Heritage is also an important element of this and there is a need for more visitor centres and community arts centres in the town. Food trails to connect to local artisan producers could be considered.</p>	
Kinsale History Society	PDP223638747	<p>The Kinsale History Society requests that the new County Development Plan include the following issues;</p> <p>The preservation and marking of the existing rights of way in the town and environs, especially in Scilly.</p> <p>The restoration and preservation of the Pallice in Scilly as a landing and storage area.</p> <p>The wooded area between the Low Road and the High</p>	<p>The submission focuses on heritage issues in the town including: Restoration of heritage assets, enforcement matters, signage, rights of way and the design of new homes in the area.</p>	<p>These issues will be considered further as part of the Review of the County Plan.</p>



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		<p>Road is the subject of a preservation order and this has not been enforced.</p> <p>The preservation of the views from the public roads is an important issue. A number of property owners have planted tall thick hedging and trees which obscure important views.</p> <p>The restoration of the old street signs such as the Long Quay, Lower Fisher Street, Higher Fisher Street etc. would be welcomed.</p> <p>The current policy of granting permission for ultra-modern buildings in old traditional areas should be reversed.</p> <p>There is a lack of enforcement when planning conditions are ignored, one example of this is the Half Wall.</p>		
Kinsale Hotel	PDP223802461	<p>Kinsale town is one of the principal tourist destinations in the county due to its natural and built heritage assets and beautiful landscape. Support for scenic landscapes and sustainable tourism development as outlined in a number of objectives of the current County Development Plan and Municipal District Local Area Plan are highlighted.</p> <p>The global Covid-19 pandemic has given rise to strong demand for holiday homes to allow tourists enjoy self-catering accommodation and there is less air travel, providing justification and reasoning for a greater scale and range of accommodation and tenure. The provision of a high quality, innovative and sustainable tourism development in this area is a key element in helping to develop and strengthen tourism provision in Kinsale.</p>	<p>Supports Scenic landscape and sustainable tourism objectives as in current plan. The pandemic has created demand for self-catering holiday accommodation. Greater flexibility to lettings/ tenure needs to be applied to tourist accommodation.</p>	<p>These issues will be considered further as part of the Review of the County Plan.</p>



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		<p>Submission requests recognition of the strategic importance of the Kinsale Hotel and Spa complex as a key tourist, leisure and recreational attraction for West Cork and the County Region.</p> <p>It is submitted that issues associated with lettings, tenure etc need to provide flexibility and this flexibility should be applied to large tourist resorts, as it has been applied to Fota Island resort.</p>		
Knocknagree Community Development Group Ltd	PDP222796847	<p>A comprehensive feasibility study conducted by Exodea Ltd and co-funded by IRD Duhallow Ltd and Cork County Council has found the urgent need to create cradle to grave facilities, services and infrastructure to reverse rural depopulation in a community that has high employment.</p> <p>Knocknagree has an advantage over many rural villages in that we have a large local employer "Munster Joinery" employing well over 1000 employees. Yet the village and surrounding areas are depopulated due to lack of services and housing provision.</p> <p>Arising from the feasibility study Knocknagree Community Development Group CLG have formulated the Knocknagree's 2030 Plan, which will retain and attract families to a viable and vibrant community. The plan proposes:</p> <ul style="list-style-type: none"> <li>• To develop a new, multi-purpose Community Hub. This will provide for a Community Hall, a Community Cafe and Shop and a meeting space/digital hub. This will be used to facilitate Social and Cultural Activities and promote</li> </ul>	<p>There is a need to invest in and provide community, recreation and amenity facilities, public realm enhancements and sheltered/social housing in villages.</p> <p>This submission raises a number of issues specific to the settlement of Knocknagree.</p>	<p>This submission raises a number of issues specific to the settlement of Knocknagree. These will be given further consideration during the drafting of the Development Plan where appropriate.</p>



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		<p>Knocknagree's rich heritage in Music and Dance.</p> <ul style="list-style-type: none"> <li>• A playground adjacent to the new Community Hub</li> <li>• The provision of a Recreational Walkway around the village core to encourage a healthy lifestyle and to link the village to existing sports facilities.</li> <li>• To address the traffic management problems adjacent to the Knocknagree National School</li> <li>• The development of a Garden of the Five Senses on the Fair Green.</li> <li>• To develop all entrances/exits to Knocknagree Village</li> <li>• To explore the repurposing of the closed Garda Barracks for Sheltered or Social Housing.</li> </ul> <p>Knocknagree Community Development Group CLG will share the findings of the Feasibility Study with Cork County Council on request.</p>		
Knockraha Area Community Assoc. Ltd.	PDP223749434	<p>Submission highlights the lack of facilities in Knockraha relative to the amount of recent residential development. It proposes that there should be no further development permitted until amenities (school, community facilities such as playground, playing field and community centre) are in place. It seeks the identification of areas for community and recreational facilities in the village. It highlights the lack of walkways and cycle lanes from the village to Holy Well area and it raises the issue of traffic and safety requesting speed limit signage and traffic calming measures. It also requests traffic lights at the school, road resurfacing, improved public lighting, underground routing of cables, improved road signage, retention and restoration of old stone walls, extension to Kilquane graveyard, protection of heritage sites, road sweeping services, and improved broadband.</p>	<p>Raises the issue of the need for adequate services, community facilities and recreational facilities in villages.</p> <p>Raises issue of need for connectivity and permeability in villages.</p> <p>Raises issues relating to road safety (including traffic calming, speed limits and speed ramps), road signage and road sweeping.</p> <p>Seeks extension of Kilquane graveyard.</p> <p>Seeks protection of heritage sites and retention and restoration of old stone walls.</p> <p>Seeks improved broadband.</p>	<p>The quantum and scale of development in settlements will be considered in preparation of the plan. See Core Strategy and Housing Density and Placemaking, Volume One Section 2 of this report.</p> <p>The provision of appropriate community facilities will be given consideration during the preparation of the draft plan. See Community Volume One Section 2 of this report.</p> <p>The protection of heritage and revision of the record of</p>



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				<p>protected structures will be considered as part of the review of the plan.</p> <p>The draft plan will seek to promote active travel and enhance pedestrian and cycle connectivity and permeability. See Transport and Mobility, Volume One Section 2 of this report for a more detailed discussion of these issues.</p> <p>The plan will support the County Council's Digital Strategy in parallel with the National Broadband Plan.</p> <p>Other issues are raised which are beyond the scope of the County Development Plan.</p>
Lee to Sea Greenway steering committee	PDP210526614	This submission seeks support for the Lee to Sea Strategic Greenway supported in Cork Metropolitan Area Transport Plan and Cork Metropolitan Area Strategic Plan. It details the route of the greenway and states that it envisions a world class walking, running and cycling route around	<p>Seeks delivery of Lee to Sea Greenway referenced in CMATS.</p> <p>Highlights environmental, economic and well-being benefits of the greenway.</p>	See discussion of this issue in Transport and Mobility Volume One Section 2 of this report.



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		<p>metropolitan Cork for people of all ages and abilities. It details its potential for commuting to work and school, recreation, tourism, shopping and access to heritage. It lists benefits in terms of public health, tourism, air quality, noise reduction, reduced congestion and associated costs to business, and expanded leisure opportunities, stating that it advances the four pillars of the county's core strategy (Environment, People and Placemaking, Infrastructure, and Economy). It lists goals and challenges highlighted in the CDP Public Consultation document which it says the greenway would address. It states that CMATS identifies most of the greenway route as a short to medium term deliverable. It seeks prioritisation of the greenway as a flagship project, the identification and illustration of the most suitable route, support and safeguarding of the greenway through objectives and policies, and the creation of an action plan for phasing, funding and delivery.</p>		
Liam & Ayna O'Driscoll	PDP225453601	<p><b>Tourist Accommodation</b>                      This submission is requesting the necessary policy and guidelines that would allow for the development of a "farm stay" on a family farm in Baltimore. The submitter details the difficulties sustaining a living from their current beef farming enterprise and wish to diversify having regard to their location on the Wild Atlantic Way. The submission notes that visitors to the area are interested in outdoor activities, and therefore are proposing rural canvas – wood cabin type accommodation. Outdoor seating for walkers would also be envisaged. Luxury camping is becoming an important focus in agri-tourism in Europe, with an aim for sensitive integration in the natural environment. The submitter</p>	<p>Facilitate and support 'farm stay' type tourist/visitor accommodation as part of a farming enterprise, under a rural diversification policy.</p> <p>Highlights the growing agri-tourism industry in Europe particularly luxury camping.</p> <p>Suggests that these facilities should be developed as part of an existing farm business.</p>	<p>The issues raised in this submission are noted and will be considered further in the draft plan.</p>



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		<p>also details their involvement in Teagasc and GLAS programmes, and the "Trees on the Land" initiative, for the replanting of native trees and meadows on their farm. It is suggested these type of farm stay or glamping operators should hold a herd number and be an existing farm business with a minimum of a 30 acre farm land. The submission also includes images of the type of structures envisaged.</p>		
Liam O Connor	PDP223760258	<p>The submission seeks the following for Carrigaline Town:</p> <ol style="list-style-type: none"> <li>1. Public Realm Improvements required with a true town centre area is needed.</li> <li>2. Creation of a woodland area behind the "Circus Field" adjacent to town centre. This would be a wonderful amenity close to the town centre.</li> <li>3. Water sport activities should be developed in the town. A permanent pontoon is required on the estuary to cater for kayaking/boating etc.</li> <li>4. A master plan is required for the old Pottery site in the town centre with apartments, a theatre and office space developed on this site.</li> <li>5. Main Street Carrigaline should be a one way system or traffic which would allow wider footpaths, more pedestrianised areas and improved cycle lanes.</li> <li>6. A public Sports Arena is needed for the town, the largest in the County.</li> <li>7. Nursing home / housing complex for elderly is required in the area.</li> <li>8. Carrigaline Castle Complex should be developed for tourism opportunities.</li> <li>9. A bridge over the estuary to connect Crosshaven to Ringaskiddy.</li> <li>10. An outer ring road for Carrigaline is required.</li> </ol>	<p>Outlines 10 issues/requests/suggestions for Carrigaline Town.</p>	<p>These issues will be considered as part of the Review of the County Plan.</p> <p>The proposed Carrigaline TPREP aims to set out objectives for walking and cycling throughout the town. These will form part of the Plan Review process.</p>



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Lidl Ireland GmbH	PDP223698165	<p>Skibbereen – Western Future Distributor Road</p> <p>This submission seeks the deletion of the Western leg of the Indicative Route of Future Distributor Road objective as indicated on Map 3 – Land Use Zoning Map of the Skibbereen Town Development Plan 2009-2015 (as varied), between the Baltimore Road Roundabout (Four Crosses Roundabout) to Bridge Street via Rossa Road). The submission argues that the roads objective has remained unimplemented despite being included within successive development plans for over 20 years, and is not conducive to the sustainable development of the town, is inconsistent with national policy, is inhibiting the development of appropriately zoned and serviced lands on the south western side of Skibbereen, and is no longer compatible with the long term development of the town. The omission of this roads objective is supported by the following arguments;</p> <ul style="list-style-type: none"> <li>• The distributor route is likely to prove prohibitive in terms of costs noting that it will require the acquisition of existing dwellings, and the widening of the former railway cutting of the Rossa Road, and potentially leading to structural impacts on neighbouring properties;</li> <li>• The objective has remained an unimplemented element of successive development plans since 1998, contrary to Section 15 of the Planning and Development Act 2000-2019.</li> <li>• When compared with improvements to existing streets, junctions and public realm within the town, the effects on traffic flows/volumes within the town centre arising from the realisation of this roads objective are unlikely to yield any substantive return on the investment incurred;</li> <li>• The widening of the Rossa Road will alter its unique</li> </ul>	<p>Requests the deletion of the Western leg of the Indicative Route of Future Distributor Road objective as indicated on Map 3 – Land Use Zoning Map of the Skibbereen Town Development Plan 2009-2015 (as varied), between the Baltimore Road Roundabout (Four Crosses Roundabout) to Bridge Street via Rossa Road).</p> <p>Seeks an objective for a Greenway between Skibbereen and Baltimore along the route of the former rail line connecting the towns be included as part of the new Development Plan.</p>	<p>The issues raised in this submission are noted and where appropriate will merit further consideration during the preparation of the draft plan.</p>



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		<p>character and will entirely erode its heritage value as an integral part in the history of the development of rail travel throughout Ireland during the late 19th Century;</p> <ul style="list-style-type: none"> <li>• It will not open up any additional lands for development;</li> <li>• Reference is made to a recent planning application Ref. No. 18/591, An Bord Pleanála Ref. PL88 .304541, whereby permission was refused for a car park extension for Lidl Ireland GmbH, in the absence of a detailed design for this route.</li> <li>• Is considered to be inconsistent with national policy which advocates investment in public transport (rather than on roads recognising the widely accepted logic that the construction of additional road space does not relieve congestion, but rather encourages usage) and emphasises urban consolidation with the aim of de-carbonising the national economy.</li> </ul> <p>In light of current national policy, the submission considers that an objective for a Greenway between Skibbereen and Baltimore along the route of the former rail line connecting the towns be included as part of the new Development Plan.</p>		
Limerick City and County Council	PDP223326812	<p>Submission relates to the proposed N/M20 Cork to Limerick Road Improvement Scheme for which Limerick City and County Council are the Lead Authority, working in partnership with Cork County Council and Cork City Council, Transport Infrastructure Ireland and the Department of Transport, Tourism and Sport to deliver the project. Submits that the N/M20 Cork to Limerick Road Improvement Scheme is a priority national project which will deliver significant strategic regional, county</p>	<p>Importance of placing the M20 priority national project on an appropriate policy footing in the CDP.</p> <p>The M20 scheme is a key element in Project Ireland 2040 which identifies improved accessibility between urban centres of population and their regions as a major enabler for balanced regional development.</p>	<p>The draft plan will support the delivery of the M20 project, in alignment with Project Ireland 2040.</p>



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		<p>and local community benefits and that it is important that the project is placed on an appropriate policy footing in the new Cork County Development Plan.</p> <p>It sets out that the scheme is a key element in Project Ireland 2040 which identifies improved accessibility between urban centres of population and their regions as a major enabler for balanced regional development, that there are few economic links between Limerick and Cork, due, in part, to shortcomings in transport connectivity, that the scheme will reduce land transport journey times, improve journey time reliability and facilitate safe and efficient movement of people, goods and services on the transport network. The scheme is at options selection phase and its study area, illustrated in the submission, encompasses the broad N20 corridor via Charleville and Mallow. The study area is of relevance to a number of MD LAPs and it requests that the relevant content of such plans be reviewed and updated as part of the publication of the forthcoming Draft Development Plan to reflect known information on the current scheme. It submits that it is unlikely that a preferred option for the project will be identified before the publication of the Draft County Development Plan. It advises that the former preferred route corridor, identified by a former scheme, has no formal basis and should be omitted from the forthcoming Draft Development Plan. It details the importance of the scheme in the context of the TEN_T network, the NPF, the RSES and it requests that the strategic and local importance of the proposed scheme is reflected in the new Draft CDP. It outlines that the scheme will contribute directly to the economy, safety, improved environment, accessibility and social inclusion,</p>	<p>The M20 scheme, currently at options selection phase, will reduce land transport journey times, improve journey time reliability and facilitate safe and efficient movement of people, goods and services on the transport network.</p>	



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		integration, physical activity and place making.		
Linda O Shea	PDP223771985	<p>This submission calls for certain exceptions to be made for residential development in 'transitional areas/zones' between two distinct land uses as is adopted in the Dun Laoghaire Rathdown County Development Plan. The submission points to the approach taken by other Planning Authorities which use a Zoning Matrix to deal with and manage certain developments which do not always fall within the land use objectives of an area. Other Planning Authorities have residential development as 'Open for Consideration' across a number of land use objectives and provided there is no perceived conflict between existing and proposed uses, favourable consideration will be given to the proposed development, subject to all other normal requirements and to the principles of the proper planning and sustainable development of the area. The submission states that this approach should be considered for the East Cork MD Local Area Plan and in particular for the town of Midleton. The submission also calls for additional provision for housing within the development boundary of Midleton which would be in close proximity to services and the town centre.</p>	<p>Provide for residential development in 'transitional areas/zones' as adopted in other Local Authority CDPs.</p> <p>Consider the use of a Zoning Matrix in the CDP to deal with and manage certain developments which do not always fall within the land use objectives of an area.</p> <p>Consider including 'Open for Consideration' across a number of land use objectives in the CDP and in particular for Midleton.</p> <p>Need to provide additional land for housing within the development boundary of Midleton.</p>	<p>These issues will be given further consideration as part of the preparation of the draft Plan.</p>
Lisa Nyhan	PDP222795611	<p>Rural Housing This submission relates to rural housing and notes the key challenge highlighted for the Draft plan will be "catering for the housing needs of those with social or economic need to live in the countryside". The submission argues, however, that this challenge should be extended to include the desire of those who wish to reside in the countryside on lands which are/have been owned by their families. It states that to limit the challenge to a "need" is</p>	<p>Highlights that a key challenge for the Draft plan will be catering for the housing needs of those with social or economic need to live in the countryside.</p> <p>The desire of those wish to reside in the countryside on lands which are/have been owned by their families should be recognised and should become the corner stone of</p>	<p>This issue is noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2 Rural Housing.</p>



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		<p>to overlook the fact that there are many people who simply wish to live where they have been reared on lands owned by their families. The submission accepts that this cannot be an absolute entitlement and that some limitations may apply. However, it is requested that as a general principle and in the absence of substantial planning considerations, the Council should adopt the policy to facilitate family members living in houses constructed on family lands. It is acknowledged that the principles set out in the "Flemish Decree" impinge on this area, and that the Council position will be determined by this. The submission outlines that if the restrictions in that case impinge on the free movement principles, a positive planning policy which encourages re-population on family lands (without having any restrictions of a similar type included) cannot be in breach of the free movement principles. Finally, it is requested that allowing family members to build on family land should become a cornerstone of planning policy to enhance rural cohesion, rural re-population etc.</p>	<p>planning policy.</p> <p>Requests that as a general principle and in the absence of substantial planning considerations, the Council should adopt the policy to facilitate family members living in houses constructed on family lands.</p> <p>A positive planning policy which encourages re-population on family lands (without having any restrictions of a similar type included) cannot be in breach of the free movement principles.</p>	
Lislevane Community Association	PDP223423809	<p>The submission raises a number of road safety issues in Lislevane. Even though there are flashing Speed Signs at each end of Lislevane Village, there is still a huge problem with speed. It requests that someone could look into a better system of traffic calming/reduction of speed through the village of Lislevane. It also requests that plans for a footpath from Lislevane village to Barryroe Co-op be provided.</p>	<p>Road safety and traffic speed are issues in Lislevane Village, despite the prevalence of a flashing speed sign. It requests improved traffic calming/ speed reduction measures be employed and footpath connectivity between the village and Barryroe Co-op be provided.</p>	<p>These issues will be considered as part of the Review of the County Plan.</p>
Lough Contractors	PDP223164499	<p>The submission states the purpose of this submission is to assist the Council in assessing requirements for future population growth and housing delivery in Crosshaven, which will feed into the Draft Cork County Development</p>	<p>Requests that the new County Development Plan make appropriate provision for increased population and associated housing targets in Crosshaven, because as a</p>	<p>This issue is noted and will be given further consideration in the drafting of the Plan. See Volume</p>



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		<p>Plan 2022-2023.</p> <p>The submission provides a settlement overview stating Crosshaven's unique stance as a settlement in Metropolitan Cork due to its historical significance, status as a key village, important role in supporting growth, significant social and community infrastructure and sustainable transports modes in the area, and being near urban/employment centres such as Carrigaline and Ringaskiddy. It discusses growth in population and housing stock in the area, particularly areas south of the village, and the positive effect the Lower Harbour Scheme had on wastewater constraints in the area.</p> <p>It outlines Crosshaven's role from a high level documentation perspective, referencing the National Planning Framework (NPF), Regional Spatial and Economic Strategy for the Southern Region (RSES), Cork County Development Plan 2014 (CDP) and the Bandon Kinsale Municipal District Local Area Plan 2017 (LAP). For example, it is a key objective in RSES to support strengthening the viability of our towns and rural settlements.</p> <p>The submission assesses key planning considerations and discusses population and housing delivery, reducing reliance on rural housing, population and housing performance, sustainable settlement, infrastructure services and a broad location for future development.</p> <p>The populations of Cork County needs to grow by 105,000 people between 2016 and 2040. There is already a</p>	<p>settlement it can play an enhanced role at sub-regional level to drive the development of the area.</p> <p>References growth in population and housing stock in the area, particularly areas south of the village, and the positive effect the Lower Harbour Scheme had on wastewater constraints in the area.</p> <p>The proposal is aligned with high level documentation, such as the National Planning Framework.</p> <p>States a renewed strategy for the sustainable delivery of new homes is needed in urban</p>	<p>One Section 2 Population and Core Strategy, Housing Density and Placemaking.</p>



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		<p>shortfall of 7,387 homes in the delivery of this target. It states a renewed strategy for the sustainable delivery of new homes is needed in urban settlements.</p> <p>The submission states national and county statistics confirms that the provision of one-off houses in the countryside remains the dominant form of development in Cork County, which is contrary to national/regional policy and more development needs to be focused in Cork's most successful settlements to mitigate.</p> <p>It states as Ringaskiddy is earmarked to retain its strategic employment function and is not allocated any housing growth targets in the County Development Plan 2014, consideration should be given to a sustainable increase in population and housing allocation for Crosshaven in the forthcoming County Development Plan.</p> <p>It also states as there has been an increase in population and decline in both housing vacancy and holiday homes in the last 10-15 years, there is a need to provide new housing stock to meet the needs of the working population locally.</p> <p>The submission asks, in accordance with RSES, that the new County Development Plan make appropriate provision for increased population and associated housing targets in Crosshaven, because as a settlement it can play an enhanced role at sub-regional level to drive the development of the area.</p> <p>It states due to wastewater infrastructure capacity issues</p>	<p>settlements.</p> <p>Notes more development needs to be focused in Cork's most successful settlements to mitigate the dominance of one-off housing in the countryside.</p> <p>States consideration should be given to a sustainable increase in population and housing allocation for Crosshaven.</p> <p>Notes there is a need to provide new housing stock to meet the needs of the working population locally.</p> <p>.</p> <p>It notes it will be necessary to recalibrate existing growth projections across</p>	



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		elsewhere, future growth in the settlement needs to be focused around Crosshaven village and attendant areas and to comply with regional policy, it will be necessary to recalibrate existing growth projections across settlements and concentrate an increased population growth allocation within higher order settlements such as Crosshaven.	settlements and concentrate an increased population growth allocation within higher order settlements such as Crosshaven.	
Margaret & Patrick O'Shea	PDP202556848	The submission refers to the current housing shortage and for the purposes of enhancing the village. The submission also looks for clarification on the potential of infill town housing..	Enquires about the potential of infill town housing in Minane Bridge.	These issues will be given further consideration in the plan review.
Margaret Keane	PDP222645871	Settlement: Grange, Ovens This submission suggests that the future development of Grange, Ovens should give consideration to the southern side of the road, as a means of providing a balance to the village and also as a good way of optimising the existing infrastructure including the bus service and making bus stops and footpaths safer.	Requests that the future development of Grange, Ovens should give consideration to the southern side of the road, as a means of providing a balance to the village.	These issues will be given further consideration in the plan review.
Marguerite McQuaid	PDP223340609	Submission requests a policy of integration, prioritising cyclists and pedestrians on less trafficked roads leading to Bandon town centre. It submits that, to allow children to safely cycle to school and encourage people to cycle to shops, it would be beneficial to review speed limits to 20mph in specified zones, and it proposes one way traffic flow on these zones as a way of achieving that. It suggests that signs at either end of town advising that Bandon is a Bike friendly town, would promote the market town as a desirable location to shop and visit.	Consideration of a review of speed limits in appropriate areas to encourage walking and cycling.  Consideration of branding/promotion of bike friendly towns where safe cycling is facilitated.	The draft plan will seek to promote active travel. See Transport and Mobility Volume One Section 2 of this report where this is discussed in more detail.  The Bandon TPREP provides for transport and mobility plans and actions within the town and will inform the plan review. Other issue raised in this



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				submission are noted and will be considered in the preparation of the draft plan where appropriate.
Marian O'Leary	PDP223869026	The submission outlines the history of the Municipal Hall in Kinsale and states its current state of disrepair raises concerns that the building may be sold. It requests that the Council explores leasing the building to an event provider as a Medieval Banqueting Hall, such as Bunratty Castle in County Clare.	The submission highlights the history and current state of disrepair of the Municipal Hall in Kinsale. It requests that options be explored by the Council to lease the building to an event provider for as a Medieval-themed banqueting hall.	This will be considered further as part of the Review of the County Plan.
Mark & Patricia Gannon	PDP223885419	<p>This submission outlines that tourism, farming and fishing are the main employment drivers for Courtmacsherry and the Seven Heads Peninsula. It outlines that one of the main impediments to tourism not reaching its full potential is the lack of quality approved self-catering units in the Courtmacsherry and Seven Heads Peninsula area. It states that over the years the numbers of units available in Courtmacsherry and its environs have declined dramatically due to the ongoing housing crisis. We now have a reduction in the number of units available (48), compared to some years ago and this is causing a great financial deficit for local businesses, shops, restaurants, public bars, tourism activity providers and other services.</p> <p>It requests that land be considered for self-catering development, especially as staycations are now going to be more popular with the ongoing Covid 19 crisis. The Kinraigie Estate was identified previously for a hotel development for over 20 years and could be reconsidered for this use.</p> <p>Marine tourism and fishing play a major role in the local Courtmacsherry economy. These industries need to be</p>	<p>A number of issues are raised regarding Courtmacsherry. These include:</p> <ul style="list-style-type: none"> <li>• The village is lacking tourism accommodation;</li> <li>• Enhanced facilities are required at the pier and pontoon, including toilets/ showers etc.;</li> <li>• A dredging plan is required to maintain accessibility of the pier to lifeboats/ vessels;</li> <li>• A local employment hub along with lands that could facilitate industrial uses should be identified.</li> </ul>	These issues will be addressed further at a settlement level as part of the review of the County Development Plan.



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		<p>nurtured to ensure their survival and future development as they are successful and sustainable businesses.</p> <p>Modern facilities are needed at the pier and pontoon. Toilets, showers, landing Derrick maintenance and dredging are needed for the pontoon area to enable its use at all times. It also states the channel also needs to have a dredging plan in place to ensure that local vessels and the Lifeboat can access the pier at all times and levels of the tide. Courtmacsherry should be a centre for Marine Eco Tourism in West Cork.</p> <p>It outlines that there is currently no land earmarked for industry in the Courtmacsherry area but there is potential to have an area identified for a small enterprise park where, for example, a working from home hub could be created. The employment landscape has rapidly changed for the long term and enterprises like this could greatly improve the vitality of rural areas like Courtmacsherry. The lands near the new wastewater treatment plant could be considered for this use. It highlights that even 20 full time jobs based in Courtmacsherry would make a major difference to the sustainability of services in the area.</p>		
Mark O'Leary	PDP195821307	<p>This submission raises global warming issues and expresses concern, in the context of fossil fuel burning, that two major new road developments, the M20 and the Northern Ring Rd., are proposed. It questions the concept of balancing environmental concerns with a need for development and finds that the interests of economic development are given greater weighting than those of environmental protection. It calls for rapid and radical societal transformation to avoid catastrophic climate</p>	<p>Concern, in the context of fossil fuel burning, regarding new road development and specifically the proposed M20 and Northern Ring Rd.</p> <p>Need societal transformation to avoid catastrophic climate change.</p>	<p>The draft plan will support transport investment outlined in the NDP and RSES, including investment in new roads. Strengthened connectivity for the movement of people, goods and services is necessary for the economy and will complement other modes of transport.</p>



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		change and it asks the Council to seek to prevent the proposed road projects.		<p>The plan will integrate land use and transport policies in order to seek to reduce the need to travel and promote sustainable travel.</p> <p>See Transport and Mobility, Volume One Section 2 of this report for a more detailed discussion of these issues.</p> <p>Climate change, and mitigation and adaption measures will be a key consideration of the draft County Development Plan. See Climate Change, Volume One Section 2 of this report.</p>
Mark Robins	PDP215565370	<p>This submission requests the following changes to the SEA Scoping Report:</p> <ul style="list-style-type: none"> <li>- Table 7.1 'Biodiversity Constraints &amp; Opportunities' should be extended to specifically address Annex 1 habitats</li> <li>- Table 8.1 'SEA Objectives &amp; Targets' should have an additional target 'No loss of Annex 1 habitats' Reference: Article 10 Habitats Directive.</li> </ul>	<p>Table 7.1 of the Scoping Report should be extended to address Annex 1 habitats.</p> <p>Table 8.1 should have a target of 'no loss of Annex 1 habitats'.</p>	The issues raised will be considered in the Final Scoping Report.
Mark Robins	PDP223634790	This submission relates to Rural Development which it states was not given significant attention in the Consultation Document. The submission outlines a number of key principles which it suggests would enable a stronger approach to Rural Development in the County	Provide a stronger approach to Rural Development in Cork with the inclusion of a Rural Chapter and policies in the Cork County Development Plan.	The issues raised in this submission will be considered further as appropriate as part of the preparation of the Draft Plan.



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		<p>Development Plan as follows;</p> <ul style="list-style-type: none"> <li>- Awareness of diversity and distinctiveness.</li> <li>- Recognition that the well-being of Rural Cork is vital and beneficial for the whole County.</li> <li>- Make rural areas visible - inclusion of a rural chapter and policies.</li> <li>- Promotion of the concept of Smart Villages</li> <li>- Making rural communities fit for all ages.</li> <li>- A transition to a low carbon economy for rural areas.</li> <li>- Rural areas can provide new energy sources, innovation in food production and provision of natural resources.</li> <li>- Creation of a specialist rural development 'unit' in the County.</li> <li>- Encouragement of 'ground-up' approaches.</li> <li>- Locally owned renewable energy projects.</li> </ul>	<p>The setting up of a Rural Development Unit for Cork County.</p> <p>The promotion of the concept of Smart Villages.</p> <p>The need to transition to a low carbon economy in rural areas.</p> <p>The need to recognise that Rural Areas can provide new energy sources, innovation in food production and provision of natural resources.</p>	<p>The setting up of a Rural Development Unit is an operational issue and is beyond the scope of the County Development Plan.</p> <p>National policy, guidelines and targets in relation to Renewable Energy will be reflected in the Energy Chapter in the new Plan.</p>
Mark Robins	PDP223632716	<p>The level of protection offered to our natural heritage is not adequate. The Development Plan should acknowledge the declaration of the Dáil that Ireland is in a climate and biodiversity emergency and respond by adopting powerful measures to address this. Policies in the new Development Plan must:</p> <ol style="list-style-type: none"> <li>a) Effectively protect nature from direct and indirect threats.</li> <li>b) Offer a spatial planning approach that zones and identifies key sites needing protection and highlights designations(e.g. green spaces) and features (e.g. street trees) for nature that must be protected.</li> <li>c) Provide for an ambitious restoration programme to be initiated (e.g. via planning conditions).</li> <li>d) Ensure net gain for nature is a guiding goal/part of the Plans core policies</li> <li>e) Set out indicators to monitor the success of the</li> </ol>	<p>Plan needs to acknowledge declaration of the climate and biodiversity emergency and adopt powerful measures to address this</p> <p>Plan needs to effectively protect nature</p> <p>A spatial planning approach to the protection of green infrastructure is required.</p> <p>Provide for an ambitious restoration programme to be initiated</p> <p>Policies needed that focus on a net gain for nature.</p> <p>Indicators to monitor the success of the policies are required.</p>	<p>Climate change, and mitigation and adaption measures will be a key consideration of the draft County Development Plan. See Climate Change, Volume One Section 2 of this report where this is discussed in more detail.</p> <p>The draft County Development Plan will seek to protect and enhance biodiversity. See Biodiversity Volume One Section 2 of this report where this is discussed in more detail.</p> <p>Effective monitoring of the plan is an important consideration. The</p>



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		policies.		<p>Council has a statutory obligation, under section 15 of the Planning and Development Act to take such steps within its powers as may be necessary for securing the objectives of the development plan and, not more than 2 years after the making of a development plan, report to elected members on the progress achieved in securing these objectives.</p> <p>Other issues raised in this submission are noted and will be considered during preparation of the draft plan where appropriate.</p>
Mark Robins	PDP201282419	<p>1) The draft is weak on Rural Cork, paints a picture of 'business as usual' which will fail the Vision statement: '..economy &amp; natural environment .. to the highest standards'. In the face of the climate and biodiversity crises there must instead be a huge transition to low carbon &amp; nature-rich.</p> <p>2) The existing Dev Plan 2014 has demonstrably been a massive failure on protecting biodiversity. The new Plan must make much more space for nature, must properly implement existing policy &amp; legislation &amp; promote innovation for restoring nature.</p> <p>3) The new Plan should fully protect all areas of 'semi-natural' (or 'High Nature Value') land, including from 'agricultural improvement'. The Plan should adopt a policy</p>	<p>Need for a transition to a low carbon nature-rich rural environment</p> <p>Plan must embrace biodiversity, properly implement existing policy and legislation and promote innovation in restoring nature</p> <p>Need to fully protect all areas of 'semi-natural' or 'high nature value' land</p> <p>Policy needed that focuses on a net gain for nature</p>	<p>Climate change, and mitigation and adaption measures will be a key consideration of the draft County Development Plan. See Climate Change, Volume One Section 2 of this report where this is discussed in more detail.</p> <p>The Council recognises the threat to and the decline of biodiversity and the draft County Development Plan will seek to protect and enhance biodiversity. See Biodiversity Volume One</p>



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		<p>of 'net gain' for nature (urban &amp; rural).</p> <p>4) The new Plan must adopt a forestry policy that ambitiously promotes native woodlands over alien species plantations.</p> <p>5) A zonal &amp; criteria based approach (like Fig 9.2 in the 2014 Plan) should fully protect high quality and nature &amp; carbon rich places/zones from a) plantation forestry b) wind energy development c) 'agricultural improvement'.</p> <p>6) The new Plan must protect High Value Landscapes for example Mount Gabriel and its surrounds (near Schull, West Cork) from plantation forestry and wind energy projects while also enabling their quality to be enhanced (e.g. for nature).</p>	<p>Adopt a forestry policy promoting native woodlands</p> <p>A zonal approach such as that for wind energy (figure 9.2 of 2014) of the plan should seek to protect high quality/nature and carbon rich zones from plantation forestry, wind energy development and agricultural improvement</p> <p>Plan must protect high value landscapes e.g. Mount Gabriel from plantation forestry/wind energy projects.</p>	<p>Section 2 of this report where this is discussed in more detail.</p> <p>The plan will seek to promote appropriate renewable energy production. See Energy, Volume One Section 2 of this report where this is discussed in more detail.</p> <p>Other issues raised in this submission are noted and will be considered in preparation of the draft plan where appropriate.</p>
Mark Robins	PDP223283630	<p>This submission proposes a vision for the Plan: 'Ensure the [West] Cork we are building delivers equality, inclusion and has a net positive impact on climate and ecology.' The Plan must take the opportunity to deliver our commitment to economic inclusion, to achieve carbon neutrality by 2030 and make the Global Sustainable Development Goals (SDGs) explicit aims of the strategy.</p> <p>Biodiversity</p> <p>The development plan should acknowledge the declaration of the Dáil of a climate and biodiversity emergency and respond by adopting policies which must:</p> <ul style="list-style-type: none"> <li>Effectively protect nature from direct and indirect threats.</li> <li>Offer a spatial planning approach that zones and identifies key sites needing protection and highlights designations (e.g. green spaces) and features (e.g. street trees) for nature that must be protected.</li> </ul>	<p>Plan needs a vision for Cork based on equality, inclusion and having a net positive impact on climate and ecology</p> <p>Global Sustainable Development Goals (SDGs) to be explicit aims of the strategy</p> <p>Plan needs to acknowledge declaration of a climate and biodiversity emergency and adopt powerful measures to address this</p> <p>Plan needs to effectively protect nature</p> <p>A spatial planning approach to the protection of green infrastructure is required.</p> <p>Ambitious restoration of biodiversity is</p>	<p>Climate change, and mitigation and adaption measures will be a key consideration of the draft County Development Plan. See Climate Change Volume One Section 2 of this report where this is discussed in more detail.</p> <p>The Council recognises the threat to and the decline of biodiversity and the draft County Development Plan will seek to protect and enhance biodiversity. See Biodiversity Volume One Section 2 of this report where this is discussed in more detail.</p> <p>Green Infrastructure is discussed</p>



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		<ul style="list-style-type: none"> <li>• Provide for an ambitious restoration programme to be initiated (e.g. via planning conditions).</li> <li>• Ensure net gain for nature is a guiding part of the Plans core policies</li> <li>• Set out indicators to monitor the success of the policies.</li> </ul> <p>Rural Development Policy</p> <p>The Development Plan must provide for the rural County and this is significantly underplayed in the consultation document. The need for rural communities to approach development from a wider perspective has created more focus on a broad range of development goals rather than just creating incentives for agricultural or resource-based businesses.</p> <p>In contrast to urban regions, which have many similarities, rural areas are highly distinctive from one another. Rural development is a comprehensive term which essentially focuses on action for the development of areas outside the mainstream urban economic system. The submission states that the weakness of the current Plan approach must be overcome and the submission offers some key principles to enable this:</p> <ul style="list-style-type: none"> <li>• Play to strengths, understand weaknesses. Be aware of diversity and distinctiveness.</li> <li>• Rural development should be based on the principle that the well-being of rural Cork is vital and beneficial for the whole County.</li> <li>• Include a specific rural chapter and policies.</li> <li>• Promote the concept of Smart Villages - communities using innovative solutions to improve their resilience, building on local strengths and opportunities. (website link in submission)</li> <li>• Rural communities should be fit for all ages</li> </ul>	<p>required.</p> <p>Policies needed that focus on a net gain for nature.</p> <p>Rural development - Plan must provide for the rural County and this is significantly underplayed in the consultation document.</p> <p>Rural development should be based on the principle that the well-being of rural Cork is vital and beneficial for the whole County.</p> <p>Need for a specific rural chapter and policies.</p> <p>Promote the concept of Smart Villages.</p> <p>A just transition to a low carbon economy for is required for rural areas.</p> <p>Policies should outline a vision for rural areas</p>	<p>in more detail in Volume One Section 2 of this report.</p> <p>Cork is a significantly rural County and the plan will develop policies for rural areas in line with the National Planning Framework and Southern RSES objectives for rural areas. See discussions relating to the Core Strategy, Settlements and Placemaking, Rural Housing, and Economy in Volume One Section 2 of this report.</p> <p>See also Energy Volume One Section 2 of this report.</p> <p>Effective monitoring of the plan is an important consideration. The Council has a statutory obligation, under section 15 of the Planning and Development Act to take such steps within its powers as may be necessary for securing the objectives of the development plan and, not more than 2 years after the making of a development plan, report to elected members on the progress achieved in securing these objectives.</p>



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		<ul style="list-style-type: none"> <li>• There must be a just transition to a low carbon economy for rural areas</li> <li>• Policies should promote a view that rural areas will play a central role in meeting the opportunities and challenges of the 21st century including new energy sources that meet our climate challenge, innovation in food production for a growing population, and the provision of natural resources that will enable the next production revolution.</li> <li>• To enable rural Cork to develop sustainably there should be a specialist rural development 'unit' in the County.</li> <li>• 'ground-up' approaches should be actively encouraged. [e.g.: building soil, building resilience and building a sustainable local food economy from the ground up].</li> <li>• Rural [West] is well suited to locally-owned renewable energy projects that retain their value within the local community and that establish sustainable systems to fight energy poverty.</li> </ul>	<p>for the 21st century to include new energy sources, innovation in food production and provision of natural resources.</p> <p>Need for a specialised rural development 'unit' in the Council.</p> <p>Use a 'ground-up' approach to building resilience in communities.</p> <p>Rural Cork is well suited to locally-owned renewable energy projects.</p>	<p>Other issues raised in this submission are noted and will be considered in preparation of the draft plan where appropriate.</p>
Mark Robins	PDP223630365	<p>This submission proposes a new vision statement for the CDP as follows: 'Ensure the Cork we are building delivers equality, inclusion and has a net positive impact on climate and ecology.'</p> <p>Submission argues that development to date has resulted in a region that makes living a low impact life something that requires consciousness, commitment and often spare disposable income and that the new Development plan offers an opportunity to build in social justice and sustainability into the systems that shape and determine the intended and unintended consequences of our everyday lives.</p> <p>The submission argues that the types of homes we build,</p>	<p>Requests that the Vision statement for the CDP adequately address issues such as equality, climate and ecology.</p> <p>Need to ensure that future building in Cork delivers social inclusion,</p> <p>Also that building has a positive impact on climate and ecology, i.e. to achieve carbon neutrality,</p> <p>Need to consider the types of houses to be built and their location relative to services.</p>	<p>Further consideration will be given to the vision for the county development plan and housing strategy.</p> <p>The other issues raised, including those relating to Housing provision are noted and will be considered where appropriate in the draft plan and / or the Joint Housing Strategy and Housing Needs Demand Assessment</p>



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		<p>where we build them and how we connect the people living in them to jobs, retail, entertainment and each other will be one of most significant determinants of what Cork is like in the future and that the new Plan must take the opportunity to deliver our commitment to economic inclusion, to achieve carbon neutrality by 2030 and make the Global Sustainable Development Goals (SDGs) explicit aims of the strategy.</p>		<p>Climate change will be a key consideration of the draft County Development Plan. See Climate Change Volume One Section 2 of this report where this is discussed in more detail.</p>
<p>Martin O'Meara &amp; Claire O'Leary</p>	<p>PDP223694087</p>	<p>The review of the 2010 Mallow Town Development Plan will provide an opportunity to apply the principles of placemaking to the development of Mallow and to prepare the first integrated plan for the town and environs since the 2007 Special Local Area Plan.</p> <p>Strategic issues to be addressed are:</p> <p>1. Whether the priority given to the Mallow North East Urban Expansion Area (UEA) should now be reviewed in the context of:</p> <ul style="list-style-type: none"> <li>• The peripheral location of the UEA;</li> <li>• The rate at which infrastructure and housing units can realistically be delivered within the UEA during the period of the next County Plan; and</li> <li>• The need for a more integrated public transport and pedestrian/cycle strategy which will enhance connectivity between the Quartertown residential/employment areas and the town centre and rail station.</li> </ul> <p>2. Whether the role of Quartertown should now be enhanced having regard to:</p> <ul style="list-style-type: none"> <li>• The locational advantages of Quartertown in terms of proximity to existing and proposed employment uses and potential access improvement to the rail station and town</li> </ul>	<p>An adequate supply of housing land should be available and serviced for development to meet the housing targets for Mallow as a Key Town.</p> <p>This submission raises a number of issues specific to the settlement of Mallow.</p>	<p>These issues will be given consideration in the drafting of the Plan. See Volume One, Section 2 Population and Core Strategy/ Housing Density and Placemaking.</p> <p>This submission raises a number of issues specific to the settlement of Mallow. These will be given further consideration during the drafting of the Development Plan where appropriate.</p>



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		<p>centre.</p> <ul style="list-style-type: none"> <li>• The opportunities for placemaking by linking Quarters town directly to the town centre and placing the River Blackwater and the Town Park at the core of the town's urban structure.</li> <li>• The development opportunities arising from the significant reduction in flood risk due to the completion of the Flood Relief Scheme and the more detailed assessments recently completed in regard to the extent of any residual flood risk</li> </ul> <p>Other points raised:</p> <ul style="list-style-type: none"> <li>• With particular regard to Cork, the NPF acknowledges the need for new greenfield areas for housing especially in settlements such as Mallow which are located along public transport corridors</li> <li>• The strategic policy context requires that an adequate supply of housing land should be available and serviced for development to meet the housing targets for Mallow as a Key Town in the RSES.</li> <li>• The current 6:1 distribution of housing development between the environs and the former urban district is unsustainable and contravenes the national and regional urban strategy.</li> <li>• Housing supply in Mallow should not be unduly dependent on the release of development sites within the Mallow North east UEA as these will take a long time to commence and may struggle to deliver more than 200 units per annum.</li> <li>• The distribution of future housing development should also have regard to the principles of placemaking. This</li> </ul>		



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		<p>requires the urban structure of Mallow to be strengthened by linking the north and south banks of the river and bringing the town park and river into a more central position in the town as it expands. The review should include a re-assessment of the contribution that Quartertown can make to the achievement of both the settlement strategy and placemaking objectives.</p> <ul style="list-style-type: none"> <li>• The plan should seek to integrate the northern and southern banks of the river by providing a new pedestrian and cycle bridge from the south bank of the river through the town park to connect a mix of employment and residential uses at Quartertown with the town centre and the railway station. This would be a central element in the Local Transport Plan which the RSES requires for 'Key Towns'.</li> <li>• Since the 2010 Mallow Town Development Plan was adopted, the detailed design and construction of the Mallow South &amp; West Flood Defence Scheme has indicated that flood protection is not required in the Quartertown area above the level of 50m OD. See more detailed flood mapping carried out for the South West Catchment Flood Risk Assessment and Management Study (SW CFRAM), which was finalised in June 2016.</li> </ul>		
Martina Dineen	PDP225021695	<p>The submission refers to an objection to the proposed wind farm on Mushera Mountain and in particular along the Butter Road, also known as "The Kerry Road". The submission notes that the Boggeragh Mountain range is the home to a mixed variety of flora and fauna. The submission gives an insight to the history of the unspoilt mountain area and highlights some of the tourist attractions. The submission notes the issues with wind turbines already existing in the region which include,</p>	<p>Objection to wind farm development on Mushera Mountain.</p> <p>Seeking for wind turbines to be located at least 3km from dwellings.</p> <p>Seeking Mushera area to be protected from any further wind turbines.</p>	<p>This is a matter for development management. With regards to the broader issues around on shore wind energy these issues will be considered as part of the update of the Wind Energy Strategy for the county.</p>



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		noise pollution, causing health issues and the effects on wildlife. The submission is seeking for any wind turbines to be erected at least 3km from dwellings. The submission is requesting that Musherah area and the Boggeragh Mountain Range to be protected from any further wind energy projects and proposes that enhancement and development of local natural amenities is what is required to benefit everyone in the community.		
Martina Dineen	PDP223836659	Duplicate submission See Ref. PDP225021695		
Mary and Joe Burns	PDP223522191	Submission states the following: Glenbrook, Passage West, Monkstown, Rafeen Greenways are superb when designed for everyone using them: Cyclists, Runners, Walkers, Wheelchair Users, Parents with Prams, Children, and the Disabled. Greenways should have a Cycle Path, Running Path, and Walk Path with safety barriers between each - runners and cyclists travel at speed with cyclists posing a danger to walkers. The most vulnerable of our population must be given priority. Greenways can be marvellous for everyone when designed correctly.	Greenways need to be designed to safely facilitate multiple active travel uses – specifically relates to Glenbrook, Passage West, Monkstown, Rafeen route.	The issues raised in this submission are noted and will be considered further in the plan review. See Transport and Mobility Volume One Section 2 of this report.
Mary Coakley	PDP208066863	Bantry This submission expresses support for the submission made by the Bantry Community, Harbour Development, CLG which it notes has mapped out an outstanding proposal that could give the people of Bantry the much needed boost and improved quality of life that the surrounding towns enjoy. In addition, the submission highlights that Bantry cannot afford any more social housing stating that it has become a very poor town, neglected and left to fend for itself for	Supports the submission by Bantry Community, Harbour Development, CLG.  No requirement for additional Social Housing in Bantry	Noted.  The need for social housing will be considered in the Joint Housing Strategy and Housing Need Demand Assessment to be finalised in the coming months.  Noted. The Draft Plan will seek to



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		<p>years. The submission argues that it is time that Bantry be given much needed attention and serious investment.</p>	<p>Highlights that Bantry requires greater attention and serious investment</p>	<p>promote and support the town through appropriate policies and objectives reflecting Bantry's enhanced role as a Service Centre in West Cork and as an appropriate location for further investment and development.</p>
<p>Mary Cunningham</p>	<p>PDP223273328</p>	<p>Submission would like to see the Dáil declaration of a Climate and Biodiversity Emergency at the core of each and every objective, action plan, resource allocation, etc. The Covid-19 pandemic has highlighted the dangers of destruction and mismanagement of our natural heritage; the worldwide ecocide, unsustainable food production practices and social injustices inherent in our current lifestyles.</p> <p>The public now have an increased awareness of these issues both globally and locally. It is an opportunity to change our lifestyles in line with sustainable and social justice values and practices. The County Council need to be proactive towards developing a plan that has at its heart the health and wellbeing of citizens at all levels, inextricably related to the health and well being of our environment/ natural resources on which our lives depend.</p> <p>Identifying pathways to the restoration of wildlife, high-environmental quality landscapes &amp; natural processes, will generate new multipurpose and economic opportunities – from the building industry and tourism to agriculture.</p> <p>Biodiversity: Proposals</p> <ul style="list-style-type: none"> <li>• Protect and restore depleted, vulnerable and</li> </ul>	<p>Addressing the Climate and Biodiversity Emergency needs to be at the core of the plan and its actions.</p> <p>The plan needs to be focused on the health and wellbeing of citizens at all levels, inextricably linked to the health and well-being of our environment/natural resources</p> <p>Identifying pathways to the restoration of wildlife, high-environmental quality landscapes &amp; natural processes, will generate new multipurpose and economic opportunities.</p> <p>Protect and restore depleted, vulnerable and biodiverse-rich areas across the county whilst engaging with the community.</p> <p>Implement policies to enhance/protect natural heritage and ensure developers and</p>	<p>Climate change, and mitigation and adaption measures will be a key consideration of the draft County Development Plan. See Climate Change Volume One Section 2 of this report where this is discussed in more detail.</p> <p>The draft County Development Plan will seek to protect and enhance biodiversity. See Biodiversity Volume One Section 2 of this report where this is discussed in more detail.</p> <p>The plan will seek to protect built heritage. See Built Heritage Volume One Section 2 of this report where this is discussed in more detail.</p> <p>The plan will seek to promote sustainable travel. See Transport and Mobility Volume One Section</p>



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		<p>biodiverse-rich areas across the county. Identify the areas. Implement local actions with the community.</p> <ul style="list-style-type: none"> <li>Engage with community skill sets to help identify, protect and enhance biodiversity.</li> <li>Implement policies to enhance/protect natural heritage and ensure developers and landowners comply</li> <li>Maintain collaborative relationships with the many environmental research and social scientists within the Cork area.</li> <li>Lead by example in the protection of hedgerows, green verges, etc. e.g. cease the use of roundup with immediate effect.</li> <li>Educate the community. Have an open and transparent relationship with locals.</li> <li>Link land use and landscape to include areas of heritage value – built and natural – by offering incentives for restoration of depleted areas (e.g. hedgerows) and provision of safe walking and cycle pathways.</li> </ul> <p>Opportunities for developing community resilience and ecotourism.</p> <ul style="list-style-type: none"> <li>Increase the protection of internationally recognised protected areas being proactive with enforcement where necessary.</li> </ul> <p>Community Resilience: Proposals</p> <ul style="list-style-type: none"> <li>Recognise resources that exist in local communities. Be proactive in approaching and collaborating with them.</li> <li>Provide wild and recreational spaces in settlements.</li> </ul> <p>Promote areas for these purposes.</p> <ul style="list-style-type: none"> <li>Educate communities (in association with local expertise) to the value of investing in sustainable practices</li> <li>Develop open, transparent and trustworthy</li> </ul>	<p>landowners comply.</p> <p>Council should lead by example as well as educate and work with citizens regarding the protection of our natural environment.</p> <p>Opportunities for developing community resilience and ecotourism by linking land use and landscape to include areas of heritage value – built and natural.</p> <p>Active travel – need for safe walking and cycle infrastructure.</p> <p>Increase the protection of internationally recognised protected areas.</p> <p>Green infrastructure – provide and promote both wild and recreational spaces in settlements.</p> <p>Empower local communities to the value of green sustainable economy - Develop open, transparent and trustworthy relationships with them</p> <p>Positively discriminate and develop Nature Based Solutions for water issues - Become a leader in the protection of our waters and natural environment as a mitigation for flood risks and an economic asset.</p>	<p>2 of this report where this is discussed in more detail.</p> <p>See also Volume One Section 2 of this report Energy, Green Infrastructure, Water Services, Housing Density and Placemaking, Economy.</p> <p>Other issues raised in this submission are noted and will be considered in preparation of the draft plan where appropriate.</p>



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		<p>relationships with local communities</p> <ul style="list-style-type: none"> <li>• Recognise the social justice and employment opportunities and the knock on benefits of a sense of empowerment and wellbeing that exist in a green, sustainable economy. Models already exist.</li> </ul> <p>Flood management:</p> <ul style="list-style-type: none"> <li>• Work with nature in creating solutions to flood and landslide risks.</li> <li>• Be a leader in the protection – restoration, change of land use - of our waters and natural environment as mitigation for flood risks and an economic asset.</li> <li>• Restore marshes and bogs. These areas can be used for local economic and recreational purposes.</li> <li>• Positively discriminate towards Nature Based Solutions in the development of systemic solutions to water issues and the building of resilience in increasingly vulnerable low lying communities.</li> </ul> <p>Further Proposals:</p> <ul style="list-style-type: none"> <li>• Charging points for electric vehicles at every public car park, recreational area, woods</li> <li>• Embrace cycling as a mode of transport, not just a recreational activity. Build safe walking and cycle routes and lanes to promote green transport and green infrastructure.</li> <li>• To provide employment make a priority of renewable energy projects and other low carbon initiatives – retrofitting for e.g. Achieving ‘net zero emissions by 2050’ – should be a core guiding principle for all areas of the plan and a measuring tool.</li> </ul>	<p>Electric vehicles – Charging points should be provided at every public car park, recreational area and woods.</p> <p>Build safe walking and cycle routes to promote active travel and green infrastructure.</p> <p>Carbon reduction - prioritise renewable energy projects and other low carbon initiatives</p> <p>‘Net zero emissions by 2050’ – should be a core guiding principle for all areas of the plan</p>	
Mary Frances Fitzgerald	PDP189858741	Support the siting of an industrial complex / technology cluster including public and private laboratory and testing services at the former Sugar Factory site in Mallow as the	Support the siting of an industrial complex / technology cluster in Mallow.	Issues raised in this submission are noted and will be considered in preparation of the draft plan,



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		<p>town needs a source of sustainable employment in the long term. Such a technology park could contain many testing facilities not only for bio medical but for numerous other disciplines too, e.g. construction, engineering, agriculture.</p> <p>Incubation facilities could be provided to enable laboratory start-ups / design concepts to scale up their activities as a stepping stone towards commercial exploitation. The existence of a variety of technological activities would attract other sectors / start-ups to locate on this site or in the Mallow, North Cork hinterland.</p>		<p>where appropriate.</p>
Mary Lambkin	PDP223426836	<p>The submission states that the Ballincollig Carrigaline Municipal District Local Area Plan 2017 (LAP) proposes the Mountain Road be upgraded to form part of the Relief Road around Carrigaline, and outlines why an alternative route to the Relief Road would be more appropriate.</p> <p>It refers to the LAP 2017 and discusses in detail the various proposed and existing relief roads and roadways within Carrigaline.</p> <p>It states the route for the Link Road shown in the current LAP does not best serve the public interest and that the new Development Plan should incorporate the route into the development land to the south of the Mountain Road.</p> <p>The submission states a significant part of traffic congestion is due to north/south through-traffic needing to use one of the two bridges in the town centre. It also states that any upgrade to Mountain Road should be appropriate to its function as a residential road with</p>	<p>The submission outlined reasons why the upgrade of Mountain Road to form part of the Relief Road around Carrigaline should be reconsidered in the new Cork County Development Plan</p>	<p>The issues raised in this submission will be considered in the drafting of the Plan. The preparation of the Carrigaline TPREP will consider roads matters and this work will inform the draft plan.</p>



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		<p>footpaths and traffic calming measures, all of which could be constructed within the existing boundaries, without the demolition of houses for road needs. It states the development of the Mountain Road as part of the Relief Road would result in loss of mature hedgerow, loss of habitats, demolition of some houses, additional land to be purchased the reduction in safety for vehicles and pedestrians and that the increase in storm water runoff would need to be accommodated.</p> <p>It states this alternative road should provide:</p> <ul style="list-style-type: none"> <li>• A road which is safer for traffic, pedestrians and cyclists</li> <li>• A more economical solution for the County Council</li> <li>• Better protection of the environmental and amenity value for the Community</li> <li>• A Link Road that can be delivered within the foreseeable future</li> <li>• The potential for a more economic and appropriate upgrade of the Mountain Road</li> </ul>	<p>Submission suggests why an alternative route for the proposed Relief Road would be more appropriate.</p>	
Mary Stack	PDP223853847	<p>The submission outlines that the R624 (Belvelly-Cobh Road) is more than a conduit for traffic, it is a road where families live, work and play. It outlines that while Cobh may be the end destination for buses, logging trucks, HGV's chemical trucks and general commuter traffic, it is a 5-mile stretch of road where families have received planning permission to live and enjoy a quality of life.</p> <p>The residents undertook a 24-hour traffic study in March 2019 and submitted the findings to Cork County Council and public representatives with a request for immediate short and medium-term improvements on the R624 at Belvelly Lower and for longer-term measure i.e. A by-pass</p>	<p>The submission highlights road safety, road capacity issues and heritage impacts of excessive traffic on the R624 and Belvelly Bridge and requests action to resolve the issues raised given its negative impacts on the local residents.</p>	<p>The upgrading of the R624 Regional Road linking N25 to Marino Point and Cobh is listed in the Southern RSES as a transport priority for Metropolitan Cork.</p> <p>Since January 2014 Irish Water is responsible for the operation of public water services (drinking water and wastewater) including management and maintenance of existing water services assets.</p>



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		<p>bridge.</p> <p>The residents are requesting actions to be taken to reduce the impact of traffic noise, vibration, diesel fumes and the disregard for pedestrian safety due to traffic congestion in Belvelly. It requests that the Council addresses the present negative environmental impacts of traffic and the projected negative environmental impact if an increase in HGVs from this proposed development goes ahead.</p> <p>The Great Island - Cobh area has experienced a surge in tourist buses due to the cruise liners and Spike Island. With the cruise liner numbers increasing so also is the tourist bus traffic. The residents have counted a minimum of 80 buses a day 'passing's in Belvelly on the day that a cruise liner is in Cobh. Port of Cork should have more accurate figures on bus journeys via Belvelly.</p> <p>In 2019, the Governments rural traffic scheme commenced funding a new Cork -Cobh bus service called the Cobh -Cork Connect bus link and this generates 40 bus journeys per day.</p> <p>Economically, there is an increase in commercial traffic on the R624, in particular the recent introduction of wood log trucks travelling to Rushbrook Dockyard. The current road structure is not capable of sustaining the "current level of commercial traffic". Requests are made to examine a selection of the many traffic congestion / near misses at Belvelly lower in photographs in the appendix of the submission. It is recommended that all these traffic</p>		<p>The designation of speed limits is outside the scope of the County Development Plan.</p> <p>The Record of Protected Structures will be reviewed during the preparation of the County Development Plan.</p> <p>Other issues raised in this submission will be considered in the preparation of this plan as appropriate.</p>



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		<p>figures be quantified and should inform any future transport assessments for the area.</p> <p>There is an urgent requirement for the Authorities to act and fulfil the Government's road traffic management obligations in Belvelly. The Government has published its commitment to address the increasing travel demand through improved public transport capacity and infrastructure improvements. A four-year capital programme covering public transport of over 2.7 billion euro is available to Local Authorities from Government to undertake these works. A commitment to funding the Belvelly Area on the R624 to bypass Belvelly making it a safe area to live and an area and in compliance with environmental legislation is required.</p> <p>Belvelly Bridge is a triple-arch hump-back road bridge was built in 1803 over Belvelly Channel. It connects Cobh with Foaty Island and the mainland. This bridge is subjected to &gt; 15K vehicle movements a day with no control on the weights of the HGVs crossing over it. Belvelly Bridge requires protection from HGV's before unrepairable and irreversible damage is done. The submission requests that Cork County Council protects the Bridge with preservation orders and weight controls of passing HGVs.</p> <p>The submission highlights that the public wastewater scheme is not fit for purpose. Originally these were made of clay pipes with individual houses having a primary settlement tank on the high-water mark. Many of these were destroyed by rough tides over the centuries. With</p>	<p>Wastewater treatment is also an issue in the locality and needs to be addressed for the residents, future housing and to avoid impacts on the SAC.</p>	



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		<p>the Cobh main drainage now addressing Cobh requirement under EU directive on wastewater, a scheme for Belvelly is urgently required. Namely because planning for housing schemes has being granted several times over past 10 year, no adequate scheme is in place for existing houses and the tidal estuary is a designated SAC and under Phosphorous regulations.</p>		
Mary-Rose O'Donovan	PDP223717729	<p>The submission includes general policy observations for the future development of Dunderrow village, and specifically requesting:</p> <p>That Dunderrow would maintain its designation as a Village Nucleus within the Settlement Hierarchy of the Cork County Development Plan 2022-2028 noting the role which the development of the village can play in supporting a key regional employer and encouraging more sustainable commuting patterns within the county; and the inclusion of an objective promoting the inclusion of appropriate on-site waste-water treatment facilities serving each new dwelling unit proposed for development within the village nucleus of Dunderrow to facilitate the sustainable expansion of the village.</p>	<p>It recommends that Dunderrow would maintain its designation as a Village Nucleus within the Settlement Hierarchy noting the role which the development of the village can play in supporting a key regional employer and encouraging more sustainable commuting patterns within the county; and requests that an objective promoting the inclusion of appropriate on-site waste-water treatment be considered.</p>	<p>These issues will be considered further as part of the Plan Review process.</p>
Matt O'Mahony & Associates Ltd.	PDP209345954	<p>Settlement: Macroom This submission seeks to highlight Macroom's potential to accommodate an increase in population and additional compact development close to the centre of the town and within walking distance of the town's key services and amenities. Submission points to recent housing developments on the periphery of the town which are not within walking distance of the town centre and increase car dependency. It is considered that the development of the bypass provides an opportunity to reconsider the</p>	<p>Requests that the growth allocation for Macroom town should be doubled, that a new urban strategy should be developed for the town focusing on amenity and heritage opportunities, public plazas and a new pedestrian bridge across the river to the north of the town linking the Coolehane road to the services and amenities of the town centre and the Sullane River Valley, and that the town is extended northwards.</p>	<p>It is intended to review the settlement network of the county in line with the policies and objectives of the NPF and the Southern RSES and the Joint Housing and HNDA Strategy being prepared for the draft County Development Plan. These policy documents will guide the proper planning and sustainable</p>



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		<p>development strategy for the town. Submission highlights that the Macroom MD has the lowest housing growth allocation for its main settlements of all MDs and the second highest allocation of rural houses. This pattern of development is considered unsustainable, and it is argued that the growth allocation for Macroom town should be doubled. The submission suggests (a) a higher population and housing growth allocation for the town, (b) a new urban strategy focusing on amenity and heritage opportunities, public plazas and a new pedestrian bridge across the river to the north of the town linking the Coolehane road to the services and amenities of the town centre and the Sullane River Valley, and (c) extension of the town northwards.</p>		<p>development potential of Macroom and will be taken into consideration during the formulation of the policies and objectives during the preparation of the draft County Development Plan.</p>
Maurice Fitzgerald	PDP222665114	<p>Rural Housing:                      Firstly, the submission suggests that there needs to be a lot more joined up thinking on housing issues in this country between local authorities and central government and that Cork Country should strive to be a model to get the balance right to avoid sprawl and developer special interests where Government should make it clear to developers what is required and build its own public houses.                      In addition, it suggests that Cork County could allow people from other counties to apply for social housing and that boarded up local authority houses, which are in disuse for extensive periods of time should be brought back into use as they would solve a lot of problems for the needs of the community.                      The submission notes that housing needs for those with low incomes and on welfare can be addressed by getting the balance right between the interests of developers and</p>	<p>Cork Country should strive to get the balance right to avoid sprawl and developer special interests and build its own public houses.</p> <p>Cork County could allow people from other counties to apply for social housing.</p> <p>Boarded up local authority houses, which are in disuse for extensive periods of time should be brought back into use before is it no longer possible to renovate and make them liveable.</p> <p>Housing need does not need to be a person without a house as a person may simply want a change of scene, or to move to another location.</p>	<p>Many of the issues raised in this submission are addressed in Volume One Section 2 of this report.</p> <p>While review of the Joint Housing Strategy and HNDA (Housing Needs Demand Assessment) will make provision for social and affordable housing and specialised housing requirements, the rules governing housing supports that are in place Nationally are outside of the scope of the review process. The future growth of the County will be formulated with regard to government guidance emanating</p>



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		<p>the societal needs and to make more use of houses which are vacant, abandoned and derelict before they are no longer reversible to renovate to make liveable. The submission notes that a housing need does not need to be a person without a house as a person may simply want a change of scene, or to move to another location for various reasons.</p> <p>The submission notes that growth should be always sustainable, but natural and balanced into less populated areas and certainly not concentrated in or around satellite towns. It also notes that the main problem seems to be affordability in the private market and accessibility in the social market coupled by poor administration in local authorities.</p> <p>The submission suggests that compact growth should not become a theory for high density housing and that brownfield sites should be acquired quickly and used for extra capacity with derelict properties automatically coming into the ownership by the local authority, if the land or property owner express no interest in a derelict site.</p> <p>The submission notes that the idea of one-off houses in rural Ireland has become extremely controversial and suggests that people are not against housing in rural villages and towns more the type and concentration and argues that balance is the answer, not special interests. The submission states that balanced development is the way forward and good telecommunications with broadband being critical.</p> <p>The submission notes that affordable public transport and more bus stops would reduce reliance on the car and that private buses could be commissioned by employers to do</p>	<p>Growth should be always sustainable, but natural and balanced into less populated areas.</p> <p>Main problem seems to be affordability in the private market and accessibility in the social market coupled by poor administration in local authorities.</p> <p>Compact growth should not become a theory for high density housing.</p> <p>Brownfield sites should be acquired quickly and used for extra capacity with derelict properties automatically coming into the ownership of the local authority, if the land or property owner express no interest in a derelict site.</p> <p>Affordable public transport and more bus stops would reduce reliance on the car and that private buses could be commissioned by employers.</p> <p>The verges of roads need to be swept as debris makes it very difficult to cycle</p> <p>Lower rates are key in bringing in new businesses and faster planning with good telecommunications.</p> <p>More outdoor attractions are the answer to attracting people into town centres with big green open spaces, parks, visitor centres, bus tours.</p> <p>SHANBALLY: In Shanbally, solar powered</p>	<p>from the National Planning Framework and the Regional Spatial and Economic Strategy (RSES) for the Southern Region. Refer to Section 1 Core Strategy and Settlements and Placemaking for more guidance on these issues.</p> <p>The determination of rates is outside of the scope of the County Development Plan.</p> <p>The County Council's Digital Strategy in parallel with the National Broadband Plan will help leverage our connectivity infrastructure to continue to attract ICT investment and it is intended to promote this through the policies and objectives of the County Development plan.</p> <p>The points made in relation to the Shanbally area are noted. The role of Shanbally /Ringaskiddy as a Strategic Employment Area is unlikely to change in the draft plan, however the plan will consider requests regarding local amenity and traffic calming measures if implementable and</p>



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		<p>runs to pick up workers, and that cycling will never work unless verges of roads are swept as debris make it very difficult in addition to many punctures from thorns, sharp stones, bits of metal, etc.</p> <p>The submission notes that people do not want high-density housing and it would appear that the public and the government are at odds on this issue stating that there should be some space between houses and that many are now critical of the duplex culture.</p> <p>Town Centres and Urban Capacity</p> <p>The submission states that town centres should not dominate policy to the detriment of other areas and that lower rates are key in bringing in new businesses and faster planning with good telecommunications. The submission notes that more outdoor attractions are the answer to attracting people into town centres with big green open spaces, parks, visitor centres, bus tours.</p> <p>The submission states that in Shanbally, solar powered speed indicators, posted speed limits and traffic calming on L2492 is required as industrial traffic is aggressive at peak times and reckless speeding is taking place. It is argued that the L2492 should be closed permanently on the Coolmore side so that industrial traffic forced to use the N28. In addition, it is noted that there is a school adjacent to L2492 which is overfull and that the traffic situation outside the school is dangerous and a bottleneck. The submission states that Industrial planning is out of control in the Shanbally/Ringaskiddy area, to the point that the area is no longer fit for residential use. Other suggestions include a locally run CE scheme, a men's shed project, and a park or green area for Shanbally.</p>	<p>speed indicators, posted speed limits and traffic calming on L2492 is required.</p> <p>SHANBALLY: Industrial planning is out of control in the Shanbally/Ringaskiddy area, to the point that the area is no longer fit for residential use.</p> <p>County should commission a Brexit department or porthole for businesses to access.</p> <p>Suggests that a county hot-line to report leaks, email addresses, and other reporting channels, instead of leaks going for weeks or months and not being reported.</p> <p>A policy of prosecution should be brought forward for anyone illegally dumping into our rivers and streams and that intensive farming near streams and lakes should be restricted.</p> <p>County Council should facilitate a better mix of employment and housing in all of our towns.</p> <p>Promote the reduction of expensive public transport costs, increasing charge points for electrical vehicles, include more zebra-crossings and more clearly- marked cycle lanes and dual-use of wide footpaths.</p> <p>Suggest that there are big deficits of facilities and that more libraries and youth clubs in particular are needed.</p> <p>The submission argues that all facilities need to be big enough to cope with the increased population, as with schools, public transport</p>	<p>appropriate.</p> <p>The County Council's Business Growth 'Hub' in association with the network of Local Enterprise Offices (LEOs) established in recent years, offers dedicated supports to businesses including those seeking advice regarding Brexit.</p> <p>Cork County Council's 'Your Council.ie' is easily accessed and provides an easy to use portal for over 120 services. Issues regarding Water Supply, Water Quality &amp; Wastewater contact Irish Water Tel: 1850 278 278 (LoCall) Web: <a href="http://www.water.ie">www.water.ie</a>.</p> <p>Issues raised regarding Illegal dumping and prosecution and public transport costs are outside of the scope of the County Development Plan.</p> <p>All new developments will include the DMURS Design Standards and Universal Design Standards and these will form an important part of the housing policies in the draft plan. Policies</p>



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		<p><b>Economy and Employment</b> The submission states that retaining jobs will require lower costs for consumers and dealing with the huge Brexit factor and suggests that the County should commission a Brexit department or porthole for businesses to access. The submission argues that factors like lower rates, easy accessibility and public amenities are seen as important for business and that good quality job programs are essential which people can fall back on in terms of economic resilience. The submission notes that unless broadband is available to all anywhere in the country and at an affordable price, then any plan will fail.</p> <p><b>Water Services</b> The submission notes that burst pipes, dirty water, water-off notices are the main issues around water services provision and that the push to privatise water will always be there if we do not address leaks and water waste. The submission suggests that a county hot-line to report leaks, email addresses, and other reporting channels, instead of leaks going for weeks or months and not being reported. The submission states that intensive farming and untreated sewage are perhaps the biggest issues facing water quality and that a policy of prosecution should be brought forward for anyone illegally dumping into our rivers and streams and that intensive farming near streams and lakes should be restricted.</p> <p><b>Transport and Mobility</b> The submission suggests that people should be encouraged to shop locally, off peak, use home delivery (which should be available from all chain stores) and more efficiently. And to make public amenity sites as available and plentiful as possible and that the County Council</p>	<p>and childcare – which it notes should be state run and be part of every education institution.</p> <p>Regarding housing the submission suggests that houses need to be built to last and we also need to ensure that social houses come with signed-up to responsibilities and severe penalties for neglect and dereliction, or misuse.</p> <p>The Plan should look at several sources of renewal energy including hydro power, solar, bio-crops and wind farms.</p> <p>Suggests setting up a local Marine Planning Framework and that every local authority county should have a framework.</p> <p>Some suggestions include more bring centres and banks for items of disposal, anti-litter campaigns, more dog foul bins, more amenity sites and comprehensive lists of what they take and their costs.</p> <p>The submission suggests that many public buildings in good condition are left to rack and ruin, but that they could be used for youth centres, care homes and libraries.</p> <p>Submission states that we need a tourism authority with teeth that can promote more festivals in all areas of the County, develop the tourist information with a centre in every town and village.</p> <p>Treatment plants should be placed where urban waste water is a problem for bio diversity areas.</p>	<p>and protocol regarding the handing over of social housing are outside of the scope of the County Development Plan.</p> <p>The draft plan will include up-to-date guidance regarding new energy technology.</p> <p>Following the adoption of the National Marine Planning Framework (NMPF) the County Development Plan will include measures necessary to secure the objectives of same, to ensure consistency and alignment between high-level plans such as the National Marine Planning Framework, regional based approaches to maritime spatial planning and localised coastal management plans and local integrated coastal zone management plans.</p> <p>It is intended that the Draft Plan will recognise the contribution that rural places make towards regional and national development in economic, social and environmental terms and the Council will, when appropriate,</p>



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		<p>should facilitate a better mix of employment and housing in all of our towns. It also suggests that parking should not be used to penalise private cars as getting people to try different methods of doing things and reducing expensive public transport costs, increasing charge points for electrical vehicles, include more zebra-crossings and more clearly- marked cycle lanes and dual-use of wide footpaths are a good idea for cyclists.</p> <p>Community The submission notes that there are big deficits of facilities and that more libraries and youth clubs in particular are needed to point young people in the right direction. Regarding, community and healthcare facilities, the submission argues that we need to make sure that they are big enough and plentiful enough to cope with the increased population, as with schools, public transport and childcare – which it notes should be state run and be part of every education institution. Regarding housing the submission suggests that houses need to be built to last and we also need to ensure that social houses come with singed-up to responsibilities and severe penalties for neglect and dereliction, or misuse.</p> <p>Energy The submission suggests that the Plan should look at several sources of renewal energy including hydro power, solar, bio-crops and wind farms, at sea once properly situated with no impact on sea life and that promoting less use of energy and energy efficient devices is the real answer, not necessarily more alternative infrastructure. The submission notes that Ringaskiddy is a bad example of poor planning where a marine area has been smothered with industrial over development with so-</p>		<p>apply for funding under various funding streams to facilitate the regeneration of town/village centres and in particular the Urban and Rural Regeneration and Development Funds.</p> <p>Fáilte Ireland is the National Tourism Development Authority. Their role is to support the tourism industry and work to sustain Ireland as a high-quality and competitive tourism destination. Cork County Council work closely with Fáilte Ireland and other state agencies and representative bodies, at local and national levels, to implement and champion positive and practical strategies that will benefit Irish tourism in County Cork and the local economy.</p> <p>The location of new treatment plants is a matter for Irish Water however, areas of high environmental sensitivity, particularly those close to Natura 2000 sites are given high priority.</p>



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		<p>called economic imperatives seem to win out too often and that marine areas should be protected from rezoning. Part of this it is argued could be implemented by setting up a local Marine Planning Framework on a smaller but just as effective scale and that every local authority county should have a framework. It notes that coastal communities have been neglected by local authorities and the government and that broadband access should be an essential part of any coastal community policy. The submission notes that water is a primary source of all life. Reducing pollution into it and strong enforcement of illegal dumping will be key to preventing a decline on this vital resource. The planting of more trees and green areas will also enhance quality of life and green areas for walking and recreation are key to a better quality of life in urban areas. In addition, some suggestions include more bring centres and banks for items of disposal, anti-litter campaigns, more dog foul bins, more amenity sites and comprehensive lists of what they take and costs and that good drainage can come about by reducing concrete areas and having more natural ground.</p> <p>Heritage The submission suggests that many public buildings in good condition are left to rack and ruin, but that they could be used for youth centres, care homes and libraries and that religious orders should be encouraged to give up derelict property or property and land they do not intend to use again. The submission also notes that public money should not be spent indefinitely on old ruins and new 333facilities should be built with character in their place.</p> <p>Tourism Regarding Tourism, the submission argues that we need a</p>		



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		<p>tourism authority with teeth that can promote more festivals in all areas of the County, develop the tourist information with a centre in every town and village, better information leaflets in different languages and big enough so that they are easily read with maps and all relevant information. Tourists should also be asked to take litter home and respect the environment.</p> <p>Bio Diversity Regarding the decline in our water quality, the submission suggests that raw sewage is perhaps the most lethal to our water supply and much more needs to be done in that area with treatment plants placed where urban waste water is a problem for bio diversity areas, in addition, the location of new ground water supplies can also supplement the need for rain water as a sole source of water.</p> <p>Climate Change The submission suggests that the availability of amenity sites, bring centres, and banks for various items are a good way to raise awareness, regarding climate change and that action needs to be taken to solve the damage done by flooding noting that there has been too much discussion and dithering about what to do and little action taken. The submission also notes that our communities have social cancers, such as prevalence of the drug culture and addiction problems and that more halls and sports clubs (indoor) are vital to promote well-being and inclusion.</p>		
McCutcheon Halley Planning	PDP223162704	This submission requests the adoption of a flexible approach to drafting policy and objectives which will direct the development of enterprise and industry, and in particular logistics and distribution facilities, to preferred	The need for the adoption of a flexible approach to policy and objectives for enterprise and industry and in particular logistics and distribution facilities.	These issues will be considered further in the preparation of the Economy Chapter of the Draft Plan.



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		<p>locations within the county and suggests that the new CDP should permit this type of development to be directed towards Key Villages that are accessible, support and sustain employment and have sufficient supply of appropriately serviced lands, in addition to locations being identified specifically in the RSES.</p> <p>The submission points to a gap in the logistics and distribution market, the emerging opportunities to provide suitable warehousing facilities in strategically located sites, and the strategic advantages of the Southern Region in this regard. The RSES has identified a number of sites in the region that may be suitable and this submission points to Watergrasshill as being another potentially suitable location.</p> <p>Submission notes that logistics and warehousing activity needs good access to the national road network without passing through towns and targeting such uses to urban centres ignores the potential of other locations which benefit from good road access. Accessibility should be a key principle for planning policy.</p> <p>Submission requests the forthcoming CDP :</p> <ul style="list-style-type: none"> <li>• provides a good supply of land zoned for enterprise / employment uses in the main towns and key villages of the County to ensure that planning policy can respond to emerging employment opportunities .</li> <li>• adopt a flexible approach that is “sufficiently agile” to embrace new opportunities and valid propositions for enterprise development, including logistics and distribution centres.</li> </ul>	<p>The facilitation of warehousing facilities in key villages that are strategically located on the national road network, points to Watergrasshill as a suitable location.</p> <p>The need for the provision of a policy objective to be provided for the development of logistics and distribution centres that allows for consideration of development proposals on their planning merits such as; Connectivity to strategic networks, Suitability of Employment Lands, Availability of Infrastructure, Sustainability of proposal.</p>	



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		<ul style="list-style-type: none"> <li>• That a policy objective is provided for the development of logistics and distributions centre(s) that allows for consideration of development proposals on their planning merits, regarding:                             <ul style="list-style-type: none"> <li>•Connectivity to strategic networks</li> <li>•Suitability of Employment Lands</li> <li>•Availability of Infrastructure</li> <li>•Sustainability of proposal</li> <li>• Considering the suitability of Watergrasshill as a location for logistics and distribution uses.</li> </ul> </li> </ul>		
<p>McCutcheon Halley Planning Consultants on behalf of O'Brien and O'Flynn</p>	<p>PDP223785795</p>	<p>This submission refers to strategic planning issues in Passage West.</p> <p>A context was given for Passage West regarding its location, strategically located within very close proximity to Cork City, its function as a residential satellite town and states the town benefits from the Cork Lower Harbour Main Drainage Scheme (Cork LHMDs) which now serves Passage West and Monkstown.</p> <p>It outlines Passage West's role from a high level documentation perspective, referencing the National Planning Framework (NPF), Regional Spatial and Economic Strategy (RSES), Cork County Development Plan 2014 (CDP), Ballincollig Carrigaline Municipal District Local Area Plan 2017 and Cork Metropolitan Area Transport Strategy (CMATS). For example, it states that within the core strategy for the County it included a very modest population for Passage West/Monkstown compared to other towns which are considered to have infrastructural bottlenecks, such as Midleton. It states this imbalance needs to be addressed in the forthcoming CDP.</p>	<p>Suggests future development objectives for the CDP in order to unlock the development potential of Passage West</p> <p>The proposal aligns with high level documentation, such as the National Planning Framework.</p>	<p>These issues will be considered further as part of the plan review.</p>



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		<p>The submission states that if Passage West/Monkstown is to deliver on its strategic function as a Key Town, driving growth at a sub-regional level, the strategic planning policy context must support viable housing development during the lifetime of the forthcoming Development Plan. It is submitted that if Passage West is to effectively function as a Metropolitan Town it should be allocated a higher portion of the Metropolitan Cork growth in the forthcoming development plan.</p> <p>It asks Cork County Council to consider the important position that towns like Passage West can play and the importance that towns like Passage West are encouraged to grow so they can provide additional social and community facilities.</p> <p>It outlines with regard to population growth, it is incumbent on Planning Authorities to consider housing need and demand in a comprehensive manner, and it would not be appropriate to gauge the necessary number of housing units based on NPF Implementation Roadmap population projections alone. It states the projections as set out in the NPF Implementation Roadmap are conservative in the context of recent CSO population growth data and would result in a significant underestimation of future housing needs in the Cork region.</p> <p>It is submitted it is incumbent on all planning authorities to maximise opportunities for the delivery of housing to achieve the targets set out in Rebuilding Ireland.</p>	<p>States the strategic planning policy context must support viable housing development during the lifetime of the forthcoming Development Plan.</p> <p>Requests the Council consider the position that towns play and the importance that towns like Passage West are encouraged to grow to provide social and community facilities.</p>	



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		<p>It states there is a need to focus on zoning lands which will support infrastructure, public transport improvements and be brought forward to the market for development.</p> <p>It states the principles of the NPF and RSES are to promote compact growth within the existing built up area of urban settlements. In line with this principle, future zoning should prioritise areas which consolidate existing and permitted developments.</p> <p>It is submitted that the forthcoming development plan should allow for greater flexibility in the density objectives for Passage West than suggested by Table 4.1 of the Settlement and Placemaking Background Document No. 4. The density objective for more than 35 units per hectare would be most appropriate for the town centre / brownfield sites and other areas such as Passage West should have a density range of 20 to 35 units per hectare. Allowing the flexibility in the density objectives would support continued compact development, while also being reflective of the historic pattern of development and market demands in the context of a market town within a rural hinterland. It states while a shift to higher densities is accepted and supported in this submission, a significant and immediate increase in densities for a satellite town such as Passage West is unrealistic and will not meet market demands and will therefore not be viable or realised at planning application stage.</p>	<p>Need to focus on zoning lands which will support infrastructure, public transport improvements and be brought forward to the market for development.</p> <p>Considers future zoning should prioritise areas which consolidate existing and permitted developments.</p> <p>Notes the development plan should allow for greater flexibility in the density objectives for Passage West.</p>	



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		<p>The submissions questions the scale of open space objective for PW-O-02 given the lands proximity to the town centre of Passage West and also questioned the approach proposed in the LAP, which attempts to provide for a mix of open space and residential development as two separate objectives. It states this approach appears to deviate from more successful approaches in other locations, which included the provision of such open spaces, landscaping objectives, etc., as part of residential zoning objectives.</p>	<p>Queries over the scale of open space objective for PW-O-02 given the lands proximity to the town centre.</p>	
<p>Member of Cobh Zero Waste and Cobh Community Allotments</p>	<p>PDP223875863</p>	<p>Submission sets out proposals under a range of topics in response to the CDP consultation paper questions: Town Centres</p> <ul style="list-style-type: none"> <li>• Every town should have a designated market stall centre, enabling local producers and businesses to sell their products direct to customers, provisioned with energy and water supply and fully insured by the local council. This should help to reduce plastic use and cut travel emissions and promote a healthier shopping experience, as well as bringing producers and consumers together.</li> <li>• There is also scope to combine some town centre businesses with tourism. All businesses should be encouraged to keep building facades maintaining a period look and there should be a maintenance budget allocated to help owners.</li> <li>• Any buildings falling into disrepair should come under compulsory purchase orders.</li> <li>• Upper floors could be used by cafes (e.g. upstairs family areas) and other businesses with separate entrances could be used for residential purposes.</li> <li>• Grants for retro-fitting old buildings for modern zero</li> </ul>	<p>This submission raises a wide range of issues regarding sustainable development of towns and makes a range of proposals to further environmental, social and economic objectives.</p> <p>Town Centres: Raises the issue of uses, specifically farmers markets, which could potentially be accommodated in town centre public realm and their potential roles in furthering environmental objectives.</p> <p>Need to create attractive town centres and promote maintenance of buildings.</p> <p>Need to consider promotion of upper floor uses of buildings.</p> <p>Need to explore measures to promote reuse/refurbishment and energy efficiency of</p>	<p>A significant range of sustainable development issues are raised in this submission. These will be considered in preparation of the draft County Development Plan where appropriate.</p> <p>Issues regarding town centre vibrancy and attractiveness, appropriate uses, placemaking and public realm will be given further consideration during the drafting of the Development Plan where appropriate. See Housing Density and Placemaking Volume One Section 2 of this report.</p> <p>Climate change, and mitigation and adaption measures will be a key consideration of the draft County Development Plan. See Volume One Section 2 of this</p>



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		<p>emission energy use could be combined with conversion grants for new uses.</p> <p>Economy and Employment</p> <ul style="list-style-type: none"> <li>• Attract more employers by ensuring Cork is an attractive place to live, with plenty of green infrastructure and energy-efficient homes, and efficient public transport and cycle ways for commutes, as well as fast broadband.</li> <li>• Provide opportunities for community-based employment where skills can be used to help plan and implement community projects aimed at meeting our commitments to the SDGs and climate change targets.</li> <li>• More local and peri-urban food projects should be promoted to bring farmers and consumers closer together. Farms should be encouraged to meet local demands for food to improve the resilience of communities.</li> <li>• Green projects can bring many jobs to the local community, particularly in terms of recycling facilities, retro-fitting houses and buildings for zero emission heat pumps and solar panels and battery storage etc, for renewable energy project in and around the harbour, for anaerobic digester facilities, for more community engagement work and other circular economy initiatives.</li> </ul> <p>Water Services:</p> <p>Better rain catchment is needed on all new builds and in urban centres, including collecting tanks for non-potable uses. Storage systems should also be promoted for allotments and other heavy users of water.</p> <p>Transport and Mobility:</p>	<p>existing buildings.</p> <p>Economy and Employment: Need to ensure Cork is an attractive place to live through the provision of green infrastructure, energy efficient homes, attractive, sustainable transport opportunities, and broadband.</p> <p>Need to provide opportunities for community based employment.</p> <p>Need to improve resilience of communities through facilitation and promotion of local food projects.</p> <p>Need to consider employment benefit of energy efficiency and waste reduction measures.</p> <p>Water Services: Need to consider water conservation measures including rain catchment and storage.</p> <p>Transport and Mobility: Need to promote active travel and enhance public transport provision and energy efficiency of transport. Need to promote measures to facilitate remote working.</p>	<p>report where this is discussed in more detail.</p> <p>Issues regarding energy efficiency, biodiversity, and sustainable transport will be given further consideration during the drafting of the plan. See Energy, Transport and Mobility, Biodiversity Volume One Section 2 of this report.</p> <p>Economic development and community based employment will be given further consideration during the drafting of the plan. See Economy, Volume One Section 2 of this report.</p> <p>Accommodation for elderly and planning for aging will be given further consideration during the drafting of the plan. See Community Volume One Section 2 of this report.</p> <p>See also other relevant issues in Volume One Section 2 of this report, including Water Services, and Green Infrastructure.</p>



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		<ul style="list-style-type: none"> <li>• More public transport is needed, powered by renewable energy sources. In Cobh there is scope for electrification of the rail service (or conversion to a tram / light rail), electric/ biogas/ hydrogen fuelled buses and electric ferry/commuter boat services or hovercrafts.</li> <li>• Electric vehicle charging points might help to encourage electric car use, but public transport should be prioritised.</li> <li>• Fast broadband connections are required to facilitate opportunities for working from home.</li> <li>• Schemes to encourage bike use for commuting and adequate safe bike parking units are needed, as well as more cycle lanes and ways. Some people from Cobh are now using electric bikes to commute to Cork using the ferry and the cycle way from Passage West through to Cork.</li> </ul> <p>Community</p> <ul style="list-style-type: none"> <li>• Communities need adequate facilities for different groups, particularly local community groups.</li> <li>• Every town should have a community group centre providing office facilities and meeting rooms for local groups. These could be linked to local Chambers of Commerce to encourage business development and linkages between business and the non-profit and voluntary sectors. This could also help in facilitating community groups involved in activities aimed at meeting the SDGs and climate change targets. It could also help in bringing 3rd level courses into towns from universities and technical colleges.</li> <li>• Care homes and support centres for the elderly and vulnerable are also needed in every town supported by and reporting to government health services. Similarly,</li> </ul>	<p>Community:</p> <p>Provision must be made for adequate community facilities including community centres.</p> <p>Consideration should be given to promotion of links between communities and agencies in order to encourage linkages/synergies between business sector and not for profit sector and to further employment, environmental and learning objectives.</p> <p>Appropriate accommodation for the elderly is needed in all towns.</p> <p>Consideration needs to be given to provision and location of child care and youth services in towns.</p> <p>Energy:</p> <p>Need to promote production and use of renewable energy including off shore wind energy, wave energy, solar energy, community energy schemes, energy efficiency in buildings.</p> <p>Green Infrastructure:</p> <p>Need to protect and maintain outdoor spaces to promote health and well being.</p> <p>Heritage:</p> <p>Need to increase funding provision to allow</p>	



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		<p>childcare, after school and youth services should be an important part of every town. There could be advantages in co-location of some of these services.</p> <p>Energy</p> <ul style="list-style-type: none"> <li>• Ensure that all fossil fuel energy sources are phased out and that only renewable energy investments are made. All new public transport procurement should be focussed on renewable energy forms. More charging points should be rolled out for other electric vehicles, including in parking areas with solar panels. And more public charging points in public amenities, such as market places.</li> <li>• A huge investment is needed in offshore wind farms with both public private partnerships and government funded strategic reserve schemes. Wave energy should also be promoted in coastal areas, and solar schemes, including floating solar and combined wind/solar offshore plants.</li> <li>• Community energy schemes need to be encouraged and facilitated including grants for establishing community coops and mini grids. This should also include opportunities to sell community-owned energy back to the grid. All public and communal buildings should be eligible for emission free energy retrofits, including schools, hospitals, sports clubs and local community groups.</li> <li>• Energy needs for buildings should all be renewable in the form of solar, geothermal, heat pumps, battery storage, etc. Grants should be provided to promote the transition away from oil, coal and gas.</li> </ul> <p>Green Infrastructure</p> <ul style="list-style-type: none"> <li>• Our coastline, beaches, rivers, forests, greenways,</li> </ul>	<p>energy efficiency of heritage buildings.</p> <p>Need to restore heritage buildings in our towns including in Cobh which has a particularly strong architectural heritage.</p> <p>Tourism: Need to support tourism by maintaining a clean environment.</p> <p>Need to promote tourism potential of the harbour through redevelopment of old industrial sites and promotion as a sustainable port.</p> <p>Biodiversity: Need to encourage biodiversity through provision of appropriate public and private open space/green infrastructure and planting.</p> <p>Need to promote biodiversity on farms and more environmentally friendly agricultural practices including management of waste.</p> <p>Climate Change: Need to reduce greenhouse gas emissions through a range of measures including energy efficient buildings, need to develop climate resilient buildings and avoid areas at risk of flooding.</p>	



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		<p>allotments and parks are all vital spaces for promoting healthy activity and mental health. They can best be protected by ensuring they have adequate funding and employment for maintenance.</p> <p>Heritage</p> <ul style="list-style-type: none"> <li>• More funding should be provided to repair and retrofit our heritage buildings to become more energy efficient.</li> <li>• Cobh has a particularly strong heritage character and there are many buildings along the front that should be restored to heritage standards and appearance.</li> <li>• Greater action needs to be taken by the Council on absent landlords and those failing to maintain facades and appearance after financial assistance is provided, as in many European countries.</li> </ul> <p>Tourism</p> <ul style="list-style-type: none"> <li>• The plan can support tourism by maintaining a clean air environment and reducing road traffic and pollution through better public transport access, including a light rail electric train from Cork.</li> <li>• The harbour in particular needs to be promoted as a tourism centre through the re-development of the old industrial sites, such as the fertiliser plant, now that the steel plant at Haulbowline has been redeveloped.</li> <li>• And the harbour should be promoted as a sustainable port by encouraging hybrid liners with lower emissions and providing renewable energy charging points.</li> </ul> <p>Biodiversity</p> <ul style="list-style-type: none"> <li>• Biodiversity can be encouraged by the provision of more public allotments, more greenways with appropriate hedging (e.g. the proposed greenway around Great Island), and the encouragement of meadows and</li> </ul>	<p>Environment:</p> <p>Need to maintain a clean environment, including air and waterways, reduce traffic and pollution, and promote biodiversity.</p> <p>The sensitivity of Cork Harbour needs to be recognised, particularly in the context of waste incineration which submission states would be counter to the EU Circular Economy and Waste Directives.</p> <p>Cork Harbour, maritime areas generally, and their future roles will be given further consideration during the drafting of the plan.</p>	



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		<p>woodland in public and private spaces.</p> <ul style="list-style-type: none"> <li>• The proposed changes to the CAP will help to promote greater biodiversity on farms also, but this needs to be encouraged by national schemes and greater rewards provided to farmers who may be transitioning away from unprofitable and unsustainable livestock enterprises.</li> <li>• A major issue for waterways will be a strong focus on nitrate leaching from the over-application of fertilisers under the CAP. A stronger focus on organic farming and recycling food and farm waste into organic fertiliser is needed, as organic fertiliser can help to build better soil structures and reduce soil loss and degradation. A key issue in this regard is the lack of anaerobic digester facilities in Ireland compared to elsewhere in Europe. AD plants are needed to use the food waste that is being increasingly separated by households and businesses, as well as surplus farm waste, to produce biogas and organic fertiliser. This is an essential activity in the circular economy ensuring that vital resources, such as phosphates, which are in finite supply, are recycled for further use. More support needs to be provided to establish a full-fledged AD sector.</li> </ul> <p>Climate Change:</p> <ul style="list-style-type: none"> <li>• Reducing emissions – see above.</li> <li>• House builds should all be passive standard with heat pumps and solar PV panels with the capability of battery storage. Builds, including windows need to be strong enough to withstand more extreme weather events. All new builds should avoid flood plains and sufficient space devoted to green areas and trees planted in the locality to promote biodiversity.</li> </ul>		



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		<p>Environment</p> <ul style="list-style-type: none"> <li>• The key environmental considerations should be reducing emissions, reducing air pollution (including fine particulate matter); conserving biodiversity and maintaining clean waterways.</li> <li>• All new builds must comply with these considerations. Policies should have greenhouse gas emission and biodiversity evaluations built into them.</li> <li>• The main threats to biodiversity are mono culture farming, the continued over use of fertiliser, the continued use of certain pesticides, air and noise pollution from transport and industry and the pollution of waterways and soils.</li> <li>• A particularly sensitive area for development would be Cork harbour. A particular issue here would be the planned waste incinerator in the harbour and its associated air pollution, greenhouse gas emissions, noise and air pollution from trucks supplying waste resources and the fact that this would be counter to the EU Circular Economy and Waste Directives, and counter to our need to reduce emissions, as valuable resources, including organic waste will be burned rather than recycled, requiring more production of those resources and increased greenhouse gas emissions.</li> </ul>		
Michael & Alan Bowes	PDP220398825	The submission requests Cork County Council to formalise the status of the existing Metropolitan Town Strategic Land Reserves (SLR), which have been subject to detailed assessment, including SLR2, as part of the response to the significant uplift in population and housing units to be provided for in the new Cork County Development Plan and in delivering the population and housing uplift required for Cork in both national and regional planning	Requests to formalise the status of the existing Metropolitan Towns SLR'S, including SLR2 at Fernhill Carrigaline, as part of the response to the significant uplift in population and housing units required in the new Cork County Development Plan	The issues raised in this submission will be considered further in the plan review, see also Volume One, Section 2 Population and Core Strategy, Housing Density and Placemaking.



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		<p>policy.</p> <p>This submission was made in the context of a target population increase of 104,473 people in Cork (49,473 for Metropolitan Cork) by 2040, as advocated in the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy for the Southern Region (RSES), and the corresponding need for 61,620 new housing units for the entire County (of which 18,486 could be delivered within the exiting built up footprint, and the balance of 43,134 units to be provided contiguous to the built footprint). The submission further states Metropolitan Towns such as Carrigaline will have to make a significant contribution to the achievement of compact urban growth, increased population, enhanced services and amenities, and climate resilience in Cork in line with national and regional policy objectives, and that they will be expected to function as critical growth, service and employment centres for the Metropolitan Cork Area in the future in accordance with background documents of the CDP.</p> <p>The submission outlines the planning provision for their request, and makes reference to regional, national and local policies, such as from the NPF, RSES, Cork County Development Plan 2014 (CDP), Cork Metropolitan Area Strategic Plan (MASP) and Cork Metropolitan Area Transportation Strategy (CMATS). For example, the MASP Policy Objective 1 of the RSES supports infrastructure-led sustainable compact growth of metropolitan settlements. The submission states that with the Carrigaline Transportation and Public Enhancement Plan in</p>	<p>The proposals align with high level documentation, such as the National Planning Framework.</p>	



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		<p>preparation it will provide the template for growth and development in Carrigaline into the future. It states that Carrigaline is a part of the proposed Cork Cycle Network and a proposed Bus Connects route linking Carrigaline, Ringaskiddy and the City in CMATS, thus is enhancing public transport connectivity. It considers that within the current CDP paragraphs 2.2.23-2.2.26 highlight the lack of headroom available within residential land supply for the County Metropolitan Cork Strategic Planning Area.</p> <p>The submission refers to the report of SLR's which had previously been undertaken in 2018 to ascertain land with potential to deliver housing, with four SLR'S identified as having the most potential. It states that SLR's must now form a key part of the available and developable residential land supply in Cork's Metropolitan Towns to meet the challenging population and housing targets for Cork in the new Cork County Development Plan.</p>	<p>States that SLR's must form a key part of the available/developable residential land supply in Cork's Metropolitan Towns to meet the population and housing targets for Cork in the forthcoming plan.</p>	
Michael & D Murphy Unlimited Company & James Hurley	PDP223723834	<p>Ballineen/Enniskeane</p> <p>This submission argues that the delivery of the required water infrastructure for Ballineen / Enniskeane and subsequent increase in housing and population provision is consistent with the objectives of the National Planning Framework and the key principles of the RSES. It also argues, given the amount of local employment in the area that the absence of housing development is a significant issue for the economic operation of local businesses and is leading to significant and unsustainable car based commuting into the settlement. The submission notes that as a settlement with a regional economic influence, it is critical that the issue of water-water capacity is addressed as part of the new Cork County Development</p>	<p>Critical need to deliver the required water infrastructure upgrades for Ballineen / Enniskeane and subsequent increase in housing and population provision as part of the new CDP.</p> <p>The absence of housing development is a significant issue for location development and leading to car based commuting.</p>	<p>Noted. The Council recognises the critical importance of investment in the County's water services infrastructure in order to meet population growth targets and support further economic potential of towns and villages. In collaboration with Irish Water, Cork County Council will seek to establish the water services requirements for each settlement and a water services investment programme for the county, based on an order of priority and having</p>



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		Plan.		regard to the overall Core Strategy for the County.
Michael Brennan	PDP223878634	<p>Rural Housing</p> <p>This submission relates to Rural Housing and raises a number of issues relating to the current policy. The key points are summarised as follows;</p> <ul style="list-style-type: none"> <li>• The submission argues that it will be virtually impossible for people to create a home in the countryside, except for a few people with direct occupational connection to the land;</li> <li>• A lifting of restrictions is requested to make it easier for people to create a home thus avoiding depopulation of rural Ireland;</li> <li>• The submission notes the monetary burden associated with making a planning application, the need to obtain various professionals input, and the prolonged nature of the process.</li> <li>• House prices in some rural areas are unaffordable for young people or less affluent people;</li> <li>• The argument is also made that the supply of affordable homes or building plots with planning permission is dwindling under the growing demand for holiday homes;</li> <li>• However, restrictions on holiday home/second homes is not being sought rather the solution lies in the need to increase the overall supply of houses in rural areas, noting the importance of visitors/tourism;</li> <li>• The submission considers that lessons could be learned from Scandinavian planning practice where there is an unrestrained balance between supply and demand of housing;</li> </ul>	<p>Rural housing policies are too restrictive</p> <p>Impossible to create a home in the countryside unless direct occupational connection to land.</p> <p>Monetary burden and time associated with making a planning application for a rural dwelling is an issue.</p> <p>Requests restrictions be lifted to avoid depopulation of rural areas.</p> <p>Issues relating to affordability and sites with planning person compounded by pressures for second homes &amp; holiday homes.</p> <p>Need to increase the overall supply of houses in rural areas to offset these issues.</p> <p>Need to consider international best practice when formulating policies.</p> <p>Planning process is too centralised and top-down.</p> <p>A locals only policy is considered antiquated, discriminatory, conflicts with EU principle of</p>	<p>This issue is noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2 Rural Housing.</p>



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		<ul style="list-style-type: none"> <li>• The submission is critical of what it refers to as a centralised top-down nature of the planning process;</li> <li>• Concern is raised that the new development plan will be an even greater burden on applicants for rural houses, and that the development plan will seek to promote increased densities in towns</li> <li>• The submission argues that in order to resolve the housing crisis, housing restrictions should be lifted, the planning process redefined, decentralised and simplified making it easier and less costly for people to build a house.</li> <li>• A locals only policy is considered antiquated, discriminatory, conflicts with EU principle of work, movement, and habitation freedom and has not strengthened rural communities;</li> <li>• The submission argues that planning permission refusals can punish divorced people and can undermines family togetherness.</li> <li>• The submission suggests that affordable turnkey residential log cabins could help alleviate the housing crisis;</li> <li>• Employees working from home can help revitalise small rural communities and encourage the establishment of decentralised business hubs also benefitting scattered settlement patterns.</li> </ul>	<p>work, movement, and habitation freedom and has not strengthened rural communities;</p> <p>Rural housing policies arising from certain family circumstances such as a divorce/separation or other family relationship situation are required Highlights that residential log cabins could help alleviate the housing crisis Policies are required to promote Home working to help revitalise small rural communities</p>	
Michael Buckley	PDP223851460	This submission highlights the need to provide residential and community services in order to serve an ageing population in the vicinity of Midleton for the wider East Cork Region. The submission states that elderly care campuses are being considered at a National Level as part of a new plan to offer ageing persons, especially those living in rural isolation, the option of moving to a	<p>The need to provide residential and community services in order to serve an ageing population in Midleton.</p> <p>Consideration could be given to elderly care campuses to give the elderly population the option of moving to a community settling</p>	The assessment of the need for community lands will be considered further at settlement level. See further information in Volume One Section 2 for more information on the provision of community facilities including



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Michael Drain Architects	PDP223313775	<p>community setting where they can live independently.</p> <p>The submission highlights the CDP 2014 has identified the River Blackwater has significant tourist potential which should be encouraged more as part of the wider North Cork tourism offering. Submission notes a number of current policy objections from the CDP, the Fermoy Local Area Plan 2017, Fermoy Town Development Plan and a number of national planning objectives.</p> <p>Submission notes the potential contribution historic properties/ estates in the area could make to the tourism offering of North Cork / Fermoy Town and requests that such potential be considered as part of the review of the plan in light of the potential benefits of same re securing the future protection of such properties, expanding the range of facilities in an area and the wider employment /economic benefits.</p>	<p>where they can live independently.</p> <p>Potential contribution historic properties/ estates can make to the tourism offering of North Cork / Fermoy Town.</p>	<p>accommodation for the elderly.</p> <p>The issues raised in this submission will be given further consideration in the preparation of the draft plan.</p>
Michael FitzGerald	PDP223815121	<p>Submits that Cork County Council have no recognised standard in use regarding the protection of trees and are reliant on the developer to submit details which they may not be in a position to verify.</p> <ul style="list-style-type: none"> <li>• Submission also refers to the 2014 Forestry Act which it states protects trees of 150+ years as well as trees in and near heritage sites irrespective of what planning has been granted.</li> <li>• Awareness of the Root Protection Area is particularly important when it comes to the appropriate protection of trees. This protection area can be significant from some trees like Beech Trees.</li> <li>• Submission attaches a BSI Standards Publication for Trees in relation to developments (design, demolition and construction). Such a standard should be adopted by</li> </ul>	<p>Need for a recognised standard to be adopted regarding the protection of trees.</p> <p>Policy for tree replacement is required.</p>	<p>The draft County Development Plan will seek to protect and enhance biodiversity. See Biodiversity Volume One Section 2 of this report where this is discussed in more detail.</p> <p>The issues raised in this submission are noted and will be considered in preparation of the draft plan where appropriate.</p>



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		<p>Cork County Council who should insist that developers and their arborists adhere to this.</p> <ul style="list-style-type: none"> <li>Where trees are felled then this it should not be acceptable that a mature tree is replaced by a 3-12 year-old tree/sapling (worth €100-1200) but instead a root-balled tree of 80+ years and fines proportionate to tree's age and heritage and ecological value.</li> </ul>		
<p>Michael G. Coughlan B.Sc (Hons) M.Sc (Hons)</p>	<p>PDP225304650</p>	<p>Rural Housing</p> <p>This submission relates to rural housing and notes the key challenge highlighted for the Draft plan will be "catering for the housing needs of those with social or economic need to live in the countryside". The submission argues, however, that this challenge should be extended to include the desire of those who wish to reside in the countryside on lands which are/have been owned by their families. It states that to limit the challenge to a "need" is to overlook the fact that there are many people who simply wish to live where they have been reared on lands owned by their families. The submission accepts that this cannot be an absolute entitlement and that some limitations may apply.</p> <p>However, it is requested that as a general principle and in the absence of substantial planning considerations, the Council should adopt the policy to facilitate family members living in houses constructed on family lands. It is acknowledged that the principles set out in the "Flemish Decree" impinge on this area, and that the Council position will be determined by this. The submission outlines that if the restrictions in that case impinge on the free movement principles, a positive planning policy which encourages re-population on family lands (without</p>	<p>Highlights that a key challenge for the Draft plan will be catering for the housing needs of those with social or economic need to live in the countryside</p> <p>The desire of those wish to reside in the countryside on lands which are/have been owned by their families should be recognised and should become the corner stone of planning policy</p> <p>Requests that as a general principle and in the absence of substantial planning considerations, the Council should adopt the policy to facilitate family members living in houses constructed on family lands.</p> <p>A positive planning policy which encourages re-population on family lands (without having any restrictions of a similar type included) cannot be in breach of the free movement principles.</p>	<p>This issue is noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2 on Rural Housing.</p>



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		<p>having any restrictions of a similar type included) cannot be in breach of the free movement principles. Finally, it is requested that allowing family members to build on family land should become a cornerstone of planning policy to enhance rural cohesion, rural re-population etc.</p>		
<p>Michael Kiely and Willie O'Donoghue</p>	<p>PDP223708023</p>	<p>This submission relates to the future development of Aghada, and specifically requests the following:</p> <ul style="list-style-type: none"> <li>• that the village can accommodate an appropriate level of development in line with projected population growth in order to support the adjacent designated Strategic Employment Area at Whitegate.</li> </ul> <p>The submission considers that given Aghada's location it is essential that population growth is facilitated through the continued sustainable development of the village.</p>	<p>Aghada can accommodate sustainable development in line with projected population growth to support the adjacent designated Strategic Employment Area at Whitegate.</p>	<p>The appropriate scale of growth for Aghada will be considered as part of the preparation of the Core Strategy of the Draft Plan.</p>
<p>Michael McCarthy</p>	<p>PDP207528899</p>	<p>The submission states that Youghal has been neglected and overlooked and has seen significant decline in employment opportunities and investment over the last 40 years. The submission refers to a document called 'Youghal Community Profile' which was published in 2018 in support of the view that the development of the town has fallen behind.</p> <p>The submission makes a number of suggestions for development:</p> <ul style="list-style-type: none"> <li>- Submission disagrees with the proposed greenway construction on top of the railway line as it will have to be dug up in the future to restore the rail line. Council should start work on restoring the rail line to Youghal.</li> </ul>	<p>The decline of employment opportunities and investment in Youghal over the last 40 years.</p> <p>Support the restoration and reopening of the railway line to Youghal.</p> <p>Proposed Greenway does not meet minimum national greenway standards and will not contribute to climate change.</p> <p>Facilitate the future development of Youghal through the development of a Youghal Blueway (walking and cycling route) starting at Claycastle to Redbarn and beyond.</p>	<p>Noted. These issues will be considered in more detail when preparing the strategy for Youghal town as part of the new Plan.</p> <p>While the Council has a long term strategic objective to reopen the rail route linking Cork and Midleton to Youghal, the development of the disused railway line as a greenway will have the advantage of protecting the integrity of the route for the future.</p>



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		<p>-Submission asserts that the green way does not meet minimum national standards and will not contribute to climate change.</p> <p>- The Youghal Blueway - opportunity to enhance the boardwalk by completing a circular path from Claycastle via Butlers Shop, the Aura Centre and back to front strand.</p> <p>- Improve access to Claycastle by removing service poles, providing proper footpaths, bridge over the railway and start the Blueway at Claycastle and on to Redbarn and beyond.</p> <p>- Install toilets, showers, proper lifeguard facilities and electric car charging points and more dog poo stations etc.</p> <p>- Provide a Blueway (walking and cycling route) starting at Claycastle and linking on to Redbarn, Gortaroo, onto the N25 and back to Claycastle. Future circuit could link to Pilmore, Knockadoon, Garryvoe and Ballycotton.</p> <p>- Cycle lanes needed in the town to link the train station, schools, park and ride, bike stations.</p> <p>- The Blueway and reopening the rail line would link Youghal to the Cork Metropolitan Area Transport Strategy.</p>	<p>Future Blueway circuit could link to Pilmore, Knockadoon, Garryvoe and Ballycotton.</p> <p>Need for cycle lanes in Youghal to link the train station, schools, park and ride and bike stations.</p> <p>Provision of a Blueway would be more beneficial for Youghal.</p>	<p>The Council will continue to promote cycling and walking as viable transport modes for the town.</p>
Michael Milner	PDP225346083	<p>Rural Housing This submission relates to rural housing and notes the key challenge highlighted for the Draft plan will be "catering</p>	<p>Highlights that a key challenge for the Draft plan will be catering for the housing needs of those with social or economic need to live in</p>	<p>This issue is noted and will be given further consideration in the</p>



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		<p>for the housing needs of those with social or economic need to live in the countryside". The submission argues, however, that this challenge should be extended to include the desire of those who wish to reside in the countryside on lands which are/have been owned by their families. It states that to limit the challenge to a "need" is to overlook the fact that there are many people who simply wish to live where they have been reared on lands owned by their families. The submission accepts that this cannot be an absolute entitlement and that some limitations may apply.</p> <p>However, it is requested that as a general principle and in the absence of substantial planning considerations, the Council should adopt the policy to facilitate family members living in houses constructed on family lands. It is acknowledged that the principles set out in the "Flemish Decree" impinge on this area, and that the Council position will be determined by this. The submission outlines that if the restrictions in that case impinge on the free movement principles, a positive planning policy which encourages re-population on family lands (without having any restrictions of a similar type included) cannot be in breach of the free movement principles. Finally, it is requested that allowing family members to build on family land should become a cornerstone of planning policy to enhance rural cohesion, rural re-population etc.</p>	<p>the countryside</p> <p>The desire of those wish to reside in the countryside on lands which are/have been owned by their families should be recognised and should become the corner stone of planning policy</p> <p>Requests that as a general principle and in the absence of substantial planning considerations, the Council should adopt the policy to facilitate family members living in houses constructed on family lands.</p> <p>A positive planning policy which encourages re-population on family lands (without having any restrictions of a similar type included) cannot be in breach of the free movement principles.</p>	<p>drafting of the Plan. See Volume One Section 2 on Rural Housing.</p>
Michael Minehane	PDP223443747	<p>Bantry</p> <p>The submission supports the enhanced role of Bantry as a service centre in West Cork &amp; highlights the need for compact growth to accommodate the anticipated population increase with 1,200 additional dwelling units.</p>	<p>Bantry has an enhanced role as a service centre in West Cork. Highlights the need for compact growth to accommodate the anticipated population increase and required additional 1,200 dwelling units.</p>	<p>In line with national and regional policy, the draft plan will support an enhanced role for Bantry as a Service centre and the Key Town of Clonakilty in a network of</p>



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		<p>The submission argues that urban sprawl has taken place in the past and that there is now a need to manage future development with an emphasis on compact growth and walkable towns. It suggests that future development should be concentrated on the immediate environs with high quality urban design on slopes within close proximity to the town centre; Kinsale, Cobh &amp; Cork City are referenced as examples.</p> <p>It also argues, that current trend of linear development stretching out of the town compromises potential to maintain compact form. The submission sets out a no. of strategic matters to be taken in to consideration including the location of future residential development, proposed Bypass opportunities, and potential for amenity networks. Finally, the submission suggests 6 actions needed to support &amp; promote compact growth in Bantry.</p>	<p>Highlights the need to manage future development with an emphasis on compact growth and walkable towns. The experience of urban sprawl in Bantry is unsustainable and compromises the ability to maintain compact form.</p> <p>Future development should be concentrated in the immediate environs with high quality urban design on slopes within close proximity to the town centre; Kinsale, Cobh and Cork city are referenced as examples</p>	<p>strong towns driving growth in the West Cork region. The draft plan will seek to set out appropriate policies to reflect the settlement role, building on inherent strengths, intrinsic qualities to support population &amp; employment growth. Future development, population growth and land supply will be determined by the draft plan core strategy. Policies will aim to support initiatives and targeted measures that make provision for regeneration, town centre renewal, compact growth and sustainable residential communities in Bantry.</p>
Michael Minehane	PDP209335383	Duplicate Submission See Ref. PDP223443747		
Michael Minehane	PDP210501992	<p>Event Centre/Venue for Bantry Bantry offers an array of functions which service the local area and the wider catchment. This role must be strengthened to support additional population increase, and additional businesses, services and functions need to be attracted to enhance Bantry's role as a service centre for West Cork. The submission suggests that the provision of an Event Centre Venue in Bantry can unlock the increased potential for tourism, support and stimulate local and regional business, but also provide opportunities</p>	<p>Role of Bantry as a Service centre for the local and wider catchment must be strengthened to support additional population increase, businesses, services and functions needed to enhance Bantry's role.</p> <p>Highlights that an Event Centre Venue in Bantry could unlock increased potential for town in the areas of tourism, supporting and stimulating local and regional business, add to</p>	<p>In line with national and regional policy, the draft plan will support an enhanced role for Bantry as a Service centre driving growth in the West Cork region. The draft plan will seek to set out appropriate policies to reflect the settlement role, building on inherent strengths, intrinsic qualities to support population &amp;</p>



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		<p>for education, performance, exhibitions and fairs all-year for the town and the wider area of West Cork. The submission sets out a rationale for an event centre in the town with reference to national, regional and local policy. It argues that this would also support town centre retail and help reverse vacancy. The submission argues that these voids should be filled by uses and functions that will sharpen the town's profile and add to its diversity. It argues that an event centre should be an appropriate size for the town, not trying to compete with venues in Cork or Dublin. It could provide exciting spaces of all sizes, that can accommodate various events throughout the year for example, exhibitions, performances, conferences, fashion shows, festivals and Banquets. The submission highlights the criteria required for a successful event centre under the headings of Strategic location, size/capacity, accessibility, site profile, land availability and environmental considerations. Finally, it states that the provision of an Event Centre Venue would add to the town's employment profile and provide opportunities for local businesses and enterprises throughout the year, attracting new businesses to Bantry and creating additional footfall to help eliminate vacancies in the town centre.</p>	<p>the town's employment profile and creating footfall in the town centre. Furthermore, it could also opportunities for education, performance, exhibitions and fairs throughout the year serving the town and the wider area of West Cork.</p>	<p>employment growth. Future development, population growth and land supply will be determined by the draft plan core strategy. Policies will aim to support initiatives and targeted measures that make provision for regeneration, town centre renewal, compact growth and sustainable residential communities in Bantry. The proposal submitted will be considered further where appropriate during the preparation of the draft plan.</p>
Michael O'Sullivan	PDP223417958	<p>Submission makes reference to national policy in Smarter Travel and it's key target that 55% of total commuter journeys to work would be undertaken by walking, cycling or by public transport. States that there is an urgent need to increase public transport connectivity within and between our towns, and to shift the focus from car transport to active transport with increased consideration for the needs and safety of walkers and cyclists through</p>	<p>Seeks promotion of sustainable travel through measures which will increase connectivity and safety.</p> <p>Proposes the development of 'Cycle Priority Routes' on existing roads, with measures to facilitate cyclist safety, suggesting a pilot route between Kinsale and Cork Airport.</p>	<p>The draft plan will seek to promote active travel and enhance pedestrian and cycle connectivity and permeability. See Transport and Mobility, and also Climate Change Volume One Section 2 of this report for a more detailed discussion of these</p>



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		<p>measures such as reduced speed limits, increased pedestrianisation and the development of cycle lanes in our towns. Highlights that such changes within our towns will not be sufficient if we neglect infrastructural changes required between our rural towns, and connecting our towns to Cork City. It makes reference to benefits of cycling to work and references the Programme for Government 2020, the government's Climate Action Plan and A Healthy Weight for Ireland, Obesity Policy and Action Plan 2016-2025. It finds that gains in modal shift have not been made in rural Ireland. Raises issues associated with greenways, including cost and use for recreation rather than commuting. Quotes from the National Cycle Policy Framework (2009-2020) that 'at the highest level, all planning should consider the needs of cyclists' and that this needs to be 'articulated in all National, Regional, Local and Sub-local plans' and finds that this is not the case in rural Ireland. Proposes the development of 'Cycle Priority Routes' (CPR) as a means of promoting cycling in County Cork, where the rules of the road and the associated infrastructure are designed to prioritise the safety of the cyclist, suggesting a pilot CPR between Kinsale and Cork Airport.</p>		<p>issues.</p> <p>Other issues and proposals raised in this submission are noted and will be considered in the draft plan where appropriate.</p>
Michael Waldvogel	PDP223889687	<p>Submission proposes a specific objective for the CDP for the creation of safer cycling environments with benefit to rural communities and minor economic costs to the local authority. This would be achieved through awareness, rather than major infrastructure upgrades. It proposes that designated routes, on local roads, would be identified by means of signage and, at blind corners and junctions, vehicle speed reduction measures.</p>	<p>Need to create safer cycling environments on existing rural roads though creating awareness, speed reduction measures and signage.</p> <p>Identifies an East Cork Amenity Cycling Corridor route as an example.</p>	<p>See Transport and Mobility Volume One Section 2 of this report where this issue is discussed in more detail.</p>



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		<p>Recognises that there are town specific cycling plans, the Smarter Travel Programme and Greenway programmes, but states that these all require infrastructural upgrades. By designating particular corridors, it may be possible to divert a percentage of cycle traffic from high-speed, high volume regional roads to safer rural roads.</p> <p>Identifies an East Cork Amenity Cycling Corridor route as an example.</p>		
Michelle Lynch	PDP206492388	<p>Rural Housing This submission relates to the Rural Housing Policy Objective of the Cork County Development Plan and requests that the policy allow for movement, in relation to one off rural housing, between the different Rural Housing Policy Area Types.</p>	Highlights the need for rural housing policy to allow for movement, in relation to one off rural housing, between the different Rural Housing Policy Area Types.	This issue is noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2 Rural Housing.
Midleton 'My Town My Plan' group	PDP223698945	<p>The My Town, My Plan Community Training Programme commenced in Midleton in September 2019 delivered as part of the LEADER Programme in South Cork managed by SECAD on behalf of the South Cork LCDC and Cork County Council.</p> <p>The vision is to create a large regional park, matching nature with play, culture with heritage, discovery with biodiversity, extending over 150 acres on the Eastern side of Midleton. The park meanders along the natural floodplain of the Roxborough/Dungourney river.</p> <p>The park will have several functions and provide many benefits in the same spatial area. The submission outlines the various social, environmental and economic benefits of such a Regional Park. It will connect with and enhance projects currently commenced and forthcoming, including</p>	<p>Develop a large regional park on the Eastern side of Midleton. This park would extend to over 150 acres along the natural floodplain of the Roxborough/Dungourney river. The park has the potential to connect with and enhance projects currently commenced and forthcoming.</p> <p>The proposal is aligned with United Nations Sustainable Development Goals, National Planning Framework Strategic National Outcomes, Regional Spatial and Economic Strategy for the Southern Region, Cork Metropolitan Area Strategic Plan 2020.</p> <p>The project has the potential to improve the quality of life for all people in Midleton and the surrounding area as well as helping to tackle climate change and improve the</p>	Both the National Planning Framework and the Regional Spatial and Economic Strategy (RSES) for the Southern Region support and promote strategic planning for Green Infrastructure. As part of the Metropolitan Area Strategic Plan for Cork set out within the RSES (Cork MASP Policy Objective 17) there is an objective to prepare a Metropolitan Open Space, Recreation and Greenbelt Strategy which it states may include an enhanced network of regional scaled parks in Metropolitan Cork including



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		<p>the Midleton-Youghal Greenway (under construction), The Baby's Walk and Town Park enhancement (part of the Midleton Flood Relief plan), Midleton URDF Linear Urban Park (Waterrock, due to commence) and the relocated Midleton GAA Sports complex. The park will connect by a short walk or cycle to Midleton Train Station, which offers a high frequency, 23 minute travel connection to Cork City Kent Station.</p> <p>The submission outlines how the proposal is aligned with United Nations Sustainable Development Goals, National Planning Framework Strategic National Outcomes, Regional Spatial and Economic Strategy for the Southern Region, Cork Metropolitan Area Strategic Plan 2020 and Cork County Local Economic and Community Plan 2016.</p> <p>Submission sets out a profile of Midleton recognizing its strengths (see appendix in particular). The submission highlights how the ambition for Midleton under Project Ireland 2040 will bring the population up to approximately 28,000, potentially positioning Midleton as one of the ten most populated towns in Ireland.</p> <p>Consultation process - The project selected demonstrated the most potential to improve the quality of life for all people in Midleton and the surrounding area as well as contributing to tackle climate change and improve the environment. The submission notes that the survey results from the public consultation (included in the submission) are an overwhelming endorsement, indicating that a regional park is much needed in Midleton to serve the town and surrounding areas.</p>	<p>environment. The project has wide scope and potential to draw from many funding schemes. Green Infrastructure is being integrated into many funding streams coming from Europe.</p>	<p>neighbourhood and public parks in Metropolitan Towns. This proposal will be given further consideration during the preparation of the draft plan.</p>



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		<p>Funding Sources - The project has wide scope and many benefits and therefore comes within the range of many streams of funding. The submission lists and outlines all the various forms of funding available to this project emphasizing in particular the potential for the funding under the Urban Regeneration and Development Fund. It also notes that Green Infrastructure is being integrated into many funding streams coming from Europe.</p> <p>Summary points from submission:</p> <ul style="list-style-type: none"> <li>- Green Infrastructure project responding to current and future challenges</li> <li>- Huge demand in Midleton &amp; East Cork for quality outdoor recreational space</li> <li>- Benefits to health and wellbeing that nature provides</li> <li>- Midleton is a Project Ireland 2040 growth centre; Compact Urban Growth</li> <li>- Park directly connects, via Commuter Rail, to Urban Expansion Areas, Waterrock, Carrigtwohill, Tivoli Docklands and Cork Docklands</li> <li>- Park matches criteria of Urban Development and Regeneration Funding</li> <li>- Park creates synergy with Midleton-Youghal Greenway, and Towns Park development</li> <li>- Midleton has the largest Student (primary and secondary) cohort in Cork County</li> <li>- Midleton Urban is a disadvantaged area</li> </ul>		
Mourne Abbey Fine Gael Branch	PDP225283913	<p>Submission identifies 2 primary challenges that need to be addressed in the County Development Plan:</p> <p>Transport Infrastructure</p>	Need for more sustainable transport options to be considered at village level.	This issue is noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2 Transport and



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		<p>The realisation of sustainability for living in the community must involve the development of public transport infrastructure serving the area. Road traffic has a significant impact on the community particularly at commuter hours as the parish is intersected by the N20. For community members on the Burnfort side of the road it is difficult and dangerous to journey towards Mallow in the morning and similarly for those travelling towards Cork from the other side of the road.</p> <p>There is a need for greener more sustainable transport options whilst recognising the convenient location and traditional and necessary links between the community and the town of Mallow and the City of Cork.</p> <p>The railway stop should be reinstated in Mourneabbey and serviced by the regular commuter service. A regular shuttle train service with stops in Charleville, Buttevant, Mallow, Mourneabbey, Rathduff and Blarney would also better connect the communities on the Mallow-Cork line and be consistent with environmental and sustainability goals for transport and life in Cork County.</p> <p>In addition, to fully meet the sustainable transport needs of the community two bus stops are needed on the Cork-Mallow route. A demand for such a commuter bus service exists.</p> <p>Rural Planning</p> <p>The Plan must place people and communities first when addressing rural planning. It has become a significant challenge for members of the community to achieve planning approval for residential dwellings.</p>	<p>Rural Housing Policy - Community considerations/social needs should have a strong emphasis in decisions.</p>	<p>Mobility.</p> <p>This issue is noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2 Rural Housing.</p>



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		<p>This submission acknowledges the aim of existing planning regulations to avoid the over-development of rural areas, however the unintended social consequences are significant and run contrary to the general wishes of the community to which the planning has regard. Emotional distress and a deep sense of unfairness is felt by community members who are not permitted to live near their parents, siblings, friends in the place where they have grown up.</p> <p>In the implementation of planning decisions there should be far greater weight attached to the benefit to communities and individuals to be allowed to build and live in their communities as such communities are weakened if young people are forced to move away from their communities</p> <p>There should be a strong emphasis placed on the social needs people have to live in the countryside.</p>		
Mourneabbey Community Council	PDP223786059	<p>Mourneabbey Community Council identifies 3 primary challenges that need to be addressed in the County Development Plan:</p> <p>Community Support/Council Funding for Community Capital Projects</p> <p>The level of funding for community lead projects has reduced over the years. This needs to be increased for all communities via the Community Amenity grants. Leader funding is welcomed but additional support from Cork County Council is required.</p> <p>Transport Infrastructure</p>	<p>The need for additional funding for village amenities.</p> <p>Need for more sustainable transport options to be considered at village level.</p> <p>Rural Housing Policy - Community considerations/social needs should have a</p>	<p>This submission raises a number of issues specific to Mourneabbey. These will be given further consideration during the drafting of the Development Plan where appropriate</p> <p>This issue is noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2 Transport and Mobility.</p>



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		<p>The realisation of sustainability for living in the community must involve the development of public transport infrastructure serving the area. Road traffic has a significant impact on the community particularly at commuter hours as the parish is intersected by the N20. There is a need for greener more sustainable transport options whilst recognising the convenient location and traditional and necessary links between the community and the town of Mallow and the City of Cork. The community complex is one of the main places for the people of the community meet and a safe way for the people of Burnfort to access this centre is required.</p> <p>Rural Planning</p> <p>The Plan must place people and communities first when addressing rural planning. It has become a significant challenge for members of the community to achieve planning approval for residential dwellings. This submission acknowledges the aim of existing planning regulations to avoid the over-development of rural areas, however the unintended social consequences are significant and run contrary to the general wishes of the community to which the planning has regard. Emotional distress and a deep sense of unfairness is felt by community members who are not permitted to live near their parents, siblings, friends in the place where they have grown up. In the implementation of planning decisions there should be far greater weight attached to the benefit to communities and individuals to be allowed to build and live in their communities as such communities are</p>	<p>strong emphasis in decisions</p>	<p>This issue is noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2 Rural Housing.</p>



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		<p>weakened if young people are forced to move away from their communities There should be a strong emphasis placed on the social needs people have to live in the countryside.</p>		
Moze Jacobs	PDP222946797	<p>The submission refers to County Cork becoming more industrialised in recent years which in turn will attract less tourists. The submission notes Ireland is known as a 'green country' and has had success from the Wild Atlantic Way and whale watching. Submission suggests that mega shopping centres with generic brands are not appropriate in the country side and will lead to a loss of tourists in Co Cork.</p> <p>The submission highlights that many tourists visit Cork for the countryside which offers a green, unique biodiversity, native forests, hedgerow and town centres not marred with fumes, chaotic traffic and desolate empty shop fronts. The submission notes that the Skibbereen tourism industry would benefit from a finished bypass, more cycle routes, greenways, more trees in the town and a biodiversity area in the march to offset the built-up environment.</p>	<p>Suggests that mega shopping centres with generic brands are not appropriate in the countryside and will lead to a loss of tourists in Co Cork.</p> <p>Highlights that many tourists visit Cork for the countryside which offers a green, unique biodiversity, native forests, hedgerow and town centres not marred with fumes, chaotic traffic and desolate empty shop fronts. Skibbereen tourism would benefit from a finished bypass, more cycle routes, greenways, more trees in the town and a biodiversity area in the march to offset the built-up environment.</p>	<p>The issues raised in this submission are noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2 Town Centres and Retail, Transport and Mobility, Biodiversity.</p>
Moze Jacobs	PDP222932063	<p>This submission, citing Passage West as a successful example, suggests creating more greenways for active travel, recreation, tourism, health and well being. It suggests that disused railways present an opportunity. It states that green infrastructure should encompass corridors for biodiversity. It recommends that all potentially valuable habitats in the county are designated NHAs/SACs/SPAs starting with sites identified in the County Cork Biodiversity Plan but also other habitats and other Irish Key Biodiversity Areas in keeping with NPWS Site Designation Process, stating that the Red List of</p>	<p>Need for more greenways for active travel, recreation, tourism, health and well-being.</p> <p>Green infrastructure should encompass corridors for biodiversity</p> <p>All potentially valuable habitats in the county should be designated for protection</p>	<p>The draft County Development Plan will seek to protect and enhance biodiversity. See Biodiversity Volume One Section 2 of this report where this is discussed in more detail.</p> <p>See Green Infrastructure Volume One Section 2 of this report for more detail in relation to green infrastructure.</p>



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		Ecosystems would be a useful tool. It states that Biodiversity Parks should be created and protected within/near settlements primarily to restore/protect natural habitat and cites the Marsh area in Skibbereen as a good example. The proposals are supported by a number of documents accompanying the submission.	Biodiversity Parks should be created and protected within/near settlements primarily to restore/protect natural habitat	<p>The draft County Development Plan will seek to promote active travel. See Transport and Mobility Volume One Section 2 of this report where this is discussed in more detail.</p> <p>Other issues raised in this submission are noted and will be considered in preparation of the draft plan where appropriate.</p>
Moze Jacobs	PDP223315940	The Climate Change and Biodiversity Crisis is the most serious threat facing today's world. This submission queries why Cork County Council have not yet signed up to the All Ireland Pollinator Plan even though this was raised as a motion within the Council. The submission includes as an attachment text of this motion which was put to the Council by Cllr. Marcia D'Alton. The submission notes that 17 other councils across the country have fully signed up to the Pollinator Plan. The submission also notes that there were a long list of actions in the County Cork Biodiversity Action Plan 2009-2014 many of which did not happen and should be implemented.	<p>Adopt the All Ireland Pollinator Plan.</p> <p>Implement the list of actions in the County Cork Biodiversity Action Plan 2009-2014.</p>	<p>The draft County Development Plan will seek to protect and enhance biodiversity. See Biodiversity Volume One Section 2 of this report.</p> <p>The issues raised in this submission are noted and will be considered in preparation of the draft plan where appropriate.</p>
Muintir Bhaire Mens' Group	PDP221989491	<p>Durrus – Proposed Walkway</p> <p>This submission outlines a proposal for a shoreline walkway in Durrus, West Cork, running west from the edge of the village along the foreshore of Dunmanus Bay on the road to Ahakista. Running off road and waterside, an initial first phase would run for approximately 1 to 1.5</p>	Requests the development of a shoreline walkway in Durrus running west from the edge of the village along the foreshore of Dunmanus Bay on the road to Ahakista	Proposals for walkways will be considered further at a settlement level as part of the review of the County Development Plan.



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		<p>km. The aim is to help address current pedestrian and traffic problems on the Muintir Bhaire road between Durrus and Ahakista and to satisfy the CDP 2014-2020 which sought development of a Durrus walk for recreation and tourism needs. It states that the project also addresses Fáilte Ireland desires for local improvement to tourism opportunities aligned with the national and international Sheep's Head Walks and the Wild Atlantic Way. Furthermore, to enhance create job opportunity and economic activity, in sympathy with Ireland's Environmental Plan and the Ecological Plan for waterways, wetlands and shorelines. The proposal would provide a tourist attraction and local year round amenity. A sketch proposal has been provided and phase 1 general location. This is to be achieved by a safe and protected shoreline walkway, facilitating all needs and groups potentially incorporating seating and recessed platform areas, with further options including a shoreline classroom/observation facility for school and specialist use.</p>		
Mushera Wind Aware	PDP222121870	<p>Submission wishes to highlight the issues with wind farms in Mushera. The submission is of relevance to the energy chapter in the plan and the Wind Energy Strategy. Submission suggests that wind farm development in the Mushera area will a) endanger and reduce wildlife habitats in particular the hen harrier; b) possibly damage an aquifer, c) cause noise pollution, d) effect tourism, e) destroy the archaeological landscape, f) turn farm land into an industrial landscape and g) fracture the community.</p>	<p>Objection to wind farm proposal on Mushera Mountain.</p>	<p>This is a matter for development management. The broader issues relating to onshore wind energy will be considered in the update of the current wind energy strategy.</p>
Mushera Wind Aware	PDP222126700	<p>Submission wishes to highlight the issues with wind farms. The submission is of relevance to the energy</p>	<p>Highlights the impacts of wind farms on the landscape.</p>	<p>These issues will be considered as part of the update of the Wind</p>



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		chapter in the plan and the Wind Energy Strategy. Submission suggests that wind farm developments will a) possibly damage an aquifer; b) greatly interfere with tourism; c) endanger habitats in particular the hen harrier; d) effect the rich archaeological landscape; e) turn natural landscape into an industrial landscape; and f) cause huge community division and unrest.		Energy Strategy for the county.
Myrtle Parker	PDP223833773	<p>This submission includes a list of suggestions as follows:</p> <ul style="list-style-type: none"> <li>• To enhance and increase habitat and biodiversity</li> <li>• The felled wood near Minane Bridge to be replaced with permanent mainly native tree cover</li> <li>• Incentives for landowners to leave natural habitat for wildlife</li> <li>• Orchids and water meadows behind the dam on the Minane river to be restored</li> <li>• The bogland above the bridge in Minane to be made a wildfowl reserve e.g. Slimbridge England to incorporate walkways and flooded areas</li> <li>• More wildflower verges left for bees and butterflies</li> <li>• Anaerobic digester to be built to convert slurry to compost and keep our sea and rivers clean</li> </ul>	<p>Restore, enhance and increase habitat and biodiversity.</p> <p>Incentives for landowners to leave natural habitat for wildlife.</p> <p>Consider opportunities to create nature reserves as tourist attractions.</p> <p>Embrace practices that support pollinators/biodiversity.</p>	<p>The draft County Development Plan will seek to protect and enhance biodiversity. See Biodiversity Volume One Section 2 of this report where this is discussed in more detail.</p> <p>Other issues raised in this submission are noted and will be considered in preparation of the draft plan where appropriate.</p>
Naomi Barry	PDP199944193	The submission outlines previous decisions for multiple housing have been refused and upheld by An Bord Pleanala for the lack of wastewater grounds and this conflicts with permissions for multiple one-off houses in the vicinity. It accordingly questions the value of having housing so far away from shops, bars, bus stops etc. It states that Knockavilla/ Clashamanid is a rural farming area with a narrow road network and is not suitable for housing. A survey of local residents highlight that there is not a need to provide public water mains in the area. It is	Its questions the provision of housing in Knockavilla/ Clashamanid given its rural nature, poor road network and lack of services. Housing should instead be directed to Crossbarry where mains water is available, local services such as shops and high densities should be achieved here instead of ribboning in the rural area.	These issues will be considered as part of the Review of the County Plan.



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		considered that housing should continue to be directed to Crossbarry where mains water and a shop is available and high densities should be achieved instead of ribbon development.		
Naomi Dowds	PDP223878029	<p>Highlights that Cork County Council is in a position to mitigate against climate change due to activities contributing to GHG emissions relating to land use and falling under the remit of planning. Proposes that CCC create robust policies in the CDP to ensure that future development supports biodiversity and contributes to climate change mitigation. Specifically proposes</p> <ul style="list-style-type: none"> <li>- a requirement that a minimum of 30% of planting in new developments be of native species;</li> <li>- that traditional dry-stone walls be recognised and protected for their contribution to both micro-biodiversity and sense of place;</li> <li>- that pNHAs be effectively protected from agricultural activity and/or development and a robustly worded objective be included in the CDP regarding protection of pNHAs. Submits that current CDP objective HE2-1 is not worded strongly enough to be effective in protecting pNHAs as evidenced by response to recent cutting of part of a pNHA.</li> <li>- that CCC commit to carrying out a Spatial Energy Demand Analysis (SEDA) of the commercial, residential and municipal sectors in Cork County within the lifetime of the plan. A SEDA involves mapping energy demand in the county, can assess the spatial potential of the County to meet its future energy needs, and can include the assessment of the capacity of a settlement to provide heating as a by-product of waste management.</li> </ul>	<p>The plan needs to contain robust policies to support biodiversity and mitigate against climate change.</p> <p>Planting of native species is to be promoted.</p> <p>Dry stone walls should be protected for biodiversity and heritage/aesthetic/placemaking value.</p> <p>pNHAs to be protected through more robust policies in CDP.</p> <p>Consider use of Spatial Energy Demand Analysis approach to mapping energy demand in the County, assessing future energy needs and including consideration opportunities for waste management processes with heat provision potential.</p>	<p>The issues raised in this submission are noted and will be considered during preparation of the draft plan where appropriate.</p> <p>Climate change, and mitigation and adaption measures will be a key consideration of the draft County Development Plan. See Climate Change Volume One Section 2 of this report where this is discussed in more detail.</p> <p>The enhancement and protection of biodiversity, both within and outside of protected areas will be given further consideration during the Biodiversity Volume One Section 2 of this report where this is discussed in more detail.</p> <p>The protection of heritage features will be given further consideration during the drafting of the plan. See Housing Density and Placemaking and Built Heritage Volume One Section 2,</p>



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				<p>of this report.</p> <p>See also Energy Volume One Section 2 of this report.</p>
National Disability Authority	PDP223811528	<p>This submission gives some background to the National Disability Authority (NDA) which is the independent, statutory advisory body to the Government on disability matters and Universal Design. The submission also points to Universal Declaration of Human Rights (1948) and the international conventions that followed, including the UN Convention on the Rights of Persons with Disabilities (UNCRPD) (2006) which was ratified by the Government in 2018. The submission welcomes the recent commitment by that Department, and the Department of Health, in their recent Housing Options for Our Ageing Population Policy Statement and the NDA will continue to engage with professional bodies, in order to embed a Universal Design approach. The submission also points out that the NDA is also aware of the particular needs of persons with mental health difficulties and the needs of persons with autism with the publication of Social Housing and People with Mental Health Difficulties, as well as guidance for local authority housing officers in relation to assisting people with autism. The submission goes into detail and provides layout examples outlining the importance of Universal Design particularly in addressing the needs of persons with disabilities and older persons its broader reach across the wider population e.g. families with children, shared homes etc., make sense to adopt this approach to Irish</p>	<p>Need to the CDP to embed the Universal Design approach into its policies particularly in addressing the needs of persons with disabilities and older persons its broader reach across the wider population.</p> <p>The submission also points out that the National Disability Authority is aware of the particular needs of persons with mental health difficulties as well as guidance for local authority housing officers in relation to assisting people with autism.</p> <p>There should be a greater emphasis on creating liveable and sustainable neighbourhoods, where persons with disabilities can live full and active lives as part of a real community.</p> <p>Suggests that CEUD's Universal Design guidelines, should become the minimum standard for new social housing build projects where housing should be designed from the outset.</p> <p>Consider requesting access statements to be</p>	<p>Some of the issues raised in this submission are addressed in Volume One Section 2 of this report Population and Core Strategy and Housing Density and Placemaking, Transport and Mobility.</p> <p>The other issues raised, including those relating to specialised housing provision and universal design principles including access statements and the socio economic impact of Covid-19 are noted and will be considered where appropriate in the draft plan and / or the Joint Housing Strategy and Housing Needs Demand Assessment.</p> <p>Some of the other issues particularly in relation to adherence with Part M by 2022 in terms of inspection, compliance and enforcement and the</p>



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		<p>home design and notes that there are various strategies and policies in place that when fully implemented can help progress access to housing for persons with disabilities in Ireland, particularly as part of mainstream housing developments.</p> <p>The submission notes that as well as the greater need for social housing, that there should be a greater emphasis on creating liveable and sustainable neighbourhoods, where persons with disabilities can live full and active lives as part of a real community.</p> <p>The submission makes reference to a number of recent policies, both international (Convention Articles) and national policies and guidelines, from Rebuilding Ireland to the National Planning Framework and the Sustainable Development Goals National Implementation Plan 2018-2020 which seeks to mainstream the Goals into national policies and frameworks.</p> <p>The submission also points to their publications which were informed by national and international best practice research, including the Universal Design Guidelines for Homes in Ireland as well as the Dementia Friendly Dwellings for People with Dementia, their Families and Carers guidelines.</p> <p>The submission also sets out in detail the core features of a Universal Design Home and provides examples of good practice from Wexford County Council where access statements were to be carried out for significant developments in accordance with NDA's Buildings for Everyone: A Universal Design Approach and in Fingal County Council, where they applied the 10 Ways to Construct a More Lifetime Adaptable and Age Friendly Home guidelines. The submission also outlines the many</p>	<p>carried out for significant developments in accordance with NDA's Buildings for Everyone.</p> <p>Local Authorities should prioritise the role of the Building Inspectorate and as a consequence increase their resources, monitoring and enforcement capacity pursuant to adherence with Part M 2010 by 2022 in terms of inspection, compliance and enforcement.</p> <p>Council should consider taking the initiative in incorporating accessibility /universal design across all its tendering processes.</p> <p>The submission also sets out some aspects of the Assisted Decision-Making (Capacity) Act 2015 and suggests that the Council consider the potential implications of this Act, as when fully commenced, as it will have a bearing on the housing application process.</p>	<p>implications of the Assisted Decision-Making (Capacity) Act 2015 are noted, however they are outside the scope of the development plan.</p>



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		<p>benefits of Universal Design in terms of costs associated with Universal Design homes and Green Energy.</p> <p>The submission suggests that CEUD's Universal Design guidelines, should become the minimum standard for new social housing build projects where housing should be designed from the outset to meet the changing and developing needs of the broad population over their lifetime and that a Universal Design approach to planning can allow us to create supportive, multi-generational communities that provide the supports required across all age groups that will be required if Covid-19 remains part of our lives.</p> <p>The submission also notes the CEUD report How Walkable is Your Town which provides valuable evidence of the features of roads and streets that can prevent people with a wide range of abilities from easily accessing local amenities, shops and services in their community.</p> <p>In addition, the submission notes that the Disability Act 2005 places significant obligations on public bodies to make their buildings and services accessible to persons and that Local Authorities should prioritise the role of the Building Inspectorate and as a consequence increase their resources, monitoring and enforcement capacity pursuant to adherence with Part M by 2022 in terms of inspection, compliance and enforcement.</p> <p>Regarding playgrounds, the submission notes that Cork has seen a lot of positive developments in recent years in relation to the creation of playgrounds that follow a Universal Design approach, and that consideration should be given to including commitments to providing universal design play facilities for children of all abilities in the County Development Plan.</p>		



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		<p>Regarding Procurement, the submission states that the OGP noted that the template tender documents produced for works procurement cover all aspects of public works and queries if the Council has taken the initiative in incorporating accessibility/universal design across all its tendering processes?</p> <p>In addition, the submission also sets out some aspects of the Assisted Decision-Making (Capacity) Act 2015 and queries if the Council have considered the potential implications of this Act, as when fully commenced, as it will have a bearing on the housing application process.</p>		
National Office for Environmental Health Services (HSE)	PDP223685207	<p>This submission is made under remit of Healthy Ireland and relevant health supporting strategies and it recommends the incorporation of a range of health actions into the strategic planning of the County with the overall aim of improving the health and well being of the population of Cork.</p> <p>The submission proposes a wider range of responses and strategies for the CDP. These include strategies relating to the following headings/documents and include some specific, comprehensive proposals:</p> <p>National Physical Activity Plan for Ireland; Tobacco Free Ireland, A Healthy Weight for Ireland; Steering Group Report on a National Substance Misuse Strategy; The National Positive Aging Strategy; Time to Move on from Congregated Settings – A Strategy for Community Inclusion; The Urban Design Manual – A Best Practice Guide; Research 195: Health Benefits from Biodiversity and</p>	<p>There is potential for the CDP to support a range of actions to promote health, well being and enhanced environment in the county.</p> <p>Seeks that consultation should be undertaken with children and young people in the development and implementation of programmes in which they are involved.</p> <p>Seeks provision of suitable facilities for all ages.</p> <p>Seeks promotion of a range of measure to promote health and well being including the following: physical activity; healthy eating choices; measures to prevent substance misuse; age friendly strategies, services and environments; social inclusion; sustainable neighbourhoods and quality urban design;</p>	<p>This submission raises a range of sustainable development issues which are noted and will be considered in the draft plan where appropriate.</p> <p>Climate change, biodiversity and well being are interconnected and these issues will permeate the plan and will be given further consideration in the drafting of various chapters of the plan.</p> <p>Climate change, and mitigation and adaption measures will be a key consideration of the draft County Development Plan. See Climate Change Volume One Section 2 of this report where this is discussed in more detail.</p>



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		<p>Green Infrastructure;                      Biodiversity and Green Areas;                      Transport, including Smarter Travel Policy, National Cycle Policy Framework;                      Sustainable Development;                      Energy – Ireland's 2nd National Energy Efficiency Action Plan to 2020;                      Waste – A Resource Opportunity – Waste Management Policy in Ireland;                      Water;                      Environmental Noise;                      Implementation and Process Evaluation.</p> <p>Seeks that should be undertaken with children and young people in the development and implementation of programmes in which they are involved.</p> <p>Seeks provision of suitable facilities for all ages.</p> <p>Seeks promotion of physical activity; healthy eating choices; measures to prevent substance misuse; age friendly strategies, services and environments; social inclusion; sustainable neighbourhoods and quality urban design; biodiversity and green infrastructure (including nature based solutions to urban issues); sustainable transport and reduced need to travel; prevention and minimisation of waste; water conservation and protection of water quality; integration of climate change considerations into policies; energy efficiency; environmental noise considerations; improved air quality.</p> <p>Also seeks effective monitoring and evaluation of policies.</p>	<p>biodiversity and green infrastructure (including nature based solutions to urban issues); sustainable transport and reduced need to travel; prevention and minimisation of waste; water conservation and protection of water quality; integration of climate change considerations into policies; energy efficiency; environmental noise considerations; improved air quality.</p> <p>Seeks effective monitoring and evaluation of policies.</p>	<p>The enhancement and protection of biodiversity, both within and outside of protected areas, and the strengthening of green infrastructure, will be given further consideration during the drafting of the plan. See Biodiversity and Green Infrastructure Volume One Section 2 of this report.</p> <p>The provision of community facilities and housing and urban design issues will be given further consideration during the drafting of the plan. See Core Strategy, Housing Density and Placemaking, Community Volume One Section 2 of this report</p> <p>The plan will integrate land use and transport considerations to reduce the need to travel and promote sustainable travel (including active travel and public transport). See Transport and Mobility Volume One Section 2 of this report.</p> <p>The development plan review process seeks to maximise consultation with all</p>



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				<p>stakeholders, including children and young people, in accordance with legislative requirements.</p> <p>Water services will be given further consideration during the preparation of the plan. See Water Services, Volume One Section 2 of this report.</p> <p>Energy will be given further consideration during the preparation of the plan. See Energy Volume One Section 2 of this report.</p>
Natural Forces	PDP222777183	<p>The submission refers to Natural Forces, an independent power company that develops renewable energy projects internationally and wishes to develop partnerships with local communities across Ireland to develop community wind projects &lt;5MW. The submission has the following suggestions to support the development of community based wind projects in Cork:</p> <p>1. The submission is seeking for the Cork County Development Plan to include community based wind projects within one of the following three categories: Commercial or large-scale generation, Auto-generation or Micro-generation and to define limits on energy outputs as outlined in 3.3.2 of the Energy Background Document.</p>	<p>Seeking to develop partnerships with local communities across Ireland to develop community wind projects &lt;5MW. Seeking the inclusion of Wind based projects within either Commercial or large-scale generation, Auto-generation or Micro-generation and to define limits on energy outputs in the Energy Background Document.</p> <p>Requesting the limit expansion of community projects to 5MW. Seeking further clarification to understand the electrical output allowance of community based projects, on the conditions set by ABP and what is considered to be a substantial</p>	<p>The draft plan will include an update of the current renewable energy policies and issues raised in this submission will be given further consideration.</p>



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		<p>2. Submission suggests that Cork County Council expand the current limit of 22kW on community projects to 5MW in order to comply with chapter 7 of the Renewable Energy Support Scheme.</p> <p>3. The submission seeks further clarification to understand the electrical output allowance of community-based projects.</p> <p>4. Submission wished for clarification on the conditions set by An Bord Pleanála and what is considered to be 'a substantial gain to the community' in 5.7.11 of Energy Background Document.</p> <p>5. The submission strongly supports Cork County Councils view on community investment with renewable energy in Cork as highlighted in 5.7.13, 5.7.14 and 5.7.15 of the background energy document. Natural Forces welcomes the opportunity to work with Cork County Council to bring these projects to a reality.</p>	<p>gain to the community</p>	
Nial O'Sullivan	PDP223848032	<p>This submission refers to an objection to the proposed wind farm on Musherá Mountain. The submission is of relevance to the energy chapter in the plan and the Wind Energy Strategy. The submission notes the rich concentration of Northern Europe's prehistoric monuments in the area and highlights the threat to the hen harrier population. Submission adds that the site borders a number of conservation areas for harriers that need to be extended. The submission highlights Musherá Mountain is a great source of tourism and recreation.</p> <p>The submission notes the following issues with wind</p>	<p>Objecting to the proposed wind farm on Musherá Mountain.</p> <p>The plan should include proposals to create a large carbon sink from native plantation to protect the mountain for the heritage and tourism in the area.</p> <p>Proposing to create a park in the Musherá area to boost tourism.</p>	<p>This is a matter for development management. The broader issues relating to onshore wind energy will be considered in the update of the current wind energy strategy.</p>



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		farms in the area are noise pollution, visual impacts, disturbances to holy wells and folklore. The submission highlights the issues with the planting of Sitka Spruce in the Mushera area which has caused run off to both the River Lee and Blackwater and is seeking for these plantations to be replaced with native trees in order to protect the archaeological landscape. The submission is seeking to create a large carbon sink from native plantation to protect the mountain for the heritage and tourism in the area. The submission is proposing to create a park in the Mushera area to boost tourism.		
Niamh Geoghegan	PDP204013822	The submitter is advocating Urban Nature Sanctuaries; Re-purposing of green/open spaces to encourage access to nature, strengthen community and encourage biodiversity and as an initiative to help us reimagine play, connection, education and wellbeing in these very unprecedented times.	Repurposing of green/open spaces to encourage biodiversity/access to nature is required.	The draft County Development Plan will seek to protect and enhance biodiversity. See Biodiversity Volume One Section 2 of this report where this is discussed in more detail.  See also Green Infrastructure and Housing Density and Placemaking in Volume One Section 2 of this report.
Nicky Hayes	PDP223363530	The submission refers to Passage West/Monkstown's role from a high level documentation perspective, referencing the National Planning Framework (NPF), Regional Economic and Spatial Strategy (RSES), Issues Paper and Background Documents, and the Ballincollig Carrigaline Municipal District Local Area Plan 2017. For example Background Document No.2 to the Issues Paper states there is a corresponding need for 61,620 new housing units for the entire County, of which 18,486 could be	Accommodate additional development contiguous to the built up area of Passage West.	The issues addressed in this submission will be addressed at a settlement level as part of the review of the County Development Plan.



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		<p>delivered within the exiting built up footprint, and, of relevance to this submission, the balance of 43,134 units to be provided contiguous to the built footprint.</p> <p>The submission states having regard to the existing development boundary in the zoning map for Monkstown, as set out in the LAP, it is considered that there are not sufficient sites available within the current boundary to accommodate increased population growth. Therefore, it notes, that additional land will be required to accommodate the planned population growth of a town within the Metropolitan Area of Cork. It is considered that this land should be contiguous to the existing built up footprint of the settlement, in line with national and regional planning policy.</p> <p>The submission further states:</p> <ul style="list-style-type: none"> <li>• It is considered that Monkstown, as a designated Main Town within the Metropolitan Area, is a settlement that should be prioritised to accommodate additional development.</li> <li>• It is noted that the Main Towns were the location of choice for housing applicants in the Ballincollig-Carrigaline Municipal District Local Area Plans.</li> <li>• The extension of the development boundary will allow for the Main Town of Monkstown to have additional capacity to accommodate development required to meet the projected population increase of the County.</li> </ul>	<p>Notes there are not sufficient sites available within the current boundary to accommodate increased population growth.</p> <p>States Monkstown should be prioritised to accommodate additional development.</p> <p>Notes the extension of the development boundary will allow for Main Towns to have additional capacity to accommodate development.</p>	
Nigel de Haas	PDP216084838	This submission focuses on the rural communities surrounding Dunmanway in respect to the Energy chapter of the CDP 2014. The submitter is of the view that the current development plan has poorly served these	Long term sustainability / cumulative impact of the Wind Energy Strategy on the environment of some communities, such as Dunmanway, and their ability to generate	The issues raised in this submission will be considered further in the preparation of the draft plan and as part of the



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		<p>communities by neglecting the unspoilt potential of the area to generate local employment from eco-tourism and outdoor recreation, and by effectively designating the area as the primary 'acceptable in principle area' for wind energy in the county. The submission includes a number of objectives from Chapter 9 Energy and Digital Economy and questions what key policy considerations influenced how Dunmanway and surrounding lands were considered an area "Open to Consideration" and "Acceptable in Principle" for wind energy, and whether these were sufficiently balanced with other objectives of the Plan, such as those for rural communities, structurally weaker areas, tourism, protection of heritage, landscape, view and prospects etc. The submission suggests that the area designated "Acceptable in Principle" are not consistent with the three locations highlighted in the Background document No. 9 on Energy.</p> <p>Submission notes that the new County Development Plan will span a period during which radical changes will be made to all of our lifestyles and rural people need to have alternative enterprises into which they can diversify. West Cork is well positioned to become a popular destination as one of the last bastions of unspoiled wild hillsides and mountains in Europe - provided its ambience is not industrialised by concentrations of wind generation before the tender roots of local eco and recreational enterprises can get established. Dunmanway and its environs are an example of how saturation can creep up through the cumulative consequences of many smaller decisions. Submitter requests that the excessive existing concentration of wind farms surrounding Dunmanway is</p>	<p>local employment from their environmental resources – eco tourism / recreation etc. Seeking a more equitable wind policy for the whole county.</p> <p>Questions the "acceptable in principle designation" and "open to consideration" for wind farms in the Dunmanway area and consistency between the Wind Energy Strategy and the Background Document no. 9.</p> <p>Requests a review of the concentration of wind farms surrounding Dunmanway.</p>	<p>update of the wind strategy for the county.</p>



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		<p>reviewed in the forthcoming County Development Plan and that a more equitable policy for the entire county is formulated.</p>		
<p>Nine multi-national and indigenous life sciences companies based in Co. Cork.</p>	<p>PDP223816745</p>	<p>Submission is on behalf of a group of nine multi-national and indigenous life sciences companies based in Co. Cork – specifically, BioMarin International Limited, Carbon Chemicals Group Limited, DePuy Ireland Unlimited Company, Hovione Limited, Janssen Sciences Ireland UC, Novartis Ringaskiddy Limited, Pfizer Ireland Pharmaceuticals, Recordati Ireland Limited and Thermo Fisher Scientific Cork.</p> <p>Submits that Project Ireland 2040 sets out a number of ambitious strategic outcomes, several of which refer to the need for Ireland to adapt to more sustainable ways of living, and that the CDP public consultation document does not sufficiently address some of the challenges faced by the Ringaskiddy area with respect to sustainability of transport and mobility.</p> <p>Raises a concern regarding key transport infrastructure projects and their future in the context of the economic impact of COVID-19, stating that the County Development Plan must underline the importance of proposed developments including the M28 Upgrade Project proceeding as scheduled, and in doing so make a compelling case for the necessary state funding. It is requested that CCC undertake a similar Transportation Study for Ringaskiddy as was done for Little Island in an effort to reduce car dependency. It is suggested that the potential for and viability of Water based transport in Cork Harbour be explored and it is believed that linking</p>	<p>Need to address sustainable transport challenges in Ringaskiddy.</p> <p>CDP must underline the importance of Project Ireland 2040 proposed developments including the M28 Upgrade Project.</p> <p>Transportation Study for Ringaskiddy requested to reduce car dependency.</p> <p>Suggests exploring the potential for and viability of Water based transport in Cork Harbour.</p>	<p>The draft plan will continue to support the development of the Strategic Employment Location of Ringaskiddy as a key employment centre.</p> <p>The draft plan will seek to reduce the need to travel and promote sustainable travel. The draft plan will support transport investment outlined in the NDP and RSES, including investment in new roads. See Transport and Mobility Volume One Section 2, of this report where this is discussed in more detail.</p> <p>Other issues raised in the submission are noted and will be considered in the preparation of the draft plan where appropriate.</p>



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		Cobh to Ringaskiddy/ Haulbowline could have a dramatic effect in easing traffic congestion on a number of key commuter routes.		
Nora Casey	PDP220425057	<p>Submission refers to an objection to a proposed Wind Farm Development at Musherá.</p> <p>The submission is also of relevance to the Energy Chapter of the Plan, and the Wind Energy Strategy. The submission highlights that the Musherá area is an area of scenic beauty with a rich biodiversity, which could be damaged by a wind farm development. The submission notes that honey bees are often found on Musherá due to the abundance of heather, and the variety of plants in the area that cannot grow elsewhere. The submission suggests that the construction of a wind farm on Musherá will lead to the destruction to these habitats, and is seeking that the area to be left untouched and protected in a time of Climate Change, to limit the destruction to these habitats.</p>	<p>Objection to the wind farm proposed on Musherá Mountain.</p> <p>The need to protect Musherá Mountain as part of the Wind Energy Strategy.</p> <p>The need for the current Wind Energy Strategy to offer enough protection to areas of scenic beauty, areas rich in biodiversity and locally significant habitats / species.</p>	<p>This is a matter for development management. The broader issues relating to onshore wind energy will be considered in the update of the current wind energy strategy.</p>
NTA	PDP223817024	<p>Recommends that the preparation of the Development Plan should be guided by and include land use policies and objectives, which support the consolidation of urban-generated development within existing urban areas, in complement with the integration of land use and transport planning:</p> <ul style="list-style-type: none"> <li>• For urban-generated development, the development of lands, within or contiguous with existing urban areas should be prioritised over development in less accessible locations. This is of particular relevance to the largest urban areas;</li> <li>• To the extent practicable, residential development in</li> </ul>	<p>Policy to support the consolidation of urban-generated development within existing urban areas, in complement with the integration of land use and transport planning.</p> <p>Take sequential approach to development.</p> <p>Trip intensive developments, such as offices and retail, should primarily be focused into central locations in urban areas.</p> <p>Town centres need to deliver priority and permeability for walking, cycling and public transport modes to create attractive,</p>	<p>This submission raises a number of issues all of which relate to the promotion of sustainable transport and will be considered further in the plan review. See Volume One, Section 2 Transport and Mobility, Population and Core Strategy and Housing Density and Placemaking.</p> <p>It is intended that the draft County Development Plan will integrate land use and transport</p>



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		<p>urban areas should be carried out sequentially, whereby lands which are, or will be, most accessible by active travel and public transport, including infill and brownfield sites, are prioritised;</p> <ul style="list-style-type: none"> <li>• Larger scale, trip intensive developments, such as offices and retail, should primarily be focused into central locations in urban areas;</li> <li>• As intensively used, central locations, the management of space in town centres should deliver a high level of priority and permeability for walking, cycling and public transport modes with the outcome of accessible, attractive, vibrant and safe town centres as places to work, live, shop and engage in community life;</li> <li>• Planning at the local level should promote walking, cycling and public transport by maximising the number of people living within walking and cycling distance of their neighbourhood or district centres, public transport services and other services at the local level such as schools;</li> <li>• New development areas should be fully permeable for walking and cycling and the retrospective implementation of walking and cycling facilities should be undertaken where practicable in existing neighbourhoods, in order to give a competitive advantage to these modes for local trip making;</li> <li>• The density and location of employment development should maximise the potential for the use of walking,</li> </ul>	<p>accessible, vibrant and safe town centres as places to work, live, shop and engage in community life.</p> <p>Need to deliver maximum population density within walking/cycling distance of town/neighbourhood centres, and public transport and other services.</p> <p>Need to deliver permeability for pedestrian and cyclists in both new and existing developments. Also need to consider filtered permeability.</p> <p>The strategic transport function of national roads should be maintained and protected in accordance with national policy.</p> <p>All non-residential development proposals should be subject to maximum parking standards.</p> <p>Consider, where the highest intensity of development occurs, an approach that caps car parking on an area-wide basis.</p> <p>For all major employment developments and all schools, travel plans should be conditioned as part of planning permissions and be carried out in a manner consistent with existing NTA guidance.</p>	<p>policy, will seek to reduce the need to travel and will promote sustainable travel.</p> <p>The Planning Authority welcomes the detailing of NTA guidance documents which will inform the preparation of the plan.</p>



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		<p>cycling and public transport;</p> <ul style="list-style-type: none"> <li>• Where possible, new residential developments should provide for filtered permeability, i.e. provide for walking, cycling, public transport and private vehicle access while restricting or discouraging private car through trips;</li> <li>• Trip destinations (employment sites, schools, retail, etc.) should be developed at locations that can maximise the potential to access such developments by walking, cycling or on public transport;</li> <li>• The strategic transport function of national roads should be maintained and protected in accordance with national policy;</li> <li>• All non-residential development proposals should be subject to maximum parking standards;</li> <li>• In locations where the highest intensity of development occurs, an approach that caps car parking on an area-wide basis should be applied – of particular relevance to the larger urban areas; and</li> <li>• For all major employment developments and all schools, travel plans should be conditioned as part of planning permissions and be carried out in a manner consistent with existing NTA guidance.</li> </ul> <p>Also submits the following:</p> <ul style="list-style-type: none"> <li>• that the Cork Metropolitan Area Strategic Plan (MASP) provides the basis for the integration of land use and</li> </ul>	<p>CMATS to be fully incorporated into the Development Plan and that complementary land use policies and development standards are included to enable the delivery of CMATS' objectives.</p> <p>Include the preparation of Local Transport Plans (LTP), particularly for the larger settlements across the County, as a development plan objective, and listing of aims of LTP;</p> <p>Rural economy and the rural social fabric should be supported through the provision of better local connectivity and connectivity to services and commercial activities located in cities and towns. In addition to this, urban-generated development in rural areas needs to be managed in such a way so as to safeguard the integrity of rural areas and to support the accommodation of urban-generated development within urban areas.</p> <p>The CDP should acknowledge the role rural transport services, such as Local Link, can perform in providing for social and economic connectivity between small villages/rural areas and larger towns.</p> <p>Cycle parking at trip origins and destinations</p>	



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		<p>transport planning at Metropolitan Area level and the now completed Cork Metropolitan Area Transport Strategy (CMATS) represents an integral part of that process;</p> <ul style="list-style-type: none"> <li>• CMATS sets out a framework for the planning and delivery of transport infrastructure and services to support the Metropolitan Area's development in the period up to 2040, providing a coherent transport planning policy framework and implementation plan, around which Cork County Council, Cork City Council and other agencies can align their investment priorities;</li> <li>• Request that CMATS be fully incorporated into the Development Plan and that complementary land use policies and development standards are included to enable the delivery of CMATS' objectives.</li> <li>• Recommendation of inclusion of the preparation of Local Transport Plans (LTP), particularly for the larger settlements across the County, as a development plan objective, and listing of aims of LTP;</li> <li>• That provision of Public Transport Services in Rural Areas is a matter of particular importance for County Cork, and that the rural economy and the rural social fabric should be supported through the provision of better local connectivity and connectivity to services and commercial activities located in cities and towns. In addition to this, urban-generated development in rural areas needs to be managed in such a way so as to safeguard the integrity of rural areas and to support the</li> </ul>	<p>is a key factor in determining mode choice, and should be appropriately designed into the urban realm and new developments at an early stage to ensure that adequate facilities are provided. Standards for Cycle Parking and Associated Cycling Facilities for New Developments document issued by Dun Laoghaire- Rathdown County Council in 2018, includes comprehensive guidance on the design of cycle parking.</p> <p>Requests that the preparation of the Development Plan is informed by the following NTA guidance:</p> <ul style="list-style-type: none"> <li>• The National Cycle Manual;</li> <li>• Permeability Best Practice Guide;</li> <li>• Achieving Effective Workplace Travel Plans: Guidance for Local Authorities;</li> <li>• Workplace Travel Plans: A Guide for Implementers;</li> <li>• Toolkit for School Travel; and</li> <li>• Guidance Note on Area Based Transport Assessment (NTA and TII).</li> </ul>	



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		<p>accommodation of urban- generated development within urban areas.</p> <p>The NTA provides rural transport services through the Local Link Rural Transport Programme. The key priorities of this programme continue to be directed at addressing rural social exclusion and the integration of rural transport services with other public transport services. It is recommended that the Development Plan acknowledges the role rural transport services can perform in providing for social and economic connectivity between small villages/rural areas and larger towns.</p> <ul style="list-style-type: none"> <li>• That, in order to protect the strategic transport function of the national roads, including motorways, that any development objectives should be in accordance with the DOECLG Spatial Planning and National Roads Guidelines (2012), and that this should be referenced in the Development Plan. Also references the NPF's NPO74 and RSO 2 in this regard.</li> <li>• That car parking provision for non-residential land uses should be stated as maximum standards rather than minimum requirements. In addition, in locations where the highest intensity of development occurs, an approach that caps car parking on an area-wide basis should be applied.</li> <li>• That cycle parking at trip origins and destinations is a key factor in determining mode choice, and should be appropriately designed into the urban realm and new developments at an early stage to ensure that adequate</li> </ul>		



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		<p>facilities are provided, and that the CDP should therefore include specific policies on cycle parking in the urban realm and in private developments. In this regard, the NTA recommends the Standards for Cycle Parking and Associated Cycling Facilities for New Developments document issued by Dun Laoghaire- Rathdown County Council in 2018, which includes comprehensive guidance on the design of cycle parking.</p> <ul style="list-style-type: none"> <li>• that the preparation of the Development Plan is informed by the following NTA guidance: <ul style="list-style-type: none"> <li>• The National Cycle Manual;</li> <li>• Permeability Best Practice Guide;</li> <li>• Achieving Effective Workplace Travel Plans: Guidance for Local Authorities;</li> <li>• Workplace Travel Plans: A Guide for Implementers;</li> <li>• Toolkit for School Travel; and</li> <li>• Guidance Note on Area Based Transport Assessment (NTA and TII).</li> </ul> </li> </ul>		
O'Callaghan Properties	PDP202809915	<p>The submission refers to the current Planning Policy Context for the settlement of Carrigaline and references the population growth projections for Carrigaline and the future housing needs in Cork County.</p> <p>The submission states that if towns like Carrigaline are to meet these ambitious population targets, infrastructural constraints need to be identified and addressed by Cork County Council. It expects that the draft County Plan would identify and prioritise roads upgrades and other infrastructure that are necessary to unlock sites for development that can accommodate the projected level of growth for Carrigaline and other settlements within the</p>	Requests the County Development Plan identify and prioritise the necessary roads and infrastructure to unlock sites capable of meeting future growth targets for Carrigaline.	<p>These issues are noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2 Population and Core Strategy, Housing Density and Placemaking, Transport and Mobility.</p> <p>The County Council will continue to work with all roads stakeholders to ensure that the required roads infrastructure is</p>



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		<p>same level of the settlement hierarchy. The submission specifically refers to site CL-R-10 which is currently zoned for residential use and how the key consideration in the development of this site is access and road and footpath infrastructure and is constrained due to the necessary upgrades to Mountain Road. The submission concludes that there is an expectation that existing zoned sites, especially where contiguous to built-up areas and sequentially preferably located such as CL-R-10 will retain their current zoning.</p>		delivered.
O'Flynn Construction	PDP221314859	<p>O'Flynn Construction has been instrumental in bringing a significant amount of high quality commercial, employment and (bulk) retail development opportunities to Eastgate/Little Island. In terms of convenience retail however, Eastgate includes a very modest quantum of floorspace within the existing neighbourhood centre which also contains a number of small food outlets / restaurants. Recent attempts to address this shortfall of convenience retail have been approved by Cork County Council but refused on appeal.</p> <p>This submission outlines some recent refusals and its opinions on the reasons for refusal. It also examines projected population and workforce expenditure levels, turnover and estimates that there is a shortfall of 2,500sq m of net convenience floorspace in Little Island. It also suggests overtrading of existing stores and leakage of expenditure to other centres which are over 6km away. This submission outlines how Eastgate satisfies all of the suitability criteria outlined in the DoEHLG Retail Planning Guidelines and can easily facilitate the development of a medium size convenience retail store.</p>	Little Island/Eastgate to be designated as a Level 3 Retail Centre or 'Metropolitan Town' in the Retail Strategy/Development Plan.	Cork County Council will be preparing an updated Joint Retail Study and Retail Strategy which will inform the draft plan. This will give consideration to the retail hierarchy as well as other issues raised in this submission. See Volume One Section 2 Town Centres and Retail.



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		<p>In order for Little Island/Eastgate to obtain a medium sized convenience retail outlet, it will need to be designated as a Level 3 Retail Centre or 'Metropolitan Town' in the Retail Strategy in the forthcoming CDP. This designation would better reflect the current status of the settlement and would also be more in line with previous development plans which had attributed a higher status to Little Island both in the retail and settlement hierarchy given its large workforce and proximity to the railway/bus corridor.</p> <p>The 2014 CDP also states that the day to day shopping needs of workforce populations can be taken into consideration in assessing the appropriate scale for future retail developments in major employment centres – the continued inclusion of this provision is supported in this submission.</p>	<p>Plan should continue to recognise that the day to day shopping needs of workforce populations can be taken into consideration in assessing the appropriate scale for future retail development.</p>	
Oaklodge Nursing Home	PDP223304721	<p>The submission states they support the thrust of the current policy relating to Residential Care Accommodation which is currently set out in paragraph 5.7.14 of the 2014 County Plan. However, the submission requests the following amendments to the policy on Residential Care Accommodation:</p> <ol style="list-style-type: none"> <li>1. It states it would be beneficial to clarify whether the policy applies to all levels of the settlement hierarchy as defined in Chapter 2 of the current plan which includes all villages, village nuclei and 'other locations' as defined in the Local Area Plans.</li> <li>2. In the case of the smaller settlements, it may be difficult to secure a site within the development boundary which can accommodate a nursing home (which typically</li> </ol>	<p>Requests amendments to the policy on Residential Care Accommodation in paragraph 5.7.14 of the CDP 2014.</p>	<p>This issue is noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2 Community.</p>



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		<p>requires a site area of at least 2 ha). It states it may be appropriate in such circumstances to allow nursing homes to be located outside the development boundary if suitable sites within the settlement are unlikely to be available and there is sufficient connectivity between the proposed nursing home and the local community.</p> <p>3. It states in the case of the larger settlements, the requirement for increased residential densities makes it more difficult to integrate nursing homes within a housing development. This issue could be addressed by including an option (or requirement) for a nursing home to be provided on site under the residential zoning objectives and allowing the site of the nursing home to be excluded from the calculation of the net residential density.</p> <p>4. While the current policy recognises the particular requirements of specialised residential care such as dementia care, it states it would be beneficial if the new County Plan clarified how the specific locational requirements of dementia care would be addressed in practice. It states from considerable experience in dementia care that there is little or no benefit to the location of such facilities within the larger settlements where there is a high density of development and frequent traffic movements in the vicinity of the site. It states it would be appropriate to make explicit provision for specialised care facilities to be located in a rural setting which is within 5km to 10km of a larger settlement where the applicant can demonstrate that:</p> <p>a) There is excessive demand or under provision for specialised care within the relevant catchment area;</p> <p>b) There are existing amenities or facilities in the vicinity of the site which would benefit the type of care to be</p>		



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		<p>provided in the proposed unit; and                      c) Public transport is available, or suitable alternative connectivity will be provided to the relevant facilities in the local settlement.</p>		
O'Callaghan Properties	PDP202800586	<p>This submission raises concerns that the general requirement for high density developments in Cork County to meet ambitious population and housing targets could jeopardise the delivery of housing schemes and significantly compromise proposals seeking planning permission as applicants try to achieve densities of 35 plus units per hectare in accordance with national density requirements. Submission notes that the achievement of density of 35 plus per hectare is not appropriate or viable in many areas of Cork.</p> <p>Submission supports the flexible approach to density taken in the current CDP and requests that it be carried forward into the new Plan.</p> <p>The submission provides policy background from the current CDP, the review of the SHD Process and the 'Viability and Affordability of Apartment Building in Cork City' prepared by Ernst and Young as supporting the argument for a flexible approach to density noting that</p>	<p>Submission supports the flexible approach to density taken in the current CDP and requests that it be carried forward into the new Plan.</p> <p>The application of high density development could jeopardise the delivery of housing schemes in the County as achieving a density of 35 units/ ha + is not appropriate or viable in many areas. Cork does not have the frequency or level of public transport needed to sustain the application of higher densities.</p> <p>The submission notes that the differing approach to the application of density standards by CCC and An Bord Pleanála has resulted in uncertainty in the planning process for applicants.</p>	<p>The issues raised are noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2 Population and Core Strategy, Housing Density and Placemaking.</p> <p>Other issues including the viability of particular unit sizes including apartment delivery will be considered during the formulation of the draft Joint Housing Strategy which will inform the plan review.</p>



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		<p>the application of high and medium density in Cork is not the same as high and medium density standards in Dublin and this must be recognised in the new County Development Plan. Submission notes that many locations in Cork do not have the frequency or level of public transport needed to sustain the application of higher densities.</p> <p>It also argues that the strategic objectives for the forthcoming CDP can be achieved without an overly prescriptive density and that settlements which do not benefit from good public transport or general service availability should not be the subject of specific density requirements, other than those in national guidance which increasingly focus on the characteristics of the site, locational circumstances and local impact. In addition, the submission notes that the differing approach to the application of density standards by CCC and An Bord Pleanála has resulted in uncertainty in the planning process for applicants.</p> <p>Submission notes that careful consideration is needed in selecting what sites / areas are to be zoned for high density development as a more rigid application of the density requirements could have the effect of making certain sites less desirable to develop for viability reasons and could frustrate the achievement of growth targets for the metropolitan area.</p> <p>With reference to the submissions made to the review of the SHD carried out by the Department of Housing, Planning and Local Government, the submission notes</p>	<p>Submission notes that careful consideration is needed in selecting what sites / areas are to be zoned for high density.</p> <p>The submission notes that as viability is a prerequisite for the delivery of residential units, apartments are currently less viable in Cork as build cost is currently marginally higher than the sale value and exceeds that of conventional housing.</p> <p>The high density zoning requirement in the new County Development Plan needs to be an indicative threshold with some degree of flexibility to reflect national guidance, a proposal's viability, and allow for the specific local circumstances of a site to be taken into account.</p>	



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		<p>viability is a prerequisite for the delivery of residential units, that apartment developments are inherent in densities above 35/ha, and apartments are currently less viable in Cork as build cost is currently marginally higher than the sale value and exceeds that of conventional housing.</p> <p>Finally, the submission does accept that there needs to be a high density zoning requirement in the new County Development Plan but that it would need to be an indicative threshold with some degree of flexibility to reflect national guidance, a proposal's viability, and allow for the specific local circumstances of a site to be taken into account.</p>		
Office Of Public Works	PDP204501758	<p>Flood Risk Management (FRM) – General Guidance</p> <p>Reference should be made to the Guidelines on the Planning System and Flood Risk Management associated Circulars and Technical Appendices, to ensure that the key principles of flood risk management and sustainable planning are adopted. This submission provides a brief synopsis of the sequential approach and outlines the 3 stage flood risk assessment for planning authorities. In the preparation of the Draft Plan OPW recommend that particular attention be paid to the following sections of the Guidelines;</p> <ul style="list-style-type: none"> <li>• Chapter 3 – The Planning Principles,</li> <li>• Chapter 3 – The Sequential Approach, and definitions of Appropriate Development,</li> <li>• Chapters 3 and 4 – The Plan-making Justification Test where it is intended to zone or otherwise designate land where there is a moderate or high probability of flooding,</li> </ul>	<p>Adopt the approach as set out in the Guidelines on the Planning System and Flood Risk Management</p> <p>The Council are requested to have full regard to the proposed development/ongoing planning of flood relief schemes in the settlements as listed in the submission.</p>	<p>The draft plan will set out the Councils policy on flood risk in accordance with the Flood Risk Management Guidelines taking into account the most up to date information/data available</p> <p>This will be taken into account in the preparation of the draft plan.</p>



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		<p>noting that the application of the Test should be supported by analysis to an appropriate level of detail. Clear commitments and strategic objectives regarding flood risk to be included in the Draft Plan and an undertaking given to correctly implement and abide by the 'Planning System and Flood Risk Management Guidelines (2009).</p> <p>Specific Flood Risk Management Issues for Consideration</p> <p>The Flood Risk Management Plans and Flood Maps The National Catchment-based Flood Risk Assessment and Management (CFRAM) Programme included analysis of flood risk in 4 river basins (listed in the submission) in Cork.</p> <p>The OPW request that Cork County Council have full regard to the proposed development of flood relief schemes in Ballinageary, Ballinhassig, Bandon, Carrigaline, Castlemartyr, Castletown Bearhaven, Inchigeelagh, Inishannon, Kanturk, Macroom, Rathcormac, Schull and Youghal, and the ongoing design, planning and implementation of a flood relief schemes in Ballymakeery / Ballyvourney, Bandon, Blackpool (Cork City), Lower Lee, Clonakilty, Douglas, Glashaboy, Middleton, Skibbereen, to ensure that zoning or development proposals do not impede or prevent the progression of these measures.</p> <p>Consideration of Climate Change Impacts</p> <ul style="list-style-type: none"> <li>• Need to consider impacts of climate change such as by avoiding development in areas potentially prone to flooding in the future, providing space for future flood defences, specifying minimum floor levels, setting specific</li> </ul>	<p>Consider the impacts of climate change with regard to flooding including flood maps with future climate change scenarios.</p> <p>Take into account opportunities for natural water retention measures around existing and future developments.</p>	<p>It is intended that climate change adaptation and mitigation will be a key consideration to be addressed in all aspects of the draft plan. The draft plan will set out the Councils policy on flood risk in accordance with the Flood Risk Management Guidelines taking into account the impacts of climate change including available flood maps with future climate change scenarios.</p> <p>The draft plan will include a section on Green Infrastructure emphasising its important role to flood management and will give further consideration to this matter.</p>



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		<p>development management objectives. Flood maps prepared under the CFRAM Programme include maps for two potential future scenarios taking account of different degrees of climate impact.</p> <ul style="list-style-type: none"> <li>• Should have regard to areas that may be prone to the risk of coastal change or erosion, including potentially increased risks due to climate change.</li> <li>• Proposed new development needs to avoid increasing flood risk elsewhere.</li> <li>• Development plans should take account of the opportunities for natural water retention measures to reduce runoff and provide other benefits such as to water quality, biodiversity, etc. This can include areas around existing developments, as well as within existing and proposed development in the form of Sustainable Urban Drainage Systems (SUDS).</li> </ul>		
Office of the Planning Regulator	PDP223732470	See Appendix A.	See Appendix A.	See Appendix A.
O'Flynn Co. Unlimited Company	PDP220242866	<p>This submission relates to Monard SDZ. It submits the following:</p> <ul style="list-style-type: none"> <li>that projected targets in the County Development Plan for the number of units to be delivered at Monard should be assessed based on the timeline for delivery of infrastructure;</li> <li>that the delivery of infrastructure should be coordinated by the Council's Housing Infrastructure Implementation Team;</li> <li>that the current Monard General Development Contribution Scheme should be revised, to ensure parity, and that a reduced rate should be considered to incentivise development;</li> </ul>	<p>Consideration of the growth targets for Monard SDZ in the context of the timeline for delivery of infrastructure.</p> <p>Request for coordination of the delivery of infrastructure by the Council's Housing Infrastructure Implementation Team.</p> <p>Consideration of development incentivisation measures such as revision of Monard General Development Contribution Scheme and Recreation and Amenity provision requirements.</p>	<p>The population and housing targets for the County will be reviewed, in consideration of available or possible infrastructure provision, the Core Strategy of the plan. See Population and Core Strategy Volume One Section 2 of this report.</p> <p>While issues relating to Monard SDZ will be considered in the drafting of the plan the statutory</p>



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		<p>that an objective should be made to review the Recreation and Amenity points requirements set out in the Monard Planning Scheme to ensure parity; and, considering the current social and economic context, a commitment should be given to review the adopted Monard Planning Scheme.</p>	<p>Consideration of revision of Monard Planning Scheme.</p>	<p>provision for the adoption of development contribution schemes and SDZ Planning Schemes is separate from the County Development Plan process.</p>
O'Flynn Construction	PDP222954742	<p>This submission raises the following issues:</p> <ul style="list-style-type: none"> <li>-advocates for the consolidation of Baneshane in Midleton as a key residential neighbourhood to help deliver the growth targets for the town and with an emphasis on a live-work environment. Submission suggests that Baneshane should have the same recognition as the Ballinacurra or Water-Rock residential areas.</li> <li>-Seeks to prioritise lands within the forthcoming County Development Plan that are already serviced and deliverable to consolidate existing and approved development.</li> <li>- Seeks to prioritise the delivery of infrastructure investments that will facilitate the growth targets of Midleton as a Metropolitan Town.</li> <li>- requires an appropriate allocation of development potential to infill / brownfield lands having regard to the urban capacity study and the challenges of bringing such sites / units forward for development.</li> </ul> <p>The submission supports the argument for Baneshane by reference to national, regional and local planning policy documents, the significant population growth planned for</p>	<p>Consolidate Baneshane in Midleton as a key residential neighbourhood to help deliver the growth targets for the town with an emphasis on live-work environment.</p> <p>Prioritise serviced and deliverable lands for residential development within the CDP.</p> <p>Need to prioritise the delivery of infrastructure investments that will facilitate growth targets for Midleton.</p> <p>Requirement for an appropriate allocation of development to infill/brownfield lands having regard to the urban capacity study and the challenges of bringing such sites/units forward for development.</p> <p>The urgency of resolving infrastructure constraints impeding development in Midleton.</p>	<p>This submission raises a number of key issues regarding population growth and housing supply in Midleton, particularly in relation to the Baneshane area of the town. It is intended that the housing land supply issue will be considered further at a settlement level as part of the preparation of the Draft Plan and the Core Strategy.</p>



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		<p>the town, recent pace of housing development in the Baneshane area , deliverability, accessibility and opportunities for consolidation of development.</p> <p>Submission also highlights the urgency of resolving infrastructural constraints impeding development in Midleton.</p>		
O'Flynn Construction	PDP222953422	<p>O'Flynn Construction has been instrumental in bringing a significant amount of high quality commercial, employment and (bulk) retail development opportunities to Eastgate/Little Island. In terms of convenience retail however, Eastgate includes a very modest quantum of floorspace within the existing neighbourhood centre which also contains a number of small food outlets / restaurants. Recent attempts to address this shortfall of convenience retail have been approved by Cork County Council but refused on appeal.</p> <p>This submission outlines some recent refusals and its opinions on the reasons for refusal. It also examines projected population and workforce expenditure levels, turnover and estimates that there is a shortfall of 2,500sq m of net convenience floorspace in Little Island. It also suggests overtrading of existing stores and leakage of expenditure to other centres which are over 6km away. This submission outlines how Eastgate satisfies all of the suitability criteria outlined in the DoEHLG Retail Planning Guidelines and can easily facilitate the development of a medium size convenience retail store.</p> <p>In order for Little Island/Eastgate to obtain a medium sized convenience retail outlet, it will need to be designated as a Level 3 Retail Centre or 'Metropolitan Town' in the Retail Strategy in the forthcoming CDP. This</p>	<p>Little Island/Eastgate to be designated as a Level 3 Retail Centre or 'Metropolitan Town' in the Retail Strategy/ Development Plan.</p>	<p>This issue is noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2 Town Centres and Retail.</p>



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		<p>designation would better reflect the current status of the settlement and would also be more in line with previous development plans which had attributed a higher status to Little Island both in the retail and settlement hierarchy given its large workforce and proximity to the railway/bus corridor.</p> <p>The 2014 CDP also states that the day to day shopping needs of workforce populations can be taken into consideration in assessing the appropriate scale for future retail developments in major employment centres – the continued inclusion of this provision is supported in this submission</p>		
O'Flynn Construction Co. Unlimited Company	PDP223157679	<p>This submission requests that the forthcoming Cork County Development Plan (CDP) recognises the role that villages can play in the strategic growth of Cork and in reducing the pressure for one-off housing in the countryside. It states the forthcoming Development Plan should:</p> <ul style="list-style-type: none"> <li>• Continue to identify Crosshaven and Bays as a Key Village, with potential for consolidated growth and tourist related development.</li> <li>• Review the development boundaries of key villages within the County, with a view to extending boundaries in locations suitable for accommodating low to medium density housing, as a sustainable alternative to one-off housing in rural areas.</li> </ul> <p>The submission outlines Crosshaven and Bay's (including Myrtleville) role from a high level documentation perspective, referencing the National Planning Framework (NPF), Regional Spatial and Economic Strategy for the Southern Region (RSES), Cork County</p>	<p>Requests Crosshaven should continue to be a key village with medium scale of development.</p> <p>Requests review of development boundaries to accommodate medium density housing, as an alternative to one-off housing in rural areas.</p> <p>The proposal is aligned with high level documentation, such as the National Planning Framework.</p>	<p>The issues addressed in this submission will be considered at a settlement level as part of the review of the County Development Plan. See also Volume One, Section 2 Population and Core Strategy, Housing Density and Placemaking.</p>



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		<p>Development Plan 2014 (CDP) and the Ballincollig Carrigaline Municipal District Local Area Plan 2017 (LAP). For example, National Policy Objective 6 in the NPF aims to regenerate and rejuvenate cities, towns and villages of all types and scale.</p> <p>It states as a key village, Crosshaven and Bays has the potential to consolidate and strengthen its rural hinterland and support economic growth associated with tourism. It notes that providing a policy framework for medium scale housing expansion would provide an alternative to the pressure for one-off housing in the surrounding countryside, in keeping with the objectives of the NPF and RSES.</p> <p>It is submitted that:</p> <ul style="list-style-type: none"> <li>• Crosshaven and Bays should continue to be designated as a key village in the forthcoming County Development Plan, with potential to accommodate a medium scale of development, broadly in line with the objectives of the 2017 LAP.</li> <li>• The development boundaries of key villages, such as Crosshaven and Bays (including Myrtleville) should be reviewed, with a view to extending boundaries in locations suitable for accommodating low to medium density housing, as a sustainable alternative to one-off housing in rural areas.</li> </ul> <p>It states the continued designation of Crosshaven and Bays as a key village, would be consistent with the national and regional planning policy objectives, to support the consolidation of rural communities and focus</p>	<p>Notes key village, such as Crosshaven and Bays, have the potential to consolidate and strengthen its rural hinterland and support economic growth associated with tourism.</p> <p>It notes medium scale residential growth would also support the economic growth of Crosshaven as a tourism location, in line with existing county and local policy objectives for</p>	



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		<p>future growth on established villages, which have established services and infrastructure. It notes medium scale residential growth would also support the economic growth of the settlement as a tourism location, in line with existing county and local policy objectives for the settlement.</p>	<p>the settlement.</p>	
O'Flynn Construction Co. Unlimited Company	PDP221215561	<p>This submission addresses the following issues related to Ringaskiddy:</p> <ul style="list-style-type: none"> <li>• To support national and regional objectives for investment in the national road network and enhanced public transport connectivity.</li> <li>• To call for an infrastructure provision strategy for Ringaskiddy to unlock constraints associated with existing zoned lands.</li> <li>• To request that a sufficient supply of industrial zoned land is maintained in Ringaskiddy to continue to attract inward investment and meet projected employment growth targets.</li> <li>• To request flexibility in the zoning objective for industrial zoning to facilitate a wider range of employment opportunities to allow for the consideration of light industry and business-related uses.</li> </ul> <p>The submission states in the forthcoming Cork County Development Plan (CDP) there is a need to:</p> <ul style="list-style-type: none"> <li>• Undertake a more detailed analysis to assess the net capacity of industrial zoned lands in Ringaskiddy, taking account of issues such as topography, landscape buffer zone and the need for set-aside for bird feeding grounds.</li> <li>• Retain all lands currently zoned for industrial use for future employment / industrial uses.</li> <li>• Identify additional zoned lands in Ringaskiddy to ensure</li> </ul>	<p>Requests the following:</p> <ul style="list-style-type: none"> <li>- To support national and regional objectives for investment in the national road network and enhanced public transport connectivity.</li> <li>- To call for an infrastructure provision strategy for Ringaskiddy to unlock constraints associated with existing zoned lands.</li> <li>- That a sufficient supply of industrial zoned land is maintained in Ringaskiddy to continue to attract inward investment and meet projected employment growth targets.</li> <li>- That flexibility in the zoning objective for industrial zoning to facilitate a wider range of employment opportunities.</li> </ul> <p>Undertake a more detailed analysis to assess the net capacity of industrial zoned lands in Ringaskiddy</p> <p>Retain all lands currently zoned for industrial use for future employment / industrial uses.</p> <p>Identify additional zoned lands in Ringaskiddy to ensure that there is a sufficient land supply to facilitate employment growth and meet the increase in demand which will occur</p>	<p>The issues raised are noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2 Population and Core Strategy, Economy.</p>



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		<p>that the there is a sufficient land supply to facilitate employment growth and meet the increase in demand which will occur due to the relocation of Tivoli container terminal and the upgrade of the N25.</p> <p>The submission discusses Ringaskiddy's role from a documentation perspective, referencing national, regional and local policies, such as The National Planning Framework (NPF), Regional Spatial and Economic Strategy (RSES), CDP 2014, and more. For example, reference to the general objective for Ringaskiddy in the Ballincollig Carrigaline Municipal District Local Area Plan 2017 (LAP) (RY-GO-01) is to: "Reaffirm Ringaskiddy's focus on industrial and port related roles which reflects its status as a Strategic Employment Area," and references the Background Document No.6 Economy and Employment which outlined issues that are to be addressed in the preparation of the CDP.</p> <p>The submission supports the continued designation of Ringaskiddy as a Strategic Employment Area in the forthcoming CDP, and states that Ringaskiddy has the potential to develop further as a key driver of economic growth in the county, supporting the national and regional policy objectives to counter-balance growth in the Dublin region.</p> <p>The submission welcomes the indication that the forthcoming County Development Plan will prioritise the delivery of public transport connectivity to Strategic Employment Areas and seek to improve the pedestrian and cycling environment. It states in the context of</p>	<p>due to the relocation of Tivoli container terminal and the upgrade of the N25.</p> <p>The proposals are in line with high level documentation, such as the National Planning Framework.</p> <p>Retain Ringaskiddy as a Strategic Employment Area.</p> <p>It notes an excellent supply of serviceable zoned land will be required to support economic growth associated with the major</p>	



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		<p>Ringaskiddy public transport, cycling and pedestrian connectivity along the R613 route has considerable potential to enhance sustainable transport links. The submissions states this improved connectivity and expansion of Port activities will result in a considerable increase in the demand for further, port related industries, and other large-scale industrial / business users to relocate to Ringaskiddy. It states an excellent supply of serviceable zoned land will be required to support economic growth associated with the major infrastructure investment of the M28. It states the focus of future zoning in the settlement should continue to focus on port-related industry and other employment uses, but that more flexibility should be introduced into the zoning objectives.</p> <p>The submission also states while there is a large quantum of lands zoned in Ringaskiddy, some lands are constrained by the capacity of the local road network to accommodate HGVs, or increased traffic volumes. They consider that a review and investment in the local road network could unlock the development potential of existing zoned lands and that the forthcoming County Development Plan should identify a programme for local road improvements which will facilitate unlocking the development potential of existing zoned lands.</p> <p>It states that a more detailed assessment of the capacity of zoned lands is required to establish the net capacity of industrial lands in Ringaskiddy during the lifetime of the forthcoming County Development Plan.</p>	<p>infrastructure investment of the M28</p> <p>Considers the focus of future zoning in the Ringaskiddy should continue to focus on port-related industry and other employment uses, but that more flexibility should be introduced into the zoning objectives.</p> <p>Consider that a review and investment in the local road network could unlock the development potential of existing zoned lands and that the forthcoming County Development Plan should identify a programme for local road improvements which will facilitate unlocking the development potential of existing zoned lands.</p> <p>States a detailed assessment of the capacity of zoned lands is required to establish the net capacity of industrial lands in Ringaskiddy.</p>	
O'Flynn	PDP220847496	The forthcoming Cork County Development Plan should	A target population to 2027 of 19,900 is	The issues raised are noted and



Name of Interested Party	Unique Reference Number	PPU Submission Summary	Principal Issues Raised under Section 11(4)(b)(iii)	Chief Executive's Opinion 11(4)(b)(iii)
Construction Co. unlimited Company		<p>provide a strong growth target for Mallow, reflective of its designation as a Key Town in the Regional Spatial and Economic Strategy. The relatively strong growth rate over a number of Census periods illustrates the potential of Mallow to accommodate above average growth and fulfil its role as a Key Town.</p> <p>Continued strong employment and population growth for Mallow will be vital to ensure that the town can achieve its strategic objective to have a significant influence at a sub-regional level. A target population to 2027 of 19,900 is suggested for Mallow. In line with NPF principles a smaller portion of population growth should be allocated to villages and rural areas i.e. a maximum of 10% of growth.</p> <p>Infrastructure investment should be prioritised to support this growth, in particular there is an urgent need to address constraints to development associated with capacity of the Waste Water Treatment Plant.</p> <p>In identifying zoned land to facilitate Mallow's targeted growth, there is a need to ensure that the policies provide for a sufficient supply of land that is deliverable and viable.</p> <ul style="list-style-type: none"> <li>• Density levels should be reflective of Mallow's existing pattern of development and market demands as an urban town with a large rural hinterland. Higher density levels appropriate for cities or city suburban areas will not be viable in Mallow. Density objectives for more than 35 units are appropriate in town centre/brownfield and</li> </ul>	<p>suggested for Mallow as a Key Town.</p> <p>Proportion of population growth allocated to villages and rural areas should be a maximum of 10% of growth.</p> <p>Infrastructure investment should be prioritised in Mallow to support growth.</p> <p>The application of residential density levels appropriate to individual towns is supported.</p> <p>Provide sufficient headroom in zoned lands.</p> <p>Prioritise the zoning of lands within the plan that are deliverable, accessible and consolidate existing and permitted development.</p>	<p>will be given further consideration in the drafting of the Plan. See Volume One Section 2 Population and Core Strategy, Housing Density and Placemaking.</p>



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		<p>other areas should have a range of 25 to 25 units per hectare.</p> <ul style="list-style-type: none"> <li>• A realistic approach should be used in terms of the capacity of infill / brownfield lands to deliver units during the lifetime of the development plan and no more than 50% of the capacity identified in the Urban Capacity study should be assumed to be deliverable during the lifetime of the plan.</li> <li>• Sufficient headroom in zoned lands should be provided to ensure that no shortage in supply arises during the lifetime of the development plan. It is submitted that a minimum of 25% headroom should be applied and that additional appropriate lands should be identified as Strategic Land Re-serve.</li> <li>• In prioritising the zoning of lands regard should be had to their deliverability, accessibility, and capacity to consolidate urban development. A significant amount of existing zoned lands are not developable for housing for a variety of reasons.</li> </ul>		
O'Flynn Construction Co. unlimited Company	PDP220850120	<p>The forthcoming Cork County Development Plan should provide a strong growth target for Mallow, reflective of its designation as a Key Town in the Regional Spatial and Economic Strategy. The relatively strong growth rate over a number of Census periods illustrates the potential of Mallow to accommodate above average growth and fulfil its role as a Key Town.</p> <p>Continued strong employment and population growth for Mallow will be vital to ensure that the town can achieve its strategic objective to have a significant influence at a sub-regional level. A target population to 2027 of 19,900 is suggested for Mallow. In line with NPF principles a smaller portion of population growth should be allocated</p>	<p>A target population to 2027 of 19,900 is suggested for Mallow as a Key Town.</p> <p>Proportion of population growth allocated to villages and rural areas should be a maximum of 10% of growth.</p> <p>Infrastructure investment should be prioritised in Mallow to support growth.</p> <p>The application of residential density levels appropriate to individual towns is supported.</p>	<p>The issues raised are noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2 Population and Core Strategy, Housing Density and Placemaking.</p>



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		<p>to villages and rural areas i.e. a maximum of 10% of growth.</p> <p>Infrastructure investment should be prioritised to support this growth, in particular there is an urgent need to address constraints to development associated with capacity of the Waste Water Treatment Plant.</p> <p>In identifying zoned land to facilitate Mallow's targeted growth, there is a need to ensure that the policies provide for a sufficient supply of land that is deliverable and viable.</p> <ul style="list-style-type: none"> <li>• Density levels should be reflective of Mallow's existing pattern of development and market demands as an urban town with a large rural hinterland. Higher density levels appropriate for cities or city suburban areas will not be viable in Mallow. Density objectives for more than 35 units are appropriate in town centre/brownfield and other areas should have a range of 25 to 25 units per hectare.</li> <li>• A realistic approach should be used in terms of the capacity of infill / brownfield lands to deliver units during the lifetime of the development plan and no more than 50% of the capacity identified in the Urban Capacity study should be assumed to be deliverable during the lifetime of the plan.</li> <li>• Sufficient headroom in zoned lands should be provided to ensure that no shortage in supply arises during the lifetime of the development plan. It is submitted that a minimum of 25% headroom should be applied and that additional appropriate lands should be identified as Strategic Land Re-serve.</li> <li>• In prioritising the zoning of lands regard should be had to their deliverability, accessibility, and capacity to</li> </ul>	<p>Provide sufficient headroom in zoned lands.</p> <p>Prioritise the zoning of lands within the plan that are deliverable, accessible and consolidate existing and permitted development.</p>	



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Old Butter Roads Group	PDP222906041	<p>consolidate urban development. A significant amount of existing zoned lands are not developable for housing for a variety of reasons.</p> <p>This submission refer to the Old Butter Road and includes a detailed Food Networks Action Plan from 2020-2021. The submission notes the network is a co-operative group of family run eateries and food producers that form the kernel of the network show their credentials with the display of a milk churn, representing the time when butter was transported to Cork City via Millstreet, Kanturk, Macroom, Mallow, Mitchelstown and many other local lanes, boreens and roads. The purpose of the action plan is to develop a unique, authentic tourism proposition in Ireland's most southern county for domestic and overseas visitors alike. It notes the action plan should be used in conjunction with the Building and Running a Successful Food Tourism Network Book.</p> <p>Submission notes 12 detailed objectives of the plan and will be seeking funding to complete certain objectives. The objectives are as follows:</p> <ol style="list-style-type: none"> <li>1. Revisit the brand, visual identity and finalise going forward</li> <li>2. Optimise your online presence</li> <li>3. Align with local, regional, and national tourism brands</li> <li>4. Finalise the network structure and grow the network</li> <li>5. Run a series of networking events to build engagement with the members</li> <li>6. Grow the festival to an international recognised festival in 5 years</li> <li>7. Create and implement a marketing and PR plan</li> <li>8. Create packages, develop tours and saleable</li> </ol>	<p>To develop a unique, authentic tourism proposition in Ireland's most southern county for domestic and overseas visitors.</p> <p>12 detailed objections with funding needed to complete some objectives.</p>	<p>Cork County Council recognises the growing worldwide trend for food tourism. The issues raised in this submission would be best progressed with the Council's Economic Development, Enterprise and Tourism Directorate and Local Enterprise Office.</p>



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		<p>experiences</p> <p>9. Create a three-year funding plan with a clear implementation plan and resources</p> <p>10. Develop an educational programme in the region with a view to a national programme</p> <p>11. Maximise the opportunities for the network with Taste the Island</p> <p>12. Maximise the opportunities for the network with Taste the Island</p> <p>The submission notes the group will also be seeking the following training and development requirements:</p> <ol style="list-style-type: none"> <li>1. Social media training for businesses and the network</li> <li>2. Marketing for your business</li> <li>3. Local expert programme (request)</li> <li>4. How to market the Old Butter Roads in county and city</li> </ol>		
Orla Busteed	PDP223654468	<p>The submission seeks to draw Cork County Council's attention to a prehistoric burial site at Ringabella, Minane Bridge, Co. Cork. In 1933, the skull of a stone-age man was discovered at this site, as described in the attached articles. The submission requests that the location of this site be noted on the county development plan and asks that this archaeological important site be taken into consideration and preserved in the event of any proposals for future development in the area.</p>	<p>Highlights the importance of a pre-historic burial site at Ringabella, Minane Bridge which should be reference in the new Plan.</p>	<p>This issue will be considered as part of the Review of the County Plan.</p>
Padraig O'Sullivan TD	PDP223202536	<p>Submission proposes provision for the development of one off housing/housing estate in Carrignavar and makes reference to the upgrading of the WWTP in 2021, the progression of new schools plans, population growth and proximity to the city.</p>	<p>Consideration of appropriate population growth allocation for villages, specifically Carrignavar.</p> <p>Consideration of scale of development appropriate for villages, specifically Carrignavar.</p>	<p>The population and housing targets for the County will be reviewed in preparation of the Core Strategy of the plan. See Core Strategy Volume One Section 2 of this report.</p>



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				See Settlements and Placemaking in, Volume One Section 2 of this report regarding the approach to the appropriate scale of development to be located in the villages.
Padraig O'Sullivan TD	PDP223197286	Submits that Glounthaune lacks a distinct village core and that large scale housing development needs to be concentrated on the eastern boundary, accompanied by amenities for the community. It lists proximity to railway line, being on main Cork- Middleton road, and more suitable topography (than hills accessed by country roads) as the benefits of locating development there. Submits that the development of an area designated for elderly people's accommodation and a large community hall should also be considered.	<p>Raises issue of requirement for distinct village core and community facilities in key villages.</p> <p>Consideration of requirements for accommodation for elderly people in key villages.</p> <p>Raises issue of appropriate location, quantum and scale of growth in settlements served by rail transport.</p>	<p>The settlement hierarchy and the appropriate level of growth in individual settlements will be given consideration during the preparation of the Core Strategy of the draft plan in alignment with NPF objectives. See Population and Core Strategy , Volume One Section 2 of this report.</p> <p>The appropriate scale of development will be given consideration during the preparation of the draft plan in alignment Government Guidelines – Sustainable Residential Development in Urban Areas.</p> <p>Issues regarding place making and public realm will be given further consideration during the drafting of the Development Plan. See section Housing Density and</p>



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				<p>Placemaking Volume One Section 2 of this report.</p> <p>Issues regarding provision of community facilities, including accommodation for older persons will be given further consideration during the drafting of the Development Plan. See Community Volume One Section 2 of this report.</p>
Padraig O'Sullivan TD	PDP223191813	Submits that the village of Knockraha is developing at a fast pace. Claims that the land zoned for existing community/amenity use is not obtainable and that alternative lands need to be considered. Submits that a location needs to be considered for a retail unit so that the village could be serviced by a post office/shop development. Submits that traffic calming and pedestrian crossings need to be considered for the village.	Issue of availability of sufficient land for development in settlements, in particular for the provision of community/amenity facilities and retail development in Knockraha. Need for measures to increase pedestrian safety in settlements.	<p>The appropriate level of growth in individual settlements will be given consideration during the preparation of the Core Strategy of the draft plan. See Section Volume One Section 2 of this report.</p> <p>Settlements require an appropriate provision of community facilities and issues regarding provision of community facilities, including accommodation for older persons, traffic calming measures will be given further consideration during the drafting of the Development Plan. See Community Volume One section</p>



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				2 of this report.
Padraig O'Sullivan TD	PDP223183510	<p>The submission highlights the need to review the status of Little Island. Little Island has a residential population of circa 1500 but a working population of 10,000 people or more. Little Island should have a status of a village or key village even if its population is transient and mobile. Consideration needs to be given to allow the working population an opportunity to live in the area. It is considered that high density residential apartments in the areas of the old Harbour Point Golf Club or down by the railway would be suitable locations for future residential units. The volume of brown field sites in industrial areas is significant and there are ample locations for redevelopment of these commercial/industrial areas for employment purposes. It is considered that the Council have neglected to protect residents from poorly developed industrial estates in the past and going forward it should be reiterated as per in the Old Development Plan to "protect residential amenity".</p> <p>The submission outlines that to compliment this development the 20 or so acres confined as open space in the old harbour point golf club needs to be developed as an amenity in tandem with any development proposal in that location. An amenity plan should be considered for the area given the high density of development, crude looking warehouses etc. This amenity plan could be funded from development contributions going forward. While residents are happy to live in a very busy area it would make it so much more fulfilling if the heavily</p>	<p>Consideration of most appropriate settlement status for Little Island.</p> <p>Consideration of provision of high density residential development and amenities at Little Island, specifically at the former Harbour Point Golf Club with amenity development to be funded by development contributions.</p>	<p>The growth targets, settlement hierarchy and appropriate density of developments in individual settlements will be given consideration during the preparation of the draft plan. Consideration will be given to increasing the residential offering, and supporting facilities, in Little Island in the context of NPF compact growth objective and sustainable transport aims. See Population and Core Strategy, Housing Density and Placemaking, and Transport and Mobility, Volume One Section 2 of this report.</p> <p>Settlements need an appropriate provision of community facilities and services for existing and future populations. The provision of appropriate community facilities will be given consideration during the preparation of the draft plan. See Community, Volume One Section 2 of this report.</p>



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Pamela de Haas	PDP217625631	<p>industrialised area had its own amenity plan.</p> <p>This submission addresses various aspects of the Public Consultation Document :</p> <p>(1) With regard to the new plan incorporating the LAPs, submission notes that the lower level plans offered an extra level of interpretation that will now no longer be there - reference document / diagram needed showing how provisions of lowers plans are being incorporated into the new plan.</p> <p>(2) Submission notes a new more meaningful vision is needed and that "competitiveness", mentioned in the current vision is a function of commercial practices and has no place in a development plan.</p> <p>(3) Core Strategy policies need to be reality checked against biodiversity loss and climate change, given their impact on our health, wellbeing and economy.</p> <p>(4) With respect to West Cork, objectives RCI 1-1 Rural Communities and RCI 4-6 Structurally Weaker Rural Areas are central to West Cork interests. The wild and untamed aspect of West Cork's natural environment can be irrevocably changed by inappropriate development, to the detriment of local people and wider economy.</p> <p>(5) With regard to economy and employment submission notes that it is not sustainable to continue with monoculture farming methods and the loss of biodiversity that this entails or to continue with long distance single occupant commutes by car and all the cumulative emissions this entails. There is therefore an imperative to aggressively promote alternative means of income from the natural environment, be it human intensive farming and horticulture, environmental restoration, eco-tourism</p>	<p>Concern that amalgamation of LAPS and CDP will lead to a loss of detail /policies for the smaller settlements.</p> <p>More meaningful vision needed for the county. Competitiveness is a function of commercial practices and has no place in a development plan.</p> <p>Core strategy needs to address climate change and biodiversity loss.</p> <p>Natural environment of West Cork needs to be protected from inappropriate development and supported as a resource for generating a sustainable income in harmony with the environment.</p> <p>Parts of west Cork scarred by too many wind farm developments. Sustainability of Cork producing more energy than it needs.</p>	<p>As part of the review and consolidation of the plan it is intended to streamline it and avoid repetition. All relevant information will be retained.</p> <p>A new vision will be developed as part of the preparation of the new plan.</p> <p>Climate change and biodiversity loss are acknowledged as important issues facing the county. The Core Strategy will be prepared taking account of all relevant statutory, guideline and policy requirements.</p> <p>The County Development Plan seeks to promote the sustainable development of the entire county.</p> <p>These issues need to be considered as part of the update of the Wind Energy Strategy for the county.</p>



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		<p>and community support services. Buy local, live local and support local.</p> <p>(6) With regard to infrastructure submission notes that the area of West Cork near Dunmanway is scarred by wind farms to the detriment of anyone trying to establish an eco tourism project and questions of the sustainability of Cork producing more energy than it needs to supply other energy hungry areas or developments such as data centres. turning Cork into the car battery of Ireland.</p> <p>(7 ) Marked increase in flash flooding of the River Lee since the straightening and dredging of the Toon River Channel is having detrimental impacts on the Gearagh. A whole catchment approaching to managing flood waters through managing soil, wetlands, woodlands and flood plain is needed to slow the flow of water entering a river. Better management of the entire River Lee Catchment is needed.</p>	<p>Need for more natural / catchment approach to managing flood risk.</p>	<p>The Councils approach to flood risk management will be reviewed as part of the preparation of the Draft Plan.</p>
Park Developments Group	PDP223196720	<p>The submission relates to strategic and local planning policy issues in Kinsale.</p> <p>It recommends a strong population growth target for Kinsale to reflect its status as a Ring Town including an appropriate allocation of the percentage of residential units to be delivered on infill / brownfield lands, having regard to the Urban Capacity Strategy and challenges of bringing such sites / units forward.</p> <p>It goes to state that in calculating the zoned land requirement for Kinsale town, it is submitted that the forthcoming development plan should use the baseline established by the UCS of 190 units in the built-up area, discounted to take account of constraints to the development of some of these units. In the absence of</p>	<p>It recommends a strong population growth target for Kinsale to reflect its status as a Ring Town including an appropriate allocation of the percentage of residential units to be delivered on infill / brownfield lands, having regard to the Urban Capacity Strategy and challenges of bringing such sites / units forward.</p> <p>It recommends prioritising residential lands within the forthcoming development plan that are deliverable, accessible and consolidate existing and approved development.</p>	<p>This issue is noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2 Population and Core Strategy, Housing Density and Placemaking.</p>



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		<p>incentives and initiatives to bring infill / brownfield units forward, it is submitted that a maximum of 50% of the identified potential capacity should be assumed to be deliverable during the lifetime of the forthcoming development plan (approximately 95 units).</p> <p>The deliverability of infill / brownfield units should be kept under review for the duration of the development plan to ensure that no shortage of land supply occurs because of an over-reliance on such sites.</p> <p>It recommends prioritising the residential lands within the forthcoming development plan that are deliverable, accessible and consolidate existing and approved development.</p>		
Passage West and Glenbrook Residents Group	PDP223507437	<p>This submission is in regard to the proposal to bring the greenway through Passage West, Glenbrook, and Monkstown. It states there are numerous pinch points which make this both prohibitive and dangerous, and states they have photographic and video evidence to prove it. It states local Councillors and their constituents have voiced their concerns over the viability of a greenway through Passage West.</p> <p>The submission defines the term Greenway and Cycle Route as defined in the "Greenways and Cycle Routes Ancillary Infrastructure Guidelines" by the Department of Transport, Tourism and Sport's. The submissions then goes on to state reasons why the proposed Greenway would be dangerous and inappropriate, listing reason such as the R610 is a busy commuter route with numerous bus services using the roadway, the congestion</p>	<p>Regarding issues with the proposed Greenway through Passage West, Glenbrook and Monkstown</p> <p>States restrictive roadways in Passage West, Glenbrook and Monkstown.</p>	<p>The issues raised in this submission are noted.</p> <p>See also Transport and Mobility, Volume One Section 2 of this report.</p>



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		<p>in the long and narrow town centre and roadways in Passage West, the entrance/exit to the cross-river ferry is a very dangerous pinch point as the ferry accommodates a very large amount of cross-river traffic, the footpath from Glenbrook through Monkstown is a designated Sli na Slainte walking trail which currently struggles with the level of users, the costs of implementing a greenway, and others. With regards to previously proposed boardwalks it states that the tidal and wind conditions from Monkstown to Strawhall would render this proposal an uncomfortable and dangerous solution.</p> <p>The submission suggests the Planning Department facilitate the Lee to Sea project by incorporating it into the new section of N28. This would link the City end with Carrigaline, and it would also make the journey from City to Carrigaline 10KM shorter, and would be to the benefit of cycling commuters from the high-density population of Carrigaline as it would avoid them from having to divert 10km each way on the route to work on the proposed Passage West link. It states this greenway would link up directly with Carrigaline and onto Crosshaven, and that the greenway in Passage West can be used by commuting cyclists and leisure cyclists to access the City, Mahon, and Blackrock.</p>	<p>With regards to previously proposed boardwalks it states that the tidal and wind conditions from Monkstown to Strawhall would render this proposal an uncomfortable and dangerous solution.</p> <p>Suggests the Planning Department facilitate the Lee to Sea project by incorporating it into the new section of N28.</p>	
Pat Mulcahy	PDP211530628	<p>This submission raises a number of issues in relation to Rockchapel and in relation to villages in general as follows:</p> <ul style="list-style-type: none"> <li>• Rezoning to allow inward investment and growth should be encouraged in Rockchapel as an influx of development would benefit the local economy</li> <li>• Flexibility should be provided in villages to facilitate low</li> </ul>	<p>Rezoning should be encouraged to facilitate inward investment in villages.</p> <p>Villages should facilitate low density housing/small scale development.</p>	<p>The issues raised are noted and will be given further consideration in the drafting of the Plan.</p>



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		density housing <ul style="list-style-type: none"> <li>• Importance of having a mix of old and young people in the village of Rockchapel</li> <li>• Village centre living at a small scale could be encouraged as part of the plan</li> <li>• Main priority for Rockchapel should be a measured repopulation of the village allowing local business to take advantage of this target market</li> </ul>		
Pat O'Conor	PDP222947630	This submission raises the issue of decline of small urban settlements within the county and requests a comprehensive review of the established settlement boundaries of same as part of a new overall strategy to reverse these trends. It requests that such a review should identify appropriate opportunities for the appropriate expansion of these settlements and not just retain those opportunities that have formed part of a succession of previous plans without yet being realised.	Decline of villages. Dispersed population growth. Need for targeting of population growth in towns and villages as an alternative to one-off housing. Need for review of settlement boundaries.	The settlement hierarchy and the appropriate level of growth in individual settlements will be given consideration during the preparation of the Core Strategy of the draft plan in alignment with NPF objectives. See Population and Core Strategy, Volume One Section 2 of this report.
Patricia Moran	PDP225085162	This submission regards the upgrade of the Mountain Road to form part of the Relief Road, and sets out reasons why this should be reconsidered.  Design of Relief Road: It compares the proposed infrastructural development to the development of the already constructed sections of the Southern Relief Road as it would be carrying the same amount of traffic and states that the proposed upgrade of Mountain road should be designed to the same standard and provide a road which is acceptable to pedestrian and traffic safety aspects.	The submission outlined reasons why the upgrade of Mountain Road to form part of the Relief Road around Carrigaline should be reconsidered in the new Cork County Development Plan.	The issues raised in this submission will be considered in the drafting of the Plan. The preparation of the Carrigaline TPREP will consider road and this work will inform plan review.



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		<p><b>Traffic Safety:</b> It states the proposed route includes the frontage of private houses with direct vehicular access onto both the R611 and Mountain Road, which is undesirable and has been avoided on the constructed sections of the Relief Road to date. It notes there is significant pedestrian use of the Mountain Road both by residents to access the bus route and shops and by the larger community as an amenity walk, and states the safety of pedestrians would be compromised by the increased traffic volume and increased turning movements through the proposed major road junction.</p> <p><b>Environmental Impact:</b> It highlights that there are numerous mature trees on both sides of the Mountain Road, and the natural hedgerows are intact over a significant length of the road frontage (preserved by Planning Conditions in some cases). It states the proposed widening of the road is of such a scale that none of these are likely to survive. It notes the replacement by paved surfaces will dramatically increase the storm water runoff, and the (limited) existing roadside ditches currently discharge to a small stream which occasionally floods. It states this will be exacerbated by the proposed construction and in conflict with the objective in LAS – 01 to maintain local areas of biodiversity.</p> <p><b>Impact on Amenity:</b> It states the Mountain Road is used as an amenity walk by the larger community, particularly during the recent pandemic Lock Down. It notes there is a specific proposal in the Local Area Plan to connect an amenity walk (CL-U-08) to the Mountain Road, and states the value of the road and the proposed walkway as</p>		



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		<p>amenities would be diminished by the destruction of the natural environment on the Mountain Road.</p> <p>Construction Costs: It states the existing structural condition of the Mountain Road is insufficient to withstand the proposed increase in traffic volumes and subsidence is visible in several places. It notes with the exception of that portion fronting onto Wrenville housing estate, there is no surface water drainage apart from some unmaintained ditches and ponding is evident after rain. It notes at present there is no alternative access to the houses and farms along the Mountain Road so closing the road to allow construction is not an option without a diversion route suitable for residents, agricultural users and emergency vehicles.</p> <p>Funding: It states the construction cost of the proposed road would be significantly higher than a similar road constructed through a green field site. The impact of potential land/houses acquisitions, and the appropriate accommodation works would also prolong the design and procurement of a construction contract. It states the funding for the construction of the proposed Link Road will be directly by the County Council and is unlikely that such a substantial project would be funded prior to final decisions on the Western Relief Road.</p> <p>Alternative Routes: It proposes an alternative is to route the Link along the Forest Road (L2493) to its intersection with the proposed Western Relief Road, as the Forest Road is a larger road and has fewer residential access points compared to Mountain Road. It states traffic</p>	<p>Submission suggests an alternative route for the proposed Relief Road around Carrigaline.</p>	



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		diversion is also possible to facilitate road works.		
Patricia O'Flaherty	PDP223296875	Submission requests that Cork County Council take the loss of biodiversity and climate change seriously and place these as priorities for the new plan. Some initiatives could include ceasing the use of pesticides and reduction in grass cutting. These actions can make an enormous difference to the life of plants, insect and invertebrates. The regulation with regard to hedge cutting should be more strictly enforced.	<p>Climate change/loss of biodiversity should be priorities of the plan.</p> <p>Support environmentally friendly maintenance measures which enhance biodiversity.</p> <p>Adequate enforcement of environment regulations e.g. hedge cutting is required.</p>	<p>Climate change, and mitigation and adaption measures will be a key consideration of the draft County Development Plan. See Climate Change Volume One Section 2 of this report where this is discussed in more detail.</p> <p>The draft County Development Plan will seek to protect and enhance biodiversity. See Biodiversity Volume One Section 2 of this report where this is discussed in more detail.</p> <p>Other issues raised in this submission are noted and will be considered in preparation of the draft plan where appropriate.</p>
Patrick and Gillian O Donovan	PDP223370304	Owenahincha – Tourist Facilities & Accommodation This submission discusses the role of Owenahincha village and the need for a stronger approach to tourism development along the Wild Atlantic way. This rationale is supported with reference to the National Planning Framework and RSES which propose the leveraging of opportunities from the Wild Atlantic Way and the need for a flourishing tourism industry to support Ireland's economic wellbeing. The submission considers that there is potential to provide additional recreational and	<p>Requests stronger approach to Tourism development along the Wild Atlantic Way</p> <p>Considers that there is potential to provide additional recreational and tourism uses along the coastal setting of Owenahincha such as water based activities, glamping, and camping and caravan parks</p> <p>Requests strengthening of objective CS 3-2 to</p>	It is intended that the issues raised in this submission will be addressed where appropriate as part of the Review of the County Development Plan. See Volume One Section 2 Tourism of this report. Requirements for further tourist facilities and accommodation will be considered at a settlement level



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		<p>tourism uses along the coastal setting of Owenahincha, to attract tourists to avail of facilities such as water based activities, glamping, and camping and caravan parks. It is argued that this also has the potential to service nearby schools such as in Bandon and wider area providing water based sports accessible to all. The strengthening of objective CS 3-2 is requested in this regard to allow a more positive approach to development in proximity to beaches, and requests the promotion of Owenahincha as a tourism hub along the Wild Atlantic Way.</p>	<p>provide a more positive approach to development in proximity to beaches, and requests the promotion of Owenahincha as a tourism hub along the Wild Atlantic Way.</p>	<p>as part of the Review of the County Development Plan.</p>
Patrick Broderick	PDP225076386	<p>The submission is in relation to the location and provision of nursing homes generally.</p> <p>It states the approximate size of a site for any modern nursing home is approximately 8 acres. It notes this size of site is rarely or never available in or around villages or towns, as is envisioned in the current development plan. It states available sites of this size will nearly always be outside of these rural villages or local towns, but seldom within them.</p> <p>It states we are faced with an ever aging population and that it is a shame if the attainment of planning permission for nursing homes on sites outside the town/village centre by willing developers are prohibited. It states current government and health care policy would suggest that nationally we are in need of these types of facilities to provide step down beds and relieve hospital overcrowding generally and provide a home away from home care for an aging and recovering population.</p> <p>It suggests that the current development plan be updated</p>	<p>Regards the provision and location of nursing homes.</p> <p>Requests the current County Development Plan be updated to reflect the lack of locations/opportunities within town/village centres for nursing homes and allow for out of centre development.</p>	<p>The issues raised are noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2-Population and Core Strategy, Housing Density and Placemaking, Community.</p> <p>It is intended to consider these issues in the Planning For Ageing section of the draft plan.</p>



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		<p>to reflect this requirement or few or none of these nursing homes can be developed.</p> <p>This submission states Planners should look at the location of nursing homes facilities and not insist they be situated in towns and villages, as it is difficult to obtain the amount of land needed to provide a modern nursing home in line with meeting current and future needs of the health sector within these locations in keeping with the County Development Plan.</p>	<p>States Planners should look at the location of nursing homes facilities and not insist they be situated in towns and villages.</p>	
Patrick Coughlan	PDP223262208	<p>The purpose of this submission is to seek the following strategic policy objectives for Carrigaline:</p> <ul style="list-style-type: none"> <li>• Optimising the strengths of Carrigaline to reflect its status as an important Metropolitan Town</li> <li>• Promote sites that have existing infrastructure connections that will facilitate the growth targets of Carrigaline.</li> </ul> <p>The submission outlines a context for Carrigaline outlining its role as a Metropolitan Town, strong village character, its importance as a residential alternative to Cork City and Environs, the strong public transport service connecting to Carrigaline, and its proximity to Ringaskiddy which is designated a Strategic Employment Area.</p> <p>The submission discussed Carrigaline's role from a high level documentation perspective, referencing the National Planning Framework (NPF), Regional Spatial and Economic Strategy for the Southern Region (RSES), Cork County Development Plan 2014 (CDP), and Cork Metropolitan Area Transport Strategy (CMATS). For example, according to the National Development Plan</p>	<p>Requests the following strategic policy objectives for Carrigaline:</p> <ul style="list-style-type: none"> <li>• Optimising the strengths of Carrigaline to reflect its status as an important Metropolitan Town</li> <li>• Promote sites that have existing infrastructure connections that will facilitate the growth targets of Carrigaline.</li> </ul> <p>The proposal is aligned with high level documentation, such as the National Planning Framework.</p>	<p>The issues raised are noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2-Population and Core Strategy, Housing Density and Placemaking, Water Services, Transport and Mobility.</p>



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		<p>Cork is expected to increase population by 125,000 by 2040, with a significant portion required in Metropolitan Towns. This will require the provision of additional housing. The NPF and RSES consider that the key to achieving the ambitious housing targets is through compact growth, which focuses on the prioritisation of housing developments in locations within and contiguous to existing urban footprints where it can be served by public transport, walking and cycling.</p> <p>It states the population of Carrigaline has encountered rapid population growth over the past number of years and that within the CDP 2014 the core strategy for the County included a very modest population for Carrigaline, particularly in comparison to Midleton and Carrigtwohill. It states this imbalance needs to be addressed in the forthcoming CDP as Carrigaline does not have the significant infrastructural bottlenecks that other towns have. It states an increase in growth allocation for Carrigaline in the forthcoming plan would be consistent with services outlined in CMATS, and the completion of the M28.</p> <p>It states if Carrigaline is to deliver on its strategic function as a Metropolitan Town, driving growth at a sub-regional level, the strategic planning policy context must support viable mixed-use and housing development during the lifetime of the forthcoming Development Plan.</p> <p>It is submitted that in the zoning of lands in the forthcoming development plan, priority should be given to lands where there is established accessibility relative to</p>	<p>Requests Carrigaline be given an appropriate population growth target in the forthcoming County Development Plan.</p> <p>Notes the strategic planning policy context must support viable mixed-use and housing development during the lifetime of the forthcoming Development Plan.</p> <p>Notes in the zoning of lands priority should be given to lands where there is established accessibility relative to the town centre and</p>	



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		<p>the town centre and local amenities.</p> <p>The submission states there is an inherent need for flexibility in land supply to avoid market constraints and to ensure sufficient housing units are delivered to the market. The submission outlines a trend towards an assisted living model which are generally for higher dependency residents and need to be clustered and/or located closer to services/facilities. It outlines a model of intergenerational care, which promotes a positive synergy between two age groups as a potential strategy for development in Carrigaline. It states the new Development Plan should focus on the provision of independent living units which would achieve the Councils strategic objectives to deliver multi-generational housing developments within existing communities and can be integrated better into housing development.</p> <p>It is identified within the RSES document, Carrigaline is a key settlement within the Southern Region and within the Cork MASP area and it will play a key role within the largest and most important MASP area of the region. The submission states Carrigaline will continue to be a key residential, employment and service centre within Metropolitan Cork contributing to the sustainable development of the region.</p>	<p>local amenities</p> <p>States there is an inherent need for flexibility in land supply to avoid market constraints and to ensure sufficient housing units are delivered to the market.</p> <p>States the new Development Plan should focus on the provision of independent living units which would achieve the Councils strategic objectives to deliver multi-generational housing developments within existing communities and can be integrated better into housing development.</p>	
Patrick Murphy	PDP225449707	<p>This submission refers to an objection to the proposed wind farm on Musher Mountain. The submission is of relevance to the energy chapter in the plan and the Wind Energy Strategy. The submission is highlighting the lack of consultation with the developer and local community for the proposed project. The submission notes that Musher</p>	<p>Objecting to wind farm proposal on Musher Mountain.</p> <p>Concerns over biodiversity.</p> <p>The need for other sources of renewable</p>	<p>This is a matter for development management. With regards to the broader issues around on shore wind energy these issues will be considered as part of the</p>



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		<p>Mountain is very popular for many tourists and there will be a major impact on the tourism industry if the project goes ahead. The submissions seeks to mention that the Mushera Mountain is a breeding ground for the Sky Lark which has been in serious decline in recent years. Submission notes it is also an area of great archaeological importance in Europe which will be greatly impacted by any wind farm developments. Submission is seeking for other sources of renewable energy to be used rather than onshore wind in order to protect mountain regions in Cork and proposes to locate wind farms in more remote areas where there will be less disturbances and eye sores. The submission is noting that Ireland has the greatest potential for Wind Energy in the world.</p>	<p>energy to be used rather than onshore wind in order to protect mountain regions in Cork and proposes to locate wind farms in more remote areas where there will be less disturbances and eye sores.</p>	<p>update of the Wind Energy Strategy for the county.</p> <p>Cork County Council recognises the need for other forms of onshore and offshore renewable energy.</p>
Patrick O'Brien	PDP223640814	<p>The submission sets out a number of strategic issues with reference to Inishannon:                      Provide stronger population projections to reflect the NPF and RSES and the very significant investment in infrastructure within the village in Inishannon;                      Provide a less restrictive approach to the scale of development for Key Villages;                      Ensuring there is a sufficient supply of housing lands in Inishannon;                      Prioritise residential lands within the forthcoming development plan that are deliverable, accessible and consolidate existing and approved development.</p>	<p>It advocates stronger population targets in Inishannon to reflect the NPF and RSES and the very significant investment in infrastructure within the village in Inishannon;                      It requests that a less restrictive approach to the scale of development for Key Villages and the Plan Review ensures there is a sufficient supply of residential lands in Inishannon and accordingly prioritise residential lands that are deliverable, accessible and consolidate existing and approved development.</p>	<p>This issue will be addressed at a settlement level as part of the review of the County Development Plan.</p>
Patrick Reidy	PDP223795767	<p>This submission requests that alternative housing options similar to the existing Town Green Belt policy objective GB 1-2 be provided in rural locations, proximate to existing settlements, to provide serviced sites which would offer an alternative to the building of one off houses in the countryside. The submission specifically</p>	<p>Use of GB1-2 type policies in rural areas to facilitate alternative housing options, such as serviced sites in rural locations, proximate to existing villages like Killeagh.</p>	<p>This issue is noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2 Rural Housing.</p>



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		refers to the 'key village' of Killeagh.		
Paul O'Sullivan	PDP223105987	The submission refers to open space zonings as restrictive to the development or intensification of existing properties within the zoning.	The submission refers to open space zonings as restrictive to the development or intensification of existing properties within the zoning.	These issues will be considered as part of the Review of the County Plan.
Paul O'Shea	PDP223529366	<p>This submission relates to existing industrial uses in Greenbelt areas and refers in particular to objective RCI 5-6: Long Established Uses in the Greenbelt. Submission argues that the current policy / objective of the County Development Plan is not strong enough to support the expansion of existing industrial uses in greenbelt areas.</p> <p>Submission therefore seeks a revision of policy / objectives in relation to long established uses in greenbelt areas that places more positive emphasis on the appropriateness of the expansion of such uses.</p> <p>Submission requests that the new Plan identify sufficient lands to support the industrial / employment needs of Fermoy and takes a positive and flexible approach to the development of available lands in the area, while according to the principles of the NPF and RSES with regard to deliverability, accessibility, and the optimisation of existing infrastructure.</p>	<p>Need to review objective RCI 5-6: Long Established Uses in the Greenbelt in the context of the support it offers long established uses that wish to expand.</p> <p>Does Fermoy have sufficient land available to meet the need for industry / business / employment uses?</p>	The issues raised in this submission will be considered in the context of the review of Greenbelt Policy (Rural Housing Chapter) and the Fermoy settlement section of the Draft Plan.
Pauline Bennett	PDP223596486	Submission recommends that the County Development Plan identify and map the most suitable and feasible route for the Lee to Sea Greenway; support and safeguard the greenway in 2 phases - phase 1, Passage West to Crosshaven, and, Phase 2, Inniscarra Dam to Ballincollig Regional Park; and create an action plan for phasing, funding and associated delivery. It references support for	Seeks delivery of Lee to Sea Greenway referenced in CMATS.	See discussion of this issue in Transport and Mobility Volume One Section 2 of this report.



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		the greenway in CMATS.		
Peigi O'Mahony	PDP220648096	<p>Submits that the recent growth rate in Watergrasshill has been significant, particularly between 2006 and 2011, and raises a concern that there are limited opportunities for further residential development in Watergrasshill to meet future demand for housing. It references policies relating to Key Villages in the 2017 Fermoy MD LAP and relating to business development in the 2014 County Development Plan. It references growth targets for Cork in the NPF and the RSES as well as objectives for settlements generally contained in the NPF and the RSES. It seeks a flexible approach to the development of undeveloped zoned sites within the existing settlement boundary stating that, sequentially, it is preferable to maximise the prospects of existing zoned sites being developed before extending the village boundary.</p>	<p>Seeks flexible approach to development of zoned sites.</p> <p>Raises the issue of the appropriate future growth target for Key Villages, specifically Watergrasshill, and availability of sufficient land to meet growth.</p> <p>Seeks flexible zoning.</p>	<p>The settlement hierarchy and the appropriate level of growth in individual settlements will be given consideration during the preparation of the Core Strategy of the draft plan in alignment with NPF objectives. See Population and Core Strategy Volume One Section 2 of this report.</p> <p>Land use zoning categories and the appropriate uses within each will be considered in the preparation of the Draft Plan in order to promote the orderly, sustainable development of all lands within the County</p>
Peppard Investments Ltd.	PDP223537500	<p>The submission agrees with placing a high priority on viability in the future Plan. Also important is the capacity of developers and bring forward – in a timely and cost effective way - the kind of development that the town needs. It is no longer appropriate simply to prepare land zoning maps and hope that some development will occur there during the life of the development plan.</p> <p>Given the new urgency for prioritising the town centre, learning from the urban capacity study and redeveloping previously used land and buildings, any new 'green field' lands must have a strategic purpose that meets clearly identified needs and is geared towards sustainability,</p>	<p>The issue of viability is raised as a high priority in delivering future development.</p> <p>The new focus on town centre lands together with lessons learnt from the urban mean greenfield sites must have a strategic purpose that meet sustainability goals and promote liveability and well connected settlements.</p>	<p>The issues raised are noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2- Population and Core Strategy, Housing Density and Placemaking, Employment.</p>



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		<p>liveability and a well-connected settlement.</p> <p>Housing and employment are clear priorities for Ring Towns like Kinsale. It states the planning principles and population figures in the issues paper suggest that housing needs must be met both in terms of scale (numbers of units) and types (tenures and mix). The submission is aware of how the proportion of older people in the population profile is increasing and how facilities to meet their needs (including housing, nursing homes and step down facilities) should be located where they can be part of the wider community. This is in line with current County Development Plan policies, the principles of 'aging in place' and the sustainability of integrated neighbourhoods. Good planning principles also suggest that new mixed use areas such as this should be at locations that have easy access to the town and to a range of community services and infrastructure.</p> <p>In terms of how a new mixed housing development including nursing home with step down living units can be delivered here, it is the submitters intention to develop a master plan for the lands identified in the submission (through consultation with the Council) and to apply for planning permission for an integrated project.</p>	<p>Housing employment are priorities in Ring Towns, like Kinsale. Housing priorities in the Plan Review need to consider targets, tenure mix and the demographic profile of settlements so people can "age in place". Mixed use areas can facilitate this and should be located close to the town centre and existing services.</p> <p>The submission plans to prepare a masterplan for lands on Kinsale for a new mixed housing scheme, including step down living facilities.</p>	
Peter and Catherine O'Shea	PDP221269473	<p>Settlement: Dripsey</p> <p>This submission highlights the ongoing difficulties involved in the proper planning and development of the 95 villages and 88 village nuclei within Cork County during the lifetime of both the current, 2014, County Development Plan and the current, 2017, Local Area Plan. The submission also highlights the ongoing failure to</p>	<p>Requests a comprehensive review of the established settlement boundaries as part of a new overall strategy to reverse the terminal decline of small urban settlements. It is also suggested that this review should identify appropriate opportunities for the small scale expansion of these settlements and not just</p>	<p>This issue will be addressed further at a settlement level as part of the review of the County Development Plan.</p>



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		<p>address the long standing almost terminal decline of small urban settlements within the county and request a comprehensive review of the established settlement boundaries of same as part of a new overall strategy to reverse these trends. It is also suggested that this review should identify appropriate opportunities for the small scale expansion of these settlements and not just retain those opportunities that have formed part of a succession of previous plans without yet being realised. The submission also states that in order to achieve the country's sustainable development goals, in accordance with both national and regional strategies, population growth and new residential development should be targeted within our cities, towns and villages to combat continuous sprawl into the countryside.</p>	<p>retain those opportunities that have formed part of a succession of previous plans without yet being realised.</p>	
Peter O'Meara	PDP223117196	<p>This submission relates to the strategic growth of lands for residential development within Mallow. Mallow is strategically located in terms of its location to public transport services, key infrastructure routes, access to a strong employment base; and town centre and educational services; and its growth should continue to be supported in line with its designation as a Key Town.</p> <p>It is imperative that investment is prioritised in key infrastructure to support the sustainable development of Mallow and its targeted population growth; that the forthcoming development plan recognises the suitability of lands within close proximity to key strategic connections including the railway station to promote sustainable travel led developments; and that appropriate density levels are applied to provide high quality housing developments that reflect the existing character and</p>	<p>Provide a strong population growth target for Mallow to reflect its status as a Key Town. Target of c.20,000 by 2027.</p> <p>Prioritise the delivery of key infrastructure investments in Mallow</p> <p>Prioritise the zoning of lands within the forthcoming development plan that are deliverable, accessible, form a natural extension of towns and where there is a proven willingness by the landowner to develop.</p>	<p>Mallows role as a Key Town within the Regional Spatial and Economic Strategy (RSES) for the Southern Region 2020 is recognised. The draft plan will need to set out an appropriate and realistic population growth target for Mallow over the plan period taking into account its role as a Key Town while being cognisant of the various infrastructural challenges that need to be addressed in the town. See population and core strategy. These issues will be given consideration in the drafting of</p>



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		<p>pattern of development and respond to local site conditions and residential amenity.</p> <p>It is submitted that the forthcoming development plan should:</p> <ul style="list-style-type: none"> <li>*Provide a strong population growth target for Mallow to reflect its status as a Key Town within the Southern Assembly's Regional Spatial and Economic Strategy (RSES) 2020. A population of around 19,900 by the end of 2027 would be appropriate given its key town designation and targeted infrastructure investments.</li> <li>*Prioritise the delivery of infrastructure investments that will facilitate the growth targets of Mallow as a Key Town, with specific regard to delivery of the northern relief road and improvement works to the wastewater treatment plant.</li> <li>*Prioritise the zoning of lands to deliver housing units close to public transport hubs (Mallow Railway Station) and with established accessibility to promote compact and sustainable growth.</li> <li>*Prioritise the zoning of lands within the forthcoming development plan that are deliverable, accessible, form a natural extension of Mallow and where there is a proven willingness by the landowner to develop. Lands with easy pedestrian and cycling links to Mallow town centre should be prioritised.</li> <li>*Apply residential density levels appropriate to the urban development pattern and market viability for Mallow. Density levels of 35 or more units to the hectare would be appropriate for the town centre, while density range of 25-35 units per hectare would be more appropriate for other parts of the town.</li> </ul>	<p>Apply residential density levels appropriate to the urban development pattern and market viability</p> <p>Provide sufficient headroom in zoned lands.</p> <p>Review site-specific requirements to provide additional nursing homes in Mallow, due to an existing sufficient supply in the market.</p>	<p>the Plan. See Volume One, Section 2-Population and Core Strategy and Housing Density and Placemaking.</p> <p>This is a Mallow specific issue and will be given further consideration in the drafting of the Plan.</p>



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		<p>*Provide sufficient headroom in zoned lands to ensure that no shortage in supply arises during the lifetime of the development plan and, in assessing the availability of zoned lands, ensure that calculations are based on net and not gross areas as a significant amount of existing zoned lands are not developable for housing for a variety of reasons.</p> <p>Review site-specific requirements to provide additional nursing homes in Mallow, due to an existing sufficient supply in the market. As an alternative, an objective should be provided for nursing homes to be open to consideration on lands zoned for residential use, subject to their planning merits.</p>		
Pike Construction Ltd	PDP223773233	<p>Clonakilty This submission requests that the County Development Plan identifies and prioritises the necessary footpath and infrastructure upgrades required to meet the future growth targets throughout the county. The submission references the vision &amp; growth targets for Clonakilty as set out in the current CDP. It argues that some 250 housing units would be required annually to meet these targets. The output in the last 3 years is stated to be significantly below what is required. Their analysis of CSO Eircode routing data suggests that in 2017, 38 no. were completed, 33 no. in 2018 and 63 units in 2019. A fall in output is also expected in the current year.</p> <p>Based on the information provided in the background documents, the submission suggests that the overall Tier 1 &amp; Tier 2 yield for the West MD is significantly below the overall target of 61,620 required for the county. It states</p>	<p>Requests that the CDP identifies and prioritises the necessary footpath and infrastructure upgrades required to meet the future growth targets throughout the county.</p> <p>Highlights that 250 housing units would be required annually to meet the growth targets for Clonakilty. The output in the last 3 years is stated to be significantly below what is required.</p> <p>Tier 1 &amp; Tier 2 yield for the West MD is significantly below the overall target of 61,620 required for the county.</p> <p>Infrastructural constraints need to identified and addressed.</p>	<p>The Draft Plan Core Strategy will set out a settlement hierarchy for the county tailored to reflect NPF and RSES. Clonakilty is designated as a Key Town in the settlement typology. It is intended that the draft plan will formulate policies to build on its inherent strengths, whilst protecting and enhancing the natural environment of Clonakilty Bay, and while acknowledging the significant water services constraints currently impacting on the town.</p> <p>Having regard to the above, the draft plan core strategy will</p>



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		<p>that if towns like Clonakilty are to meet these ambitious population targets, infrastructural constraints need to be identified and addressed by Cork County Council, this is expected in the Draft County Plan.</p> <p>Furthermore, it suggests that an objective should be included to incorporate into the Development Contributions Scheme the cost of funding such infrastructure.</p>	<p>Highlights the need for an objective to incorporate the cost of funding such infrastructure into the Development Contributions Scheme.</p>	<p>determine the quantum of appropriate population growth for the town.</p>
PJ Buckley	PDP223179604	<p>This submission outlines how Grenagh can accommodate future growth in line with National and Regional Planning Objectives to deliver compact growth and population uplift. The submission supports the approach set out in Background Documents to strengthen and support the renewal of our existing settlements rather than the continual expansion and sprawl of settlements and development into the countryside; the need to address vacancy and underutilisation of the building stock of our towns and villages and accommodate at least 30% of all new housing within the existing built up footprint of our towns and villages; and the need to reduce the need to travel and promote sustainable travel options like walking, cycling or public transport where available.</p> <p>It also supports the revised approach to density considerations set out in Background Document No. 4 where it is noted: Consideration could also be given to prioritising the redevelopment of central brownfield sites and backland development which link to the core as an essential part of the sequencing of future development. These can help create new streets or urban quarters within our settlement network, improving the overall</p>	<p>Priority needs to be given to compact growth and utilising existing central brownfield and backland sites in our towns and villages improving vitality and attractiveness of our settlements.</p>	<p>In accordance with national policy, the CDP will contain objectives to prioritise development within the existing built footprint of the settlement and objectives to promote the revitalisation of town and village centres. See Volume One, Section 2 Housing Density and Placemaking.</p>



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		<p>vitality and attractiveness of our settlements.</p> <p>The submission concurs with Section 5.1.5 of Background Document 4 which sets out a summary of the main issues to be addressed in the forthcoming County Development Plan, where it is noted that a proactive approach to prioritising urban infill/ brownfield land/ opportunity sites across the network and hierarchy of settlements is needed.</p>		
Port of Cork Company	PDP223874803	<p>Outlines that Cork Port is categorised as Core-Port under the Trans-European Transport Network (TEN-T) and a Port of National Significance (Tier 1) under National Ports Policy. TEN-T policy requires the implementation and development of a European-wide network of maritime shipping routes and ports, together with facilitative connecting infrastructure such as railway lines, roads etc. together with adequate dock-side and land based facilities that support the port activities.</p> <p>The submission aims to emphasise the critical role of Cork Port in terms of influencing and enabling the spatial pattern of the development of the Cork Region and supporting economic and employment growth locally and nationally.</p> <p>In this context it sets out proposals under a number of headings as follows: Context:</p> <ul style="list-style-type: none"> <li>Continued recognition of Cork Port, as a Tier 1 / Core - Port, as critical in terms of facilitating and influencing the spatial pattern of development and supporting future economic stimulus and employment growth of Cork and the Southern Region</li> </ul>	<p>Seeks recognition of Cork Port, as a Tier 1 / Core -Port, as critical in terms of facilitating and influencing the spatial pattern of development and supporting future economic stimulus and employment growth of Cork and the Southern Region</p> <p>The CDP must ensure that the objectives of national (NPF) and regional (RSES) and metropolitan (M ASP) plans together with the National Marine Planning Framework (NMPPF) can be met.</p> <p>Seeks support for the Port of Cork Strategic Development Plan</p> <p>Need to provide key infrastructure investment that are integrated with the wider regional and national transportation and road networks to cater for the movement of people and goods, and serve the expanding port facilities in the lower harbour</p>	<p>The Strategic Role of the Port of Cork is recognised and the County Development Plan will support this in line with Southern RSES RPO 143 and MASP policy objective 13 which is specific to the Port of Cork.</p>



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		<ul style="list-style-type: none"> <li>• Strong emphasis in planning policies and objectives of the CDP to ensure that the objectives of national (NPF) and regional (RSES) and metropolitan (M ASP) plans together with the National Marine Planning Framework (NMPF) can be met</li> </ul> <p>PoCC Strategic Development Plan</p> <ul style="list-style-type: none"> <li>• Continue to support key interventions and capital infrastructure projects that would facilitate the port in moving to the Lower Cork Harbour in order to utilise the natural deeper water</li> <li>• integrate land and marine planning through: Blueprint to Deliver Sustainable Port and City growth Transport Connectivity Priorities</li> <li>• Focus on phasing and funding of key infrastructure investment that are integrated with the wider regional and national transportation and road networks to cater for the movement of people and goods, and serve the expanding port facilities in the lower harbour</li> </ul> <p>Protection of Port Uses</p> <ul style="list-style-type: none"> <li>• Provide certainty in terms of what needs to be considered with regard to economic and (or) operational impact upon current activity and future opportunity for expansion of port and harbour activities: - planning applications proximate to PoC must demonstrate consideration of the National Ports Policy and the SOP</li> <li>• Proposals within ports limits, beside or in the vicinity of ports and/or that impact upon the main routes of significance to a port must demonstrate within applications that they have: been informed by consultation at pre- application stage or earlier with</li> </ul>	<p>Protection of Port Uses must be considered, particularly as part of proposals, or assessment of proposals, for development.</p> <p>Consideration of locations appropriate for Seveso activities.</p> <p>Consideration of the role of Cork Harbour in meeting energy demands and requirement for new port infrastructure projects.</p> <p>Support marine tourism.</p> <p>Consideration of national road upgrades, the Habitats Directives, and IROPI</p> <p>Seeks recognition of the redevelopment potential of Bantry and Bantry Bay, potential for economic and population growth, and potential of Bantry as a Large Tier 1 port facility for future energy such as hydrogen import/ or carbon export</p> <p>Flexibility to enable Port of Cork to respond efficiently to unexpected events such as Brexit, Covid-19, new cargos, new shipping links, new and emerging trends in energy is requested.</p>	



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		<p>PoCC, and; have carried out a navigational risk assessment including an analysis of maritime traffic in the area, and have consulted DTTAS, MSO and Commissioners of Irish Lights. Applicants must continue to engage parties identified in pre-application processes as appropriate during the decision-making process</p> <ul style="list-style-type: none"> <li>• Adopt a zoning approach to promote development in key locations outlined, protect existing a future port activity as per the SOP and to include for the expansion and prioritization of port related activities on lands proximate to port and connecting infrastructure</li> <li>• Support dredging where it is appropriate to safeguard national port capacity and Ireland's international connectivity</li> </ul> <p>Energy and Climate Seveso</p> <ul style="list-style-type: none"> <li>• Outlines a clear Seveso planning policy</li> <li>• Designates locations to service Seveso activities - Seveso zoning plan</li> <li>• Explicitly outlines support for the relocation and future development of Seveso facilities - this is linked to the release of large-scale brownfield lands for regeneration [National Planning Policy Objective: key future enabler for growth of Cork City)</li> </ul> <p>Future and Renewables</p> <ul style="list-style-type: none"> <li>• Encourages further development of Cork Port as an energy hub and recognises the role that the Cork harbour region currently plays in facilitating Ireland's existing and future energy demands</li> <li>• Promote the transitioning to more renewable off -shore energies</li> </ul>		



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		<ul style="list-style-type: none"> <li>• Future energy streams will require new port facilities in deepwater which will be outlined in Port of Cork 2020 - 2050 Strategic Plan (currently in progress). Support for these new port infrastructure projects is requested.</li> </ul> <p>Marine Planning Tourism</p> <ul style="list-style-type: none"> <li>• Support maintenance and development of cruise and ferry berths at the locations outlined, particularly in the context of expansion of existing and development of new facilities that promote in-ward tourism</li> </ul> <p>Leisure In 2009, the Port of Cork set out a ' Leisure and Recreation Strategy' which outlined several key objectives for improvements and provision of amenities for water based leisure and recreation in and around Cork Harbour.</p> <p>Environment In considering the potential impact of the upgrades to the national road networks, the SEA should take due account of the fact that the extension of the national routes to serve the facilities of the Tier 1 Port is a mandatory requirement under EU Transport Directives and that the IROPI provisions of the Habitats Directives may therefore apply.</p> <p>Bantry Bay</p> <ul style="list-style-type: none"> <li>• Recognise ways in which Bantry should be reimagined and developed</li> <li>- add to the quality of place and focus on the urban / maritime interface - the Slob Area</li> <li>- possible recreation, amenity and tourism uses that can</li> </ul>		



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		<p>be developed on the edges of the sea/ harbour</p> <ul style="list-style-type: none"> <li>- enhance, enable the further development of boating facilities for recreation and leisure uses</li> <li>- enhance the town itself including the reimaging of the town square and public realm</li> <li>• Promote the phasing and funding possibilities for initiatives that would promote the development of employment and economic growth, tourism and housing projects</li> <li>• Recognise that any future energy such as hydrogen import/ or carbon export will require facilitation by a Large Tier 1 port and that Bantry is strategically well placed and with its history in energy has a proven track record to cater for the management of future energy demands</li> </ul> <p>Brexit</p> <p>The development plan should offer flexibility for infrastructure providers such as Port of Cork Company to cater for and efficiently respond to unexpected events such as Brexit, Covid-19, new cargos, new shipping links, new and emerging trends in energy, etc. so that Ireland, as an Island nation can have robust and resilient links to the continent and international markets.</p>		
Progressive Commercial Construction Ltd	PDP222875616	<p>This submission seeks that the Strategic Employment Location status of Little Island is retained in the new County Development Plan and that the 'existing built up area' zoning category is retained for Strategic Employment Locations to facilitate effective response to market demand and arising economic opportunities. The submission sets out relevant planning policy in the NPF, RSES, 2014 CDP and 2107 Cobh MD LAP and makes</p>	<p>Seeks retention of 'Strategic Employment Location status of Little Island' in CDP.</p> <p>Seeks retention of 'Existing Built Up Area' zoning, in particular in Strategic Employment Locations, to facilitate effective response to economic opportunities.</p>	<p>It is anticipated that Little Island's strong employment role will continue to be supported in the new plan. See Economy and Employment Volume One Section 2 of this report.</p> <p>Land use zoning and 'existing built up area' categorisation will</p>



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		reference to the Little Island Transportation Study.		be given consideration in the preparation of the new plan.
Providence Resources Plc.	PDP222771944	<p>The submission refers to a proposal to fully develop the Barryroe Gas and Oil Field within the period of the Cork County Council Development Plan 2022-2020. The submission highlights that the project will be able to deliver positive benefits for several of the “Key Challenges we face” outlined in the issues paper and are highlighted within the submission.</p> <p>The submission provides a project summary proposal highlighting how it will provide a sustainable development producing locally sourced oil, gas and energy with CO2 capture and sequestration. The Barryroe development, combined with potential conversion of existing power generation sites into generation sites with carbon capture, and the introduction of hydrogen generation sites with carbon capture, will positively contribute to the successful delivery of the Cork County Development Plan 2022-2028.</p> <p>The submission notes how Ireland currently imports 100% of its oil and 40% of its gas requirements and highlights that even though gas is required as a critical energy source in the progression to a carbon neutral country by 2050, oil will continue to be required. Submission suggests that locally produced energy is much more efficient and better for the economy than importing gas by pipeline or as LNG can use/emit between 15-30 % of the energy being imported.</p> <p>The submission gives a detailed description on the</p>	Request for the Plan to support the Barryroe Gas and oil project given its potential for carbon capture and storage, and its ability to support the move to a carbon neutral Ireland by 2050.	<p>Cork County Council recognises the need to explore different options with regard to the generation of renewable energy.</p> <p>The issues raised in this submission will be considered further in the preparation of the draft plan.</p>



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		Barryroe Gas and Oil development, Carbon Capture and Storage (CCS), Blue Hydrogen and Hynet NorthWest Project in the United Kingdom. Submission wishes to notes that the Barryroe gas and Oil Field is located close to the depleted Kinsale Energy gas fields which is being prepared for decommissioning and has potential to be used for CO2 storage. The submission wishes to highlight that Cork could become the greenest county and city in Europe by 2040 following the introduction of both carbon capture and hydrogen generation. The submission is seeking for the project to be recognized and included in the Cork County Council Development Plan for 2022 to 2028.		
Rachel Crowley	PDP223211490	The submission asks for a public amenity area to be provided for the community in part of the old Harbour Point Golf Course, Little Island.	Requests a public amenity area in part of the Old Harbour Point Golf Course.	These issues will be considered as part of the Review of the County Plan.
Reside Properties Ltd.	PDP210757042	<p>This submission outlines a number of key points for Mallow Town:</p> <ul style="list-style-type: none"> <li>• Need to underpin Mallow's key role at regional and county level and re-establish the population target of 20,000 residents</li> <li>• Mallow needs to become a walkable and cycleable town with social infrastructure in proximity to residents</li> <li>• The existing amenity areas on the banks of the River Blackwater should be upgraded and emphasised to the amenity core of the town. An additional pedestrian and cycling bridge could not only provide a vital and attractive connection, but also join amenity areas on both sides to an amenity core in the heart of the town.</li> <li>• The town centre should be extended to the south side of the river to provide a social, commercial and community core connecting into the existing town centre.</li> </ul>	<p>Opportunities for Mallow are outlined in this submission:</p> <p>Underpin Mallow's key role at regional and county level and re-establish the population target of 20,000 residents.</p> <p>Mallow needs to become a walkable and cycleable town.</p> <p>Existing amenity areas on the banks of the River Blackwater should be upgraded and emphasised to the amenity core of the town.</p> <p>Need for an additional pedestrian and cycling bridge over the Blackwater to join amenity areas.</p> <p>Town centre should be extended to the south side of the river to provide a social,</p>	<p>This submission raises a number of issues/opportunities specific to the settlement of Mallow. These will be given further consideration during the drafting of the Development Plan where appropriate.</p>



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		<p>This can provide services and facilities for a substantial population increase in the southern part of the town promoting compact growth within walking distance of residential centres.</p> <ul style="list-style-type: none"> <li>• Opportunity exists to establish new neighbourhood centres around the new core to support and service communities on the south side.</li> <li>• Opportunity to implement a network of green routes to connect amenity areas, neighbourhood centres and residential areas.</li> </ul>	<p>commercial and community core connecting into the existing town centre. Establish new neighbourhood centres around the new core to support and service communities on the south side.</p> <p>Opportunity to implement a network of green routes to connect amenity areas, neighbourhood centres and residential areas.</p>	
Residents of Carney's Cross, Ballinacurra	PDP225086768	<p>This submission relates to Ballinacurra, Midleton. The submission requests that Ballinacurra be recognized as a separate village in the County Development Plan. The submission refers to the lack of amenity in Ballinacurra and states that although a significant amount of development has taken place there over the last couple of decades there has been no infrastructure improvements or amenities provided. Ballinacurra has no school, church, playground, park, recreational facility, cycle lanes or proper footpaths.</p> <p>The submission also states that there have been a number of issues in Ballinacurra with water supply and the sewage system. The submission acknowledges that upgrades to the Lakeview roundabout have improved traffic slightly but any further development in the area would nullify any gains made by this upgrade. The submission also refers to the Mill buildings and the type of development which would be suitable on this site and suggests that a community facility such as a sports hall or playground on the site would be beneficial for the area.</p>	<p>The need to designate Ballinacurra as a village in the CDP.</p> <p>The need for infrastructure improvements and amenities in Ballinacurra.</p> <p>To provide appropriate lands uses such as a community facility on the Mill Buildings site in Ballinacurra.</p> <p>The need for flood risk areas in Ballinacurra to be dezoned or limited to low density development.</p>	<p>The future development of the Ballinacurra area will be given further consideration as part of the preparation of the Draft Plan.</p> <p>The current 2017 East Cork MD LAP recognises that additional community facilities are required in Ballinacurra in order to cater for the growing population there, including, potentially, a primary school and a playground. The provision of land for community facilities will be given further consideration at a settlement level as part of the review of the County Development Plan.</p>



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		<p>Issues are also raised in relation to flooding in the area particularly along the Bailick Road and the submission requests that any flood risk areas designated by the OPW be dezoned or limited to low density development.</p> <p>The submission lists a number of amenities and infrastructural improvements which could be achieved in the area at minimal cost.</p>		
Richard Forrest	PDP220750156	<p>This submission raises a number of issues in relation to rural villages and in particular to the village of Mogeely in East Cork. The submission focuses on the following strategic issues; - the removal of current restrictions on the number of additional dwelling units which can be developed in a village particularly where the village has strong employment and infrastructure provision.; - the promotion of live-work residential units within rural villages; - recognition that the Midleton to Youghal Greenway will be a strategic amenity and sustainable transport corridor supporting development along the corridor. In relation to Mogeely the submission suggests that the village has capacity for growth and development and requests that the current restrictions on scale of development to be accommodated in the village be removed, while acknowledging that much of the land within the village is at risk of flooding.</p>	<p>Remove current restrictions on the number of additional dwelling units which can be developed in a village.</p> <p>Promote live-work residential units within rural villages.</p> <p>Recognise the strategic importance of the Midleton to Youghal Greenway as an amenity and a sustainable transport corridor.</p> <p>The need to support development along the Greenway.</p> <p>Recognise that Mogeely has capacity for growth and development by removing current restrictions on the scale of future development in the village.</p> <p>Acknowledge that land in the village of Mogeely is at risk of flooding.</p>	<p>The issue of projected growth in settlements, and the scale of growth in villages, will be considered further as part of the preparation of the Draft Plan. See Volume One Section 2 Population and Core Strategy in this report for further discussion on these issues.</p> <p>Further consideration will be given to live - work units as part of the review of the County Development Plan.</p> <p>The draft plan will recognise the importance of Greenways as sustainable transport corridors.</p>
Richard O'Neill	PDP223760037	<p>This submission calls for certain exceptions to be made for residential development in 'transitional areas/zones' between two distinct land uses as is adopted in the Dun</p>	<p>Provide for residential development in 'transitional areas/zones' as adopted in other CDPs.</p>	<p>The issues raised are noted and will be given further consideration in the drafting of</p>



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		<p>Laoghaire Rathdown CDP. The submission points to the approach taken by other planning authorities which use a Zoning Matrix to deal with and manage certain developments which do not always fall within the land use objectives of an area and many have residential development as 'Open for Consideration' across a number of land use objectives and provided there is no perceived conflict between existing and proposed uses, favourable consideration will be given to the proposed development, subject to all other normal requirements and to the principles of the proper planning and sustainable development of the area. The submission states that this approach should be considered for the East Cork MD Local Area Plan and in particular for the town of Midleton. The submission also highlights the need for Midleton Town to grow to its full potential through the provision of additional housing in the town in line with the principles of proper planning and sustainable development.</p>	<p>Consider the use of a Zoning Matrix in the CDP to deal with and manage certain developments which do not always fall within the land use objectives of an area.</p> <p>Consider including 'Open for Consideration' across a number of land use objectives in the CDP and in particular for the town of Midleton.</p> <p>Need to provide additional housing in the town of Midleton.</p>	<p>the Plan.</p>
Roadstone Ltd.	PDP223604293	<p>This submission highlights the importance of the extractive industries to the wider economy and the need to protect the operations of working quarries and proven aggregate resources. The submission outlines the following points;</p> <ul style="list-style-type: none"> <li>- The planning authority should consider the recently published Essential Aggregates – Providing for Ireland's Needs to 2040, prepared by the Irish Concrete Federation.</li> <li>- The Cork County Development Plan Public Consultation Document does not make any reference to the extractive or mineral industries and limited reference is made to extractive industries in the Background Document for Economy and Employment.</li> <li>- The Draft Cork County Development Plan 2022 - 2028</li> </ul>	<p>The need to protect the operations of working quarries and aggregate resources.</p> <p>Consideration should be given to the document 'Essential Aggregates – Providing for Ireland's Needs to 2040'.</p> <p>The Draft Cork County Development Plan should adequately outline the economic value and significance of the aggregate and mineral sector to the local, regional and national economy.</p>	<p>The existing CDP recognises the importance of the mineral extraction and aggregate industry to the rural and wider economy of the County and that minerals are a non-renewable resource which must be managed sustainably. The issues raised in this submission will be considered further in the Economy and Employment Chapter as part of the preparation of the new plan.</p>



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		<p>plan should adequately outline the economic value and significance of the aggregates and minerals sector, emphasising the sectors significance and added value in terms of the local, regional and national economy.</p> <ul style="list-style-type: none"> <li>- The Council should have due regard to Roadstone Ltd's 21 established operations in Cork County and the value they bring to the national, regional and local economy.</li> <li>- The forthcoming CDP should ensure that the extraction of aggregate can take place in suitable locations where resources exist without undue environmental effects.</li> <li>- Ensure that future interpretation of CDP policies does not result in sterilisation of aggregate resources and does not prevent the secure long term supply of construction aggregates.</li> </ul>	<p>The need for the CDP to have due regard to Roadstone Ltd's 21 established operations in Cork County.</p> <p>That the CDP ensures the extraction of aggregate can take place in suitable locations without undue environmental effects.</p> <p>Ensure that future interpretation of CDP policies does not result in sterilisation of aggregate resources and does not prevent the secure long term supply of construction aggregates.</p>	
Rob Casey	PDP223834999	<p>This submission is a general policy submission regarding the consolidation of the development boundary for the Crosshaven and Bays Settlement.</p> <p>The submission asks the inclusions of objectives for the following in the forthcoming plan:</p> <ul style="list-style-type: none"> <li>• That the irregular fragmented Development Boundaries of the settlements of Crosshaven, Fennell's Bay, Graball Bay, Church Bay, Fountainstown and Myrtleville as currently illustrated within on the relevant land use zoning map for Crosshaven and Bays on page 133 of the Bandon Kinsale Municipal District Local Area Plan 2017, be consolidated within a single Development Boundary encompassing all of the Crosshaven and Bays Key Village. Within this context it requests that the Development Boundary of Crosshaven and Bays be consolidated to facilitate appropriate and sustainable forms of development to continue to occur within this Key Village</li> </ul>	<p>Requests single development boundary for Crosshaven and Bays settlement</p>	<p>The issues raised within this submission are noted.</p> <p>These issues will be considered as part of the Review of the County Plan.</p>



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		<p>of the settlement hierarchy of the Cork Metropolitan Area.</p> <ul style="list-style-type: none"> <li>• That an objective be included within the new Development Plan to promote the sustainable reuse of disused, redundant or obsolete farm buildings for the purpose of farm diversification, including tourism accommodation where appropriate. It states many farmyards have gone unused/ unmaintained and have begun to become derelict, which is often a huge physical and social loss to the local landscape, especially with older structures, where their dereliction can erase all traces of a family from a specific locality. They consider that encouraging the appropriate reuse of such structures rather than allowing them to become derelict and ultimately be removed from the landscape is consistent with proper planning and sustainable development of rural areas.</li> <li>• That an objective be included promoting the inclusion of appropriate on-site wastewater treatment facilities serving each new dwelling unit proposed for development within the Development Boundary of Crosshaven and Bays to facilitate the sustainable expansion of the settlement where restrictions in the availability of wastewater infrastructure may occur. It states over the longer term such dwellings can be connected to public infrastructure, serving the settlement as a whole, as and when such infrastructure is delivered based on critical mass reasoning.</li> </ul> <p>It states the disparate visions for Crosshaven and the bays area in policy documentation is a reflection of the scale of the different constituent parts of the overall Crosshaven</p>	<p>Requests to include objectives regarding of reuse of farm buildings for farm diversification and tourism.</p> <p>Requests to include objectives regarding on-site waste water treatment facilities serving new dwellings within the development boundary.</p> <p>Considers the scale of the different constituent parts of Crosshaven and Bays downplays the contribution which these</p>	



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		<p>and Bays Key Village, and that it downplays the contribution which these settlements can make as sustainable population growth in centre within the Cork Metropolitan Area. The estimated annual growth, according to the CSO, is between 6 and 8 households per annum in between 2016-2031 within Crosshaven and Bays Key Village.</p> <p>The submission suggests the following objectives be included in the forthcoming County Development Plan:</p> <ul style="list-style-type: none"> <li>• Encouraging the reuse of disused, redundant or obsolete farm buildings or farm complexes for the purposes of appropriate rural businesses or farm diversification, including tourist accommodation where appropriate.</li> <li>• Within the development boundary encourage the development of up to 286 additional dwelling units during the plan period. Additional dwelling units served by individual on- site waste-water treatment systems shall be acceptable where it can be demonstrated that such development shall not have an adverse impact on the receiving environment individually or in combination with existing or planned developments.</li> </ul>	<p>settlements can make as sustainable population growth in centre within the Cork Metropolitan Area.</p> <p>Encourages the development of up to 286 additional dwelling units during the plan period within the development boundary.</p>	
Rodney Daunt	PDP223132805	<p>Submission requests that Cork County Council would protect a number of high biodiversity and geological value sites in the Tracton Area. In particular it refers to those identified in the Goodwillie Report (1986). Extracts from this report are included in the submission which identifies the 'fossil locality' of Ringabella Point in particular as being of 'international importance'. The submission also requests protection for other sites at Barrys Head, Minane Bridge, Fountainstown, Myrtleville, Ringabella,</p>	<p>Include measures in the plan to protect important biodiversity sites (identified and surveyed) in the Tracton area of Cork. 22 sites identified in total with 7 identified as top priority.</p>	<p>The draft County Development Plan will seek to protect and enhance biodiversity. See Biodiversity Volume One Section 2 of this report.</p> <p>The details of this submission noted and will be considered in preparation of the draft plan</p>



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		Gortigrenane and other areas locally.		where appropriate.
Roger Garland, Keep Ireland Open	PDP218377346	<p>Keep Ireland Open is a voluntary organisation whose primary aim is to lobby for the legal right to reasonable access to the countryside, as is the norm in virtually all European Countries. Submission is focused on walking / cycling, public rights of way and better access to the countryside and references provisions of the current 2014 County Development Plan, development plans of other Local Authorities and the National Planning Framework. Submission is very detailed – see submission for more information. Main points are as follows:</p> <p>Plan needs an index and better formatting with sub paragraphs numbered.</p> <p>Detailed suggestions are included for changes to various objectives throughout the current plan.</p> <p>Coastal areas: Plan should include an objectives for a strategic coastal path or greenway along the entire coastline in keeping with other counties and for better access to the coast, beaches, seashore, coastal heritage and scenic landscapes. Need objectives to control parking and vehicular movements in vulnerable areas, prohibit inappropriate development that would cause damage or detract from the amenity of such areas, prohibit development of facilities for fishing or leisure /water sport development where they would detract from public access in coastal areas or the heritage / amenity of coastal areas.</p> <p>In relation to Islands, it is considered that stronger objectives are needed to support public access to the islands and to protect landscape character and heritage value of islands.</p>	<p>Plan should include an objectives for a strategic coastal path or greenway along the entire coastline</p> <p>Need objectives to control parking / vehicular movements / inappropriate development in vulnerable coastal areas.</p> <p>Stronger objectives are needed to support public access to the islands and to protect landscape character and heritage value of islands.</p> <p>Objectives are needed to control noise generating sport.</p> <p>Objectives are need to control / use of motor bikes / quads etc in upland / rough grazing areas.</p> <p>Measures needed to ensure forestry is not obtrusive in the landscape and respects heritage features.</p> <p>Objectives needed re public access for recreational purposes to all forestry and for the protection of rights of way / walking routes in forested areas.</p> <p>Plan needs to have a section on Agriculture</p>	<p>The details of this submission noted and will be considered in preparation of the draft plan where appropriate</p>



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		<p>For recreation and amenity facilities additional objectives are need to control noise generating sport where it conflicts with enjoyment of areas for informal recreation. Bylaws for control use of motor bikes and quads (except for agri purposes) and motorised paragliders in areas of rough grazing.</p> <p>Approach to forestry should distinguish between commercial (coniferous) forestry and deciduous (amenity) forestry and measures needed to ensure forestry is not obtrusive in the landscape and respects heritage features. Additional objectives needed re public access for recreational purposes to all forestry and for the protection of rights of way / walking routes in forested areas as they can otherwise be subsumed into the forest over time.</p> <p>Plan needs to have a section on Agriculture with a land use strategy for agriculture which recognises commonage and rough grazing areas as important recreational, environmental and amenity resources. Plans should recognises farmers as custodians of the natural resources of countryside and rural landscape. Plan should seek to protect rural amenities/environment / landscape etc. from adverse impacts of agricultural practices. Section on Mineral Extraction should include objectives that recognise impacts industry can have on amenities and the environment, require developments to protect rights of way etc.</p> <p>Objectives needed to manage commercial development in the countryside - should only be permitted where the</p>	<p>with a land use strategy for agriculture which recognises commonage and rough grazing areas as important recreational, environmental and amenity resources</p> <p>Objectives on Mineral Extraction should include objectives that recognise impacts industry can have on amenities and the environment, require developments to protect rights of way etc</p> <p>needed to manage commercial development in the countryside - should only be permitted where the location is suitable and development not viable at alternative location and would not detract from amenity</p> <p>update tourism section re walks/ greenways</p> <p>energy development needs to be appropriately located, sited and designed.</p> <p>Guidelines are needed for solar farms</p> <p>A map and list of way- marked ways / walking routes and cycling routes should be included</p>	



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		<p>location is suitable and development not viable at alternative location and would not detract from amenity etc.</p> <p>Section on walking cycling and greenways in tourism chapter need to be updated and again, landscape / amenity/ heritage / character of an area needs to be protected for inappropriate tourism development. Developments associated with the energy sector need to be appropriately located, sited and designed etc., to minimise impact on heritage, amenity, landscape etc., and to avoid creating a hazard or nuisance (landslides etc.).Such developments should respect rights of way and walking routes. Guidelines are needed for solar farms. Suggestions are included for changes to various objectives of the plan.</p> <p>A map and list of way- marked ways / walking routes and cycling routes should be included in the Plan and the Council should employ a Walks and Cycling Officer(s) ( to promote and develop walks / cycle paths. Network of routes needs to be created. Support measures to indemnify private landowners re use of their land for recreation. Develop a walking and cycle strategy. Provide car parks at appropriate locations to facilitate use of trails/ paths. A greenway should be created from Monkstown to Passage West on the old railway line. Council should work with the heritage forum to implement the heritage plan. Should publish a list of heritage sites open to the public and prepare and implement a strategy for access to heritage sites/ routes. Additional objectives suggested re natural heritage and biodiversity and public access.</p>	<p>in the Plan</p> <p>Develop a walking and cycle strategy supported by car parks at appropriate locations.</p> <p>A greenway should be created from Monkstown to Passage West on the old railway line</p> <p>implement the heritage plan</p> <p>publish a list of heritage sites open to the public and prepare and implement a strategy for access to heritage sites .</p> <p>plan needs a section on National Parks and plan should promote designation of Glengarriff Nature Reserve as a National Park.</p> <p>objectives re public access to and protection of wetlands and peatlands</p> <p>need to list and map rights of way .</p> <p>Changes to objectives re landscape are also suggested.</p> <p>New section recommended re the fencing of hitherto open land</p> <p>Section on Inland waterways recommended to identify riverside/ lakeside walks and cycle ways and manage development in the vicinity</p>	



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		<p>Section needed on National Parks and plan should promote designation of Glengarriff Nature Reserve as a National Park.</p> <p>Additional objectives re public access to and protection of wetlands and peatlands are suggested. Changes to objectives re trees, woodlands, geological sites, archaeological heritage and burial grounds etc. are suggested.</p> <p>Various detailed suggestions are made re strengthening the section of the plan dealing with Rights of Way, including the need to list and map them and the procedure for doing so.</p> <p>Changes to objectives re landscape are also suggested. New section recommended re the fencing of hitherto open land</p> <p>Section on Inland waterways recommended to identify riverside/ lakeside walks and cycle ways and manage development in the vicinity of same, protect public access and rights of way etc.</p> <p>Glengarriff Nature reserve should be consider for a Special Amenity Area Order or a World Heritage site.</p>	<p>of same, protect public access and rights of way etc.</p> <p>Glengarriff Nature reserve should be consider for a Special Amenity Area Order or a World Heritage site.</p>	
Roisin Caraher	PDP222974008	<p>Submitter feels that the Lee to Sea Greenway would significantly increase tourism in Cork. The submission recommends that the County Development Plan identify and map the most suitable and feasible route for the Lee to Sea Greenway; support and safeguard the greenway in 2 phases - phase 1, Passage West to Crosshaven, and, Phase 2, Inniscarra Dam to Ballincollig Regional Park; and create an action plan for phasing, funding and associated delivery. It references support for the greenway in CMATS.</p>	<p>Seeks delivery of Lee to Sea Greenway referenced in CMATS.</p>	<p>See discussion of this issue in Transport and Mobility Volume One Section 2 of this report.</p>



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Ronan Kenneally	PDP223161648	The submission states there is a conflict between a sustainable town/village centre and narrow roads/paths of 19th century layout relating to Monkstown and Passage West. It suggests there is an unfair and unsustainable dominance of traffic in the area. The submission outlines various proposals regarding pedestrians and cycling in Passage West and Monkstown and supplied photographic evidence from various locations to support the dominance of traffic and vehicles in the area. It proposed locations where various implementations to reclaim space for pedestrians and cyclists could be achieved through means such as flowerboxes/small plastic bollards, speed ramps, painting cycling routes/footpath gaps/crossings and where safe crossing need to be located. Refer to submission for exact locations and photographic imagery.	States there is a conflict between sustainable towns/village centres and narrow roads/paths of 19th century layout.  States there is a dominance of traffic in the area, and suggests traffic calming measures and reclaiming spaces for pedestrians and cyclists in Passage West and Monkstown	These issues will be considered as part of the Review of the County Plan.
Ronan Kenneally	PDP223676042	The submission states that on the website and in documentation supporting the Cork County Development Plan 2022-2028, Monkstown is not mentioned as a "settlement" - despite being an urban area of approximately 1000 residents, and ask this situation be remedied if possible.	Requests that Monkstown be mentioned as a settlement in the forthcoming CDP	These issues will be considered as part of the Review of the County Plan.
Rosscarbery Community Council	PDP223851586	Rosscarbery This submission is a request for further development of walking routes around Rosscarbery and surrounding area. It is suggested that the proposal could utilise the existing Slí Na Sláinte route in Rosscarbery, along with the recently redeveloped Cliff Walk from the Warren Beach to Owenahincha and the newly created walkways at the Long Stand and Castlefreke, connecting with the established Coillte Trails at Rathbarry and Castlefreke, creating both on and off road walking trails. Furthermore,	Request the further development of walking routes around Rosscarbery and surrounding area.  Facilitate the development of an environmentally sensitive, wheelchair and buggy accessible board walk around the perimeter of the Warren dunes.  Consideration to the installation of a modular	The Draft Plan will consider measures to promote active travel including walking. See Transport and Mobility Volume One Section 2 of this report.



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		<p>it is suggested that the development of an environmentally sensitive, wheelchair and buggy accessible board walk around the perimeter of the Warren dunes would greatly enhance the area for all. Finally, consideration to the installation of a modular pedestrian bridge is requested. This would link the Pier Road, at a point south of the old Coastguard Station with the Warren, linking the two areas at the narrowest point of the channel and creating yet another loop walk adding value to the local tourism potential of the area and local amenities.</p>	<p>pedestrian bridge is requested linking Pier Road, at a point south of the old Coastguard Station with the Warren.</p>	
RSM Ireland	PDP222959970	<p>This submission highlights the importance of the forthcoming Cork Development Plan (CDP) adopting policies to ensure that the acute shortage of housing for older people, including nursing homes and sheltered housing is addressed, and that specialised housing provision is in the correct locations to ensure that older persons are integrated and not segregated/isolated from the community. It is submitted that a prescriptive approach to its provision of providing housing for older people within Passage, such as in the Ballincollig Carrigaline Municipal District Local Area Plan 2017, is overly prescriptive and often promotes lands that are not most suited to the provision of nursing homes/housing for the elderly.</p> <p>The rationale and strategic issues which were raised in this submission are set out as follows:</p> <ul style="list-style-type: none"> <li>• According to Cork County Council's recently published "Issues Paper and Strategic Considerations" when questioning people aged between 59-69, in the event that their current home was no longer suitable for their needs</li> </ul>	<p>Regards the provision of housing for older people in Passage West.</p> <p>Submitted that a prescriptive approach to its provision of providing housing for older people within Passage is overly prescriptive and often promotes lands that are not most suited to the provision of nursing homes/housing for the elderly.</p> <p>States there is a general trend towards an assisted living model as opposed to nursing homes.</p>	<p>This issue is noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2 Housing Density and Placemaking, Community.</p>



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		<p>38% had a preference to relocate to adapted type housing, while only 7% of people polled had a preference to move to a nursing home. It states this reflects the general trend towards an assisted living model as opposed to nursing homes, which are generally for higher dependency residents and need to be clustered and/or located closer to support services/facilities such as hospitals, care centres etc.;</p> <ul style="list-style-type: none"> <li>• The new Development Plan should focus on the provision of sheltered housing which would help to achieve the Council's strategic objectives to deliver multi-generational housing developments within existing communities and can be better integrated in to housing developments;</li> <li>• The 'PW-R-02' lands are not the most appropriate location for the development of a nursing home. These lands are also deemed unsuitable for the location of a stand-alone medical centre, and the provision of same at this location would undermine the town centre of Passage West. The submission states the provision of a medical centre within the town centre would contribute to the revitalisation of town and would create a synergy between the centre and other local services such as pharmacies;</li> </ul> <p>The submission discusses context for Passage West and states it is a popular residential area because of its unique setting, its location 14 km south of Cork City and 5.5 km from the southern Cork City suburbs, location of the settlement in the heart of the Metropolitan Area and states it is a residential alternative to Cork City and its Environs. It outlines Passage West's role from a high level</p>	<p>Suggests the new Plan focus on the provision of sheltered housing.</p> <p>PW-R-02 lands not appropriate location for nursing home.</p> <p>States the provision of a medical centre within the town centre would contribute to the revitalisation of towns and would create a synergy between the centre and other local services.</p>	



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		<p>documentation perspective, referencing the CDP 2014, LAP 2017 and the Issues Paper.</p> <p>It states housing in recent years has been provided in the form of large housing estate developments which have introduced diversity to the housing mix in the town, catering for all age groups and stages in the lifecycle, and that this enhanced choice in housing is particularly important for a rapidly expanding settlement like Passage West, where the need to maintain mixed communities is an essential element in maturing a neighbourhood and creating a sense of integration between the established and new communities.</p> <p>The submission outlines the need for housing policy to provide for sheltered housing and the acute shortage of nursing home beds, to ensure that older people have a good choice of accommodation to help them to live independently for longer. They state introducing this new tier of alternative specialised housing for older people, would not only reduce the demand for institutional nursing home beds, which are more suitable for high dependency residents, it would also release family homes back on to the market and that it is imperative that if the housing needs of the rapidly growing older population is met, housing policy needs to support a greater number of sheltered housing communities, providing environments where people are able to age with dignity and with the right supports. In 2019, the number of beds in nursing homes had grown to 23,376, while the number of homes has fallen to 429. This reflects a trend whereby many smaller nursing homes have closed due to not being</p>	<p>The enhanced choice in housing is particularly important for a rapidly expanding settlement like Passage West.</p> <p>Notes a need for housing policy to provide for sheltered housing and the acute shortage of nursing home beds, to ensure that older people have a good choice of accommodation to help them to live independently for longer.</p>	



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		economically viable.		
RSM Ireland	PDP222955963	<p>The purpose of this submission is to seek the following strategic policy objectives for Passage West/Monkstown:</p> <ul style="list-style-type: none"> <li>• A strong population growth target for Passage West/Monkstown to reflect its status as an important Metropolitan Town.</li> <li>• Optimising the significant infrastructural investment that will facilitate the growth targets of Passage West/Monkstown and prioritising existing zoned lands.</li> <li>• The application of residential density levels appropriate to the urban development pattern and market viability for Passage West/Monkstown.</li> <li>• Application of appropriate specific objectives for residential lands in Monkstown.</li> </ul> <p>A context was given for Passage West/Monkstown regarding its location, strategically located within the Metropolitan Cork area and within very close proximity to Cork City and to the strategic employment location at Ringaskiddy, and states the town benefits from the Cork Lower Harbour Main Drainage Scheme (Cork LHMS) which now serves Passage West and Monkstown.</p> <p>Increased Population Targets for Passage West/Monkstown, Optimising Infrastructure Investments, Implementing Realistic Residential Densities and Specific Objectives for Residential Lands in Monkstown were discussed in detail in this submission.</p> <p>It outlines Passage West's role from a high level documentation perspective, referencing the Cork County Development Plan 2014 (CDP), and Ballincollig Carrigaline</p>	<p>A strong population growth target for Passage West/Monkstown to reflect its status as an important Metropolitan Town.</p> <p>Optimise the significant infrastructural investment that will facilitate the growth targets of Passage West/Monkstown and prioritising existing zoned lands.</p> <p>The application of residential density levels appropriate to the urban development pattern and market viability for Passage West/Monkstown.</p> <p>Application of appropriate specific objectives for residential lands in Monkstown.</p> <p>The proposals align with high level documentation, such as Cork County Development Plan 2014.</p>	<p>The issues raised are noted and will be given further consideration in the drafting of the Plan.</p>



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		<p>Municipal District Local Area Plan 2017. It states that within the core strategy for the County it included a very modest population for Passage West/Monkstown compared to other towns which are considered to have infrastructural bottlenecks. It states this imbalance needs to be addressed in the forthcoming County Development Plan.</p> <p>The submission states that if Passage West/Monkstown is to deliver on its strategic function as a Key Town, driving growth at a sub-regional level, the strategic planning policy context must support viable housing development during the lifetime of the forthcoming Development Plan. It is submitted that if Passage West/Monkstown is to effectively function as a Metropolitan Town it should be allocated a higher portion of the Metropolitan Cork growth in the forthcoming development plan.</p> <p>The submission states that in line with the compact growth principle, future zoning should prioritise areas which consolidate existing and permitted developments. They ask that the retention of zoned lands which are contiguous with recently developed / approved lands will ensure that future growth continues to consolidate the urban footprint of Passage West/Monkstown.</p> <p>It is stated in the submission that the forthcoming development plan should allow for greater flexibility in the density objectives for Passage West/Monkstown than suggested by Table 4.1 of the Settlement and Placemaking Background Document. It was also submitted that the density objective for more than 35</p>	<p>Request to allocate a higher growth for Passage West/Monkstown</p> <p>States future zoning should prioritise areas which consolidate existing and permitted developments.</p> <p>Request retention of zoned lands which are contiguous with recently developed / approved lands will ensure that future growth continues to consolidate the urban footprint of Passage West/Monkstown.</p>	



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		<p>units per hectare would be most appropriate for the town centre / brownfield sites and that other areas of Passage West/Monkstown should have a density range of 20 to 35 units per hectare. It states these density objectives would support continued compact development, while also being reflective of the historic pattern of development and market demands in the context of a market town within a rural hinterland.</p> <p>The submission requests that as part of the planning authority review of zoning objectives in general, that a less prescriptive approach is taken. They also request the removal of the provision of a relief road linking Maulbaun to Lackaroe as it considers that the provision of a relief road at this location will exacerbate the traffic in the area.</p>	<p>Requests to allow for greater flexibility in density objectives.</p> <p>Requests to provide less prescriptive approach to zoning objectives.</p>	
RSM Ireland	PDP222964518	<p>Settlement: Killumney / Ovens This submission concerns the strategy for the future development of the village of Killumney / Ovens and notes that, despite its designation as a Key Village within Metropolitan Cork, the local availability of employment at Dell EMC, Ballincollig and Cork City, the availability of good local facilities including schools, recreational facilities, shops and other services, its location on a good bus route with a frequent service, development of the village has been held back for many years due to the lack of adequate wastewater treatment infrastructure to facilitate development, despite statutory plans promoting its development. Submission recommends that Killumney should have a higher status than other Key villages in the Municipal District due to larger population, significant employment base and its location in Metropolitan Cork.</p>	<p>Submission requests a strong population growth target / growth allocation for Killumney/Ovens to reflect its status as an important 'Key Village' and to differentiate it from other smaller 'Key Village' settlements within the Municipal District. Remove the current recommended scale of no more than 50 dwellings per individual housing development. Include focused infrastructural objectives for Killumney/Ovens to ensure that lands designated for development are not constrained by unnecessary infrastructural constraints.</p>	<p>It is intended to review the settlement network of the county in line with the policies and objectives of the NPF and the Southern RSES and the Joint Housing and HNDA Strategy being prepared for the draft County Development Plan.</p>



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		<p>Submission indicates that the water services issues in Killumney need to be resolved immediately through stronger commitments from the Council via the new plan, and from Irish Water. Furthermore, submission suggests that the growth allocation of Killumney /Ovens should be increased to provide for a more sustainable level of development in the village, and to provide an alternative to one off housing in the countryside, and that housing figures for villages should be expressed as targets rather than thresholds, as the latter can lead to inefficient use of land and resources.</p>		
RSM Ireland	PDP222962321	<p>Settlement: Killumney / Ovens                      This submission concerns the strategy for the future development of the village of Killumney / Ovens and suggests that the village needs to be differentiated from other Key Villages in the Municipal District due to its larger population, significant employment base and its location in Metropolitan Cork. Submission requests that Killumney / Ovens be designed as a "Key Village within the Metropolitan Cork Gateway".</p> <p>Submission indicates that the current scale of growth provided for in Killumney /Ovens (251 units) does not reflect the unique development circumstances that pertain to the village or its ability to cater for additional housing commensurate with its employment levels (including Dell EMC which employs 2,000 people locally.) The village has good local facilities including schools, recreational facilities, shops and other services, is served by a good bus service to the city. The submission requests that the scale of growth for the village be increased to at least 400 dwelling units. Submission</p>	<p>Requests that Killumney / Ovens be designed as a "Key Village within the Metropolitan Cork Gateway".</p> <p>Housing figures for villages should be expressed as targets rather than thresholds, as the latter can lead to inefficient use of land and resources.</p>	<p>It is intended to review the settlement network of the county in line with the policies and objectives of the NPF and the Southern RSES and the Joint Housing and HNDA Strategy being prepared for the draft County Development Plan.</p>



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		<p>indicates that Killumney / Ovens would be suitable for medium to high density development and that housing figure for the village should be expressed as a target rather than a threshold, as the latter can lead to inefficient use of land and resources.</p> <p>Submission requests the current recommended scale of development for the village of 50 units in a single development be removed as it is counterproductive in meeting identified housing demand and higher densities of development in the area.</p> <p>Finally, the submission identifies the need for basic infrastructure such as storm / surface water drainage and a foul sewer network to be provided, if the village is to achieve its potential as a key village and proposes stronger commitments from the Council via the new plan, and from Irish Water, in relation to infrastructure delivery.</p>		
Ruden Homes Ltd.	PDP223311593	<p>Submission seeks the following for Glounthaune:                      A strong population growth target for Glounthaune to reflect its status as an important Key Village;                      Optimisation of infrastructure improvements and connectivity;                      Promotion of consolidation through integrated land use and transport planning;                      Prioritisation of the zoning of lands within the forthcoming development plan that are deliverable and accessible, forming a natural extension of Glounthaune and promoting compact and sustainable growth;                      The application of residential density levels appropriate to the urban development pattern and strategic location of</p>	<p>Raises issue of appropriate population growth target, and appropriate scale and density of residential development for settlements, specifically Glounthaune key village in consideration of its location on the rail corridor and the need to optimise infrastructure investment and achieve consolidated growth.</p>	<p>The appropriate level of growth for the County will be given consideration during the preparation of the Core Strategy of the draft plan. This has regard to existing or possible infrastructure provision. See Volume One Section 2 of this report.                      The issue of densities and scale of individual developments in settlements will be considered in the preparation of the plan. See</p>



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		<p>Glounthaune; Removal of the restriction of 40 units per individual housing scheme on larger strategic sites to allow a greater number of residential units to be delivered to reflect the strategic location of Glounthaune on a rail corridor. Submission sets out planning policy context of its request with reference to NPF, RSES, 2014 CDP, 2017 Cobh MD LAP, CMATS.</p>		<p>Housing Density and Placemaking, Volume One Section 2 of this report.</p> <p>Integrated land use and transport planning will be a key element of the plan. See Transport and Mobility Volume One Section 2 of this report.</p>
Ruth Doherty	PDP223882190	<p>Submits that, in the light of the Climate and Biodiversity Emergency we are facing, reducing greenhouse gas emissions needs be central to every plan and action taken; and that every Cork County Council development proposal should be systematically and publicly evaluated regarding its likely impact in relation to this.</p> <p>States that priority must to be given to making walking, cycling and use of public transport the most attractive and safe means of travel to work and places of education by creatively supporting these means of travel.</p> <p>Proposes provision of appropriate parking on the outskirts of towns to facilitate car pooling, for those travelling by car from rural areas, and walking to places of work/education.</p> <p>Proposes the development of protected cycle ways between outlying settlements and towns wherever possible to enable cycling as a safe option.</p>	<p>Reduction of greenhouse gas emissions must be central to the plan and the climate impact of every development proposal needs to be publicly evaluated.</p> <p>Active travel and public transport need to be made the safest and most attractive means of travel to work/school/college.</p> <p>Car pooling needs to be facilitated through provision of appropriate 'park + pool' locations.</p> <p>Protected cycleways need to be provided between towns and smaller settlements.</p>	<p>Climate change, and mitigation and adaption measures will be a key consideration of the draft County Development Plan. See Climate Change Volume One Section 2 of this report.</p> <p>The promotion of sustainable transport will be given further consideration during the drafting of the plan. See Transport and Mobility Volume One Section 2, of this report where this is discussed in more detail.</p>
Sam Maguire Visitor	PDP223547807	This submission proposes that Cork County Council encourage the development of 'Aires' for Motorhomes in	Seeking for 'Aires' for Motorhomes in appropriate locations around Cork to boost	The issues raised in this submission have been noted and



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Experience		<p>appropriate locations around Cork to boost tourism. The submission wishes to highlight that there are Apps available to help promote this form of tourism and charging €10 per night is acceptable.</p> <p>Submission suggests that the barriers erected around the country at beaches force motorhomes to park on roads and discourage this motorhome holidays in West Cork. The submission notes that New Zealand has a great reputation for motorhome tourism and highlights that Ireland and the Wild Atlantic Way is ideal location for this type of tourism.</p>	<p>tourism and proposes Apps to highlight these sites around Cork.</p> <p>Suggests the barriers erected around the country at beaches force motorhomes to park on roads and discourage motor home holidays in West Cork.</p>	<p>will be considered further in the preparation of the draft plan.</p>
Sandie Hicks	PDP201333347	<p>Submitter feels strongly that Mt. Gabriel, as an iconic and special feature of the location needs to be protected from encroaching forestry plantations and from wind turbines, unless there is no more suitable placement for them. Forestry plantations as a whole, in the county need to move to a policy of native trees that enhance the nature and wildlife species which is more of a long-term but worthwhile future plan than short term profit.</p> <p>It is felt the new plan could do a lot to promote a good network of footpaths, especially along the coast that will add to the success of the Wild Atlantic way brand, would have so many benefits for health and well being as well as for tourism.</p> <p>The new plan should protect areas of semi or natural habitat from agricultural improvement and give a higher priority, generally to the protection of nature and diversity and protecting the mass cutting and clearing of trees as soon as they reach a decent size, particularly at nesting times.</p>	<p>Need for protection of specific landscapes from forestry plantations and wind turbines.</p> <p>Sustainable forestry policy which encourages nature and wildlife is needed</p> <p>Tourism – network of additional coastal walking routes should be promoted</p> <p>Need to protect areas of semi/natural habitat from agricultural improvement</p> <p>Priority needs to be given to the protection of nature and biodiversity</p>	<p>The draft County Development Plan will seek to protect and enhance biodiversity. See Biodiversity Volume One Section 2 of this report where this is discussed in more detail.</p> <p>The draft County Development Plan will seek to promote active travel. See Transport and Mobility, , Volume One Section 2 of this report where this is discussed in more detail.</p> <p>See also Energy Volume One Section 2 of this report.</p> <p>Other issues raised in this submission are noted and will be considered in preparation of the draft plan where appropriate.</p>



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Sara & Trevor McCarthy	PDP185227033	Submission seeks to remove Tide Cottage, Point Rd, Crosshaven from the Record of Protected Structures due to its derelict state and location within the flood zone.	Requests the Removal of Tide Cottage from the Record of Protected Structures.	This will be considered as part of the Review of the County Plan.
Scott Tallon Walker	PDP223817903	<p>Baltimore</p> <p>A theme of this submission is the requirement to deliver compact growth and development through the delivery of 40% of all new residential units on infill or brownfield sites in accordance with the NPF. In order to achieve this, the submission suggests that development objectives should be amended to remove residential exclusion in accordance with national policy which promotes compact and mixed use development, and to reflect the current existence of residential uses. In this regard it is argued that the policies and objectives for Baltimore should seek the delivery of more mixed-use patterns of land use, with an increased emphasis on placemaking, which will in turn help to achieve higher densities and compact growth.</p> <p>Secondly, relating to the future residential development in Baltimore, it is requested that development objectives be amended to remove the requirement for fulltime occupancy in order to allow individual and second homes to be provided within the village. Concern is expressed that policies are resulting in a 'blanket ban' on second homes in recent decisions by the planning authority &amp; ABP. The submission refers to similar objectives seeking full time occupancy applied to other settlements, such as Rosscarbery, in previous local area plans but have since been removed as same is deemed to be problematic and unenforceable, particularly in instances where permission is sought for a number of dwelling units. The submission also refers to recent decisions in the village such as ref.</p>	<p>Suggests that development objectives be amended to remove residential exclusion in accordance with national policy which promotes compact and mixed use development, and to reflect the current existence of residential uses</p> <p>Request that development objectives be amended to remove the requirement for fulltime occupancy in order to allow individual and second homes to be provided within the village</p>	The issues raised in this submission are noted and will be considered where appropriate in the draft plan.



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		18/49/ABP-303745-19 (serviced site development in Baltimore), saw the Council and An Bord Pleanala agree with this interpretation, thereby removing the requirement for a full-time occupancy condition.		
SEACAD Partnership	PDP223798318	Duplicate Submission See Ref. PDP223804312.		
Seamus Geaney	PDP223110729	<p>Set in locational and planning policy context with reference to NPF, RSES, CMATS, 2014 CDP, 2017 Cobh MD LAP, submits, given changes to the administrative boundary of Cork County Council and the proximity and connectivity of Cobh with Cork City, that the forthcoming CDP should provide a strong framework for the development of the town, maximising its potential as a key driver of housing delivery within the Metropolitan Area. It submits that the forthcoming CDP should:</p> <ul style="list-style-type: none"> <li>• Allocate a strong population target for Cobh in order to ensure that future residential development provides a critical mass of population to support the deliverability and viability of future infrastructural investments; to support the existing self-sufficient economy of the town; and to reflect its Metropolitan Town status as outlined in the Southern Assembly's Regional Spatial and Economic Strategy (RSES) 2020 and current Cork County Development Plan 2014.</li> <li>• Increase the priority of Cobh from Tranche 3 to Tranche 1 and that same, and in particular the Ballynoe Urban Expansion Area should be considered as a project of high importance in the forthcoming CDP in order to meet the growth targets set out for the CMR.</li> <li>• Clarify the proposed mechanisms for the delivery of the critical on and off site infrastructure required for sequential residential development of the Ballynoe Urban</li> </ul>	<p>The need for strong population targets for towns, specifically Cobh, to deliver critical mass to support infrastructural investment and urban economy.</p> <p>Need for population target to reflect Cobh's metropolitan town status.</p> <p>Seeks prioritisation of infrastructure delivery and clarify mechanisms for delivery of same, in particular regarding Ballynoe Urban Expansion Area.</p> <p>Seeks provision to facilitate some development of the UEA in advance of supporting infrastructure provision.</p> <p>Consideration of appropriate densities for residential development, specifically in Cobh.</p>	<p>The appropriate level of growth, in individual settlements will be given consideration during the preparation of the Core Strategy of the draft plan. See Section Volume One Section 2 Population and Core Strategy of this report.</p> <p>Appropriate densities, in alignment with National Planning Framework objectives, will be considered in preparation of the Draft Plan. See Housing Density and Placemaking Volume One Section 2 of this report. The Council's Housing Infrastructure Implementation Team currently has responsibility for coordination for the delivery of infrastructure in UEAs and it is anticipated that this role will continue.</p> <p>The current plan sets out infrastructural requirements in relation to development of</p>



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		<p>Expansion Area.</p> <ul style="list-style-type: none"> <li>• Incorporate an element of flexibility with regard to future development within the Urban Expansion Area whereby development of an appropriate scale could be facilitated in the short/medium term if it can be demonstrated that the adequate infrastructure exists, and/or if appropriate interim measures can be delivered to facilitate development prior to the delivery of the relevant infrastructure bundle.</li> <li>• Apply residential density levels appropriate to the urban development pattern and marketability of Cobh.</li> </ul> <p>States that, in prioritising the zoning of land in the forthcoming development plan, the principles of the NPF and RSES should apply in terms of deliverability, accessibility, and consolidation of the existing built environment.</p>		<p>individual sites in the urban expansion area.</p>
Sean Hanley	PDP223794961	<p>This submission relates to the development of Crosshaven and Bays.</p> <p>The detailed plan, Crosshaven Community Associations Planning Position Paper, regarding the village's development, was attached with this submission.</p> <p>The submission makes the following comments on the settlement of Crosshaven:                      Roads Infrastructure / Traffic: The submission asks for improved and appropriate road infrastructure in Crosshaven and the surrounding area and asks for a transport study to be undertaken to see how traffic flow can be optimised to reflect the health and safety concerns and ease congestion at times when the village has increases in traffic, such as weekends, large events and</p>	<p>Regards Crosshaven and Bays development, issues and growth</p> <p>Makes comments under the following headings regarding Crosshaven: Roads Infrastructure / Traffic, Centre of Village / Foreshore Development, Tourism / Amenities, Heritage and Development of land in the centre of Crosshaven.</p> <p>Asks for improved and appropriate road</p>	<p>These issues will be considered as part of the Review of the County Plan.</p>



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		<p>any sunny day. It states "Power's Corner", the main road through the village and the alternative route through Aghamartha cannot safely cater for increased traffic. It states as holiday homes were reconstructed into permanent dwellings, infrastructure needs to be upgraded and sewage facilities extended to cater for areas like Graball, Church Bay and Weaver's Point. It suggests a river crossing to solve the traffic congestion when passing into Carrigaline.</p> <p>Centre of Village / Foreshore Development: It states a key project in the village centre, in conjunction with Cork County Council, seeks to improve the safety and comfort of pedestrians, cyclists and other road users and aims to enhance the waterfront area and make it more accessible to the public and would lead to greater vitality in the village. It states funding has been granted to pilot the initial feasibility works related.</p> <p>Tourism / Amenities: The submission lists the tourist attractions in Crosshaven, such as Camden Fort Meagher and the Crosshaven/Carrigaline Railway line walkway, which is now part of the Cork Harbour Greenway. It states with the proposed Greenway / cycleway from Cork to Carrigaline and linking with the Carrigaline to Crosshaven walkway /cycleway, it is vital to widen this walkway to accommodate this increased usage. It suggests the walk can be widened from Carrigaline to the car park by the RCYC in Crosshaven.</p> <p>Heritage: They encourage the local authority to continue to invest in the development of Camden Fort Meagher. It</p>	<p>infrastructure in Crosshaven and the surrounding area and requests a transport study to be undertaken</p> <p>Encourage the local authority to continue to invest in the development of Camden Fort</p>	



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		<p>states the development of Templebreedy Church and grounds as a heritage site is an exciting development, and states the involvement and investment by the Council is welcomed.</p> <p>Development of land in the centre of Crosshaven: It states this land is zoned for a hotel in the current CDP, however planning permission was refused by An Bord Pleanála. It asks for Planners for ways to achieve this. It states this is a critically important site which needs careful and sensitive treatment when developed as it has the potential to strengthen the centre of the village.</p>	<p>Meagher.</p> <p>States the involvement and investment by the Council is welcomed for heritage sites.</p> <p>States the land zoned for a hotel is a critically important site which needs careful and sensitive treatment when developed as it has the potential to strengthen the centre of the village.</p>	
Sean Nagle	PDP223257897	<p>This submission relates to an objective in the Clonakilty Town Development Plan to safeguard the future provision of northern, eastern and southern relief routes for the town, submitting that the northern relief route should be pursued in preference to the eastern/western relief route as it is less technically challenging and submitting that the eastern/southern route has been compromised by developments along its proposed route.</p>	<p>Preference for northern relief route for Clonakilty town.</p>	<p>This is noted.</p>
Sean O'Mahony	PDP184307352	<p>This submission makes the following observations on the public consultation document :</p> <p>(1) Illustrations of County scenes include, on p.8, a view of Glanmore Lake, which is in Co. Kerry.</p> <p>(2) On pp. 39 &amp; 40 Cork Harbour is called the "largest natural harbour in Europe". This is nonsense - check Lough Foyle, Oslo Fiord etc.</p>	<p>Inclusion of photo of a lake in Kerry in the issues paper. Disagrees with reference to Cork harbour being the largest natural harbour in Europe.</p>	<p>Noted.</p>
SECAD Partnership CLG	PDP223804312	<p>Resourcing Policy Protection &amp; Enforcement</p> <p>Firstly, this submission in noting the 16 sections of the well-presented, accessible and attractively presented document, it is suggested that rather than developing</p>	<p>This submission requests that more resources are allocated to Heritage Protection, Dereliction Management &amp; Environment Protection, Inspection and Enforcement.</p>	<p>The allocation of resources is a matter outside the scope of the County Development Plan review.</p>



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		<p>further policies, that support should be given to the position that Cork County Council should be resourced to hire more staff or to convert the job descriptions of current staff to allow more people to be allocated to the services of Heritage Protection , Dereliction Management &amp; Environment Protection, Inspection and Enforcement. The submission states that there is a real reluctance by the Local Authorities to use the Act that allows them to enforce the law on dereliction and provides Passage West as an example.</p> <p>Village &amp; Town Design The submission outlines an extensive capacity building programme with towns and villages in Cork County that SECAD designed and funded called 'My Town-My Plan' (2018-2020) – which is to be followed up by an 18 month Sustainable (Goals and Plans) Development Programme in 2020-2022. The submission supports the idea that every village and town would have an agreed 20, 30 and 50 year physical designs for their foot-print based on the projected population growth of these communities and SEACAD offers its assistance in supporting Cork County Council to undertake this initiative.</p> <p>Town and Village Remote Working Space The submission outlines that SECAD have had extensive consultations with a variety of communities regarding the promotion of 'Remote Working Space' and as a 'Social Enterprise' SECAD would be delighted to support the development of additional Social Enterprises across the County, noting that these should be available to every Town and Village and that having such community orientated infrastructure will bring about other positive supports in the areas of Transport, Climate Change and</p>	<p>Supports the idea that every village and town would have an agreed 20, 30 and 50 year physical designs for their foot-print based on the projected population growth.</p> <p>Promotion of 'Remote Working Space' and as a 'Social Enterprise'. Requests that lands need to be available for the development of 'Social Enterprises' to provide a range of supports for youth services, remote working space, areas for older people and refugees / asylum seekers to live and access services, SECAD suggest that a guide should be included in the County Development Plan for this objective</p> <p>Requests that Cork County Council should make it possible for a Social Enterprise / Regional Charity to purchase 50m of the land on either side of each river in Cork County (where possible via CPO)It is suggested that a regional park such as the one on in Ballincollig should be planned for all Rural Towns of an expected 2030 Population of &gt;15,000 people within 3km of their homes.</p> <p>Encourage farmers based on the periphery of towns and villages to develop bio-energy units to 'sell' clean energy to the local community.</p>	<p>The future growth of the County will be formulated in line with government guidance emanating from the National Planning Framework and the Regional Spatial and Economic Strategy (RSES) for the Southern Region. These plans provide a strategic vision and population targets at a high level to 2026, 2031 and 2040. It is intended that the draft plan will seek to develop social infrastructure such as education, and health and community facilities in tandem with population and jobs growth, reflecting the RSES settlement strategy while ensuring that decision making in relation to new development/ infrastructure is informed by an appropriate level of environmental assessment.</p> <p>In addition, the County Council's Digital Strategy in parallel with the National Broadband Plan will help leverage our connectivity infrastructure to continue to attract ICT investment and it is intended to promote this through the policies and objectives of the</p>



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		<p>Rural Community Need for a focus on Local Authority Investment in Social Enterprise Opportunities The submission notes that there is a huge strain and expectation on community and voluntary groups to meet the needs of many in communities, which it notes is ultimately not sustainable. The submission notes that Social Enterprises are set up not to create profit for an individual or a group of shareholders; instead any additional reserves created are re-invested in the 'social good' that they deliver or provide. The submission states that lands need to be available for the development of these 'Social Enterprises' to provide a range of supports for youth services, remote working space, areas for older people and refugees / asylum seekers to live and access services, SECAD suggest that a guide should be included in the County Development Plan for this objective e.g. 3 acres purchased per 500 residents (based on expected population in c. 30 years (2050) for the Council to purchase in the period of this upcoming County Development Plan.</p> <p>Water Quality and local Biodiversity The submission requests that Cork County Council should make it possible for a Social Enterprise / Regional Charity to purchase 50m of the land on either side of each river in Cork County (where possible via CPO), as is being done in Luxemburg. The submission is requesting that Cork County Council would join a collaborative approach in applying for Climate Change Funds to allow this ambitious proposal become a reality from 2020.</p> <p>Accessible Amenity Space The submission notes that there is a lack of quality</p>	<p>Cork County Council should provide funding to all community centres in rural areas to put in place WIFI infrastructure</p> <p>Requests that Cork County become a leader in protecting our most important habitat assets and to formally register these and ensuring that these are protected and if removed (out of a proven necessity) that they are replaced</p> <p>Within town centres, it is suggested that pedestrians and cyclists should be prioritised with cycle tracks, buses that take bikes and provide a commitment to funding light rail system and expansion of the Cork Suburban Rail system.</p> <p>It is also suggested that Cork Harbour has the ability to become a leading national and international 'safe harbour' for people to learn to participate and enjoy low/no impact water based recreation activities and tourism.</p> <p>Promotes the creation of more marine reserves in Cork</p> <p>The submission notes that we can enhance biodiversity and development in County Cork by having the Biodiversity Net Gain / No Net Loss approach to all development.</p>	<p>County Development plan. For the most part, these points are noted, however it is outside the scope of the County Development plan Review to consider this proposal.</p> <p>It is important to note that the future growth of the County will be formulated in line with government guidance emanating from the National Planning Framework and the Regional Spatial and Economic Strategy (RSES) for the Southern Region.</p> <p>Cork County Council have, since the adoption of the 2014 County Development Plan completed a series of local biodiversity mapping for most of the main settlements in the county and these will be used to inform future policies.</p> <p>It is intended to incorporate the objectives and policies of both Heritage Ireland 2030 and the National Biodiversity Plan, where relevant to the County Development Plan.</p>



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		<p>'accessible' parkland, woodland or general amenity space available to people with the most extreme mobility issues within 3km of many of the regional towns of Cork County and while this should not necessarily be a sole responsibility of the Local Authority and could be done in collaboration. It is suggested that a regional park such as the one on in Ballincollig should be planned for all Rural Towns of an expected 2030 Population of &gt;15,000 people within 3km of their homes...and this should be designed to be accessible for all.</p> <p>Local energy production The submission following observations in other EU Counties, suggest that Local Government Policy should support an initiative to encourage farmers based on the periphery of towns and villages to develop bio-energy units to 'sell' clean energy to the local community.</p> <p>Broadband Centres Access to quality Rural Broadband will continue to be an issue for some years. Cork County Council should provide funding to all community centres in rural areas to put in place line-of-sight WIFI infrastructure so that these can in turn provide the services outlined earlier.</p> <p>Land Usage and Protection of Natural Heritage In nothing that trees and hedges / ditches are the most important habitats to what are an increasing number of endangered species the submission requests that Cork County become a leader in protecting our most important habitat assets and to formally register these and ensuring that these are protected and if removed (out of a proven necessity) that they are replaced under licence agreement with Cork County Council with a 'like-for-like' policy.</p> <p>Tourism and Outdoor Recreation</p>	<p>Suggests that we can facilitate strengthening of the knowledge base for conservation, management and sustainable use of biodiversity by promoting citizen science projects</p> <p>The submission suggests the concept of focusing on one regional Town per Municipal District or County Council Division to trial the Model Town Development Option and suggests that Middleton would be a pilot.</p> <p>The submission outlines a number of potential project development opportunities to be trialled in Middleton and lessons learned could be then applied elsewhere from promoting a disability friendly town to more EV points, bike hire etc.</p> <p>Notes measures that can be taken which can reverse the decline in our water quality.</p> <p>Notes that there is a considerable network of pNHAs which do not have legal protection, and that together with local biodiversity areas need to be mapped.</p> <p>While the current objective HE-2.3 from the 2014 CDP notes the importance of these – there is also a need for the sensitive management of these areas.</p>	<p>One of the ways the National Planning Framework National Policy Objective (NPO) 57 seeks to enhance water quality and resource management is by Integrating sustainable water management solutions, such as Sustainable Urban Drainage systems (SuDs), and it is intended to include a policy in the draft plan in this regard.</p> <p>While the submission noted HE-2.3 from the 2014 CDP, the current CDP also seeks to ensure that positive management for biodiversity and best environmental practice is integrated into all development or works carried out by or on behalf of Cork County Council, to prevent or minimise impacts on sites, habitats, species and water quality and to encourage the development of appropriate mitigation measures where impacts cannot be avoided.</p> <p>The implementation of some of the Regional, Economic and Spatial Strategy objectives in particular RPO 124 and RPO 125</p>



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		<p>Following the impacts of Covid-19, it is suggested that the County Development Plan should now be focusing on protecting our current key tourism attractions and assets – the products and services that attract people to an area in the first place and staycations. Indeed, it is also noted that through the pandemic the importance of out-door recreational space has emerged in every community. The submission notes that the Greenways around the country have proven that they are of enormous benefit socially, environmentally, economical and positively support people's mental wellbeing and suggests that there are also a number of routes in the county which would not require the same amount of investment.</p> <p>Town Centres</p> <p>Within town centres, it is suggested that pedestrians and cyclists should be prioritised with cycle tracks which need to be physically marked and separated, buses that take bikes and provide a commitment to funding light rail system and expansion of the Cork Suburban Rail system. It is also suggested that Cork Harbour has the ability to become a leading national and international 'safe harbour' for people to learn to participate and enjoy low/no impact water based recreation activities and tourism generally and the submission requests that every effort should be brought to bear to develop the related blue-ways and identify key points on the harbour where related businesses and service providers could be supported to establish. The submission promotes the creation of more marine reserves in Cork particularly areas of seagrass and kelp forests and suggest that ferry based tourism is far more environmentally friendly than aviation in terms of emissions.</p>	<p>Suggests the development of a green strategy for County Cork.</p> <p>The submission also notes the beneficial results of implementing these such as properly implemented GI/SUDS can reduce the need for major construction, and 'soft' engineering should be explored.</p>	<p>promoting the concept of connecting corridors and Green Infrastructure Corridors will inform the green strategy for County Cork.</p> <p>Many of the issues raised in this submission, particularly regarding Placemaking and Climate Change and Biodiversity / Green Infrastructure, Transportation including walking and cycling measures, are addressed in Volume One Section 2.</p>



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		<p>The Model Town Development Option e.g. Midleton                      The submission suggests the concept of focusing on one regional Town per Municipal District or County Council Division and suggests that Midleton would be a pilot given its existing rail, road and upcoming greenway development. The submission outlines a number of potential project development opportunities to be trialled in Midleton and lessons learned could be then applied elsewhere from promoting a disability friendly town to more EV points, bike hire etc.</p> <p>Biodiversity and other issues                      The submission, in answering questions relating to biodiversity, also sets out a number of actions and priorities to help create greater awareness of biodiversity and its value, including acting through local communities as they are keen to learn about and take action to preserve wildlife and have the potential to increase awareness and valuing of local biodiversity.</p> <p>The submission notes that we can enhance biodiversity and development in County Cork by having the Biodiversity Net Gain / No Net Loss approach to all development consent as per action 1.1.3 of the National Biodiversity Action Plan 2017-2021. The submission suggests that we can facilitate strengthening of the knowledge base for conservation, management and sustainable use of biodiversity by promoting citizen science projects accessing training share data gathered as part of the planning process and liaise with 3rd level institutions, NGOs and others that gather such data in the county.</p> <p>The submission notes measures that can be taken which can reverse the decline in our water quality including</p>		



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		<p>collaboration with stakeholders, communities, LAWPRO, Farmers, Environment section, and also employ greater use of SUDS in developments (the submission also provides links to relevant examples). The submission also notes the importance of the Natura 2000 Network and also a considerable network of pNHAs which do not have legal protection, together with local biodiversity areas need to be mapped and the while the current objective HE-2.3 from the 2014 CDP notes the importance of these – there is also a need for the sensitive management of these areas. In addition, the submission suggests the development of a green strategy for County Cork, if one has not already been developed.</p> <p>The submission also notes the beneficial results of implementing these such as properly implemented GI/SUDS can reduce the need for major construction, and its attendant carbon footprint. This in addition to the biodiversity, flood control and wellbeing benefits of catchment wide ‘soft’ engineering should be explored and the submission cites examples of further reading in this area.</p>		
Sekeeta Crowley	PDP223436585	<p>The submission outlines that population growth should be directed to the existing towns and villages and ensure the infrastructure can absorb the development in terms of water supply and treatment, sewerage, roads, schools, employment, and shops.</p> <p>New developments should be built to strict energy efficient standards, be low maintenance and designed for social interaction as well as easily accessible on foot, by bike or via public transport.</p>	Population growth should be directed to the existing towns and villages where services are available, accessible should be built to energy efficiency services.	The issues raised are noted and will be given further consideration in the drafting of the Plan.



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		<p>Community green spaces and safe play areas should be planned for and protected from future building development. Allotments and community orchards could help counter potential food shortages.</p> <p>Social housing should be rented only, never for sale and controlled by local authority agents. It outlines that there is a shortage of rented accommodation in Skibbereen.</p> <p>To deliver compact growth on infill and /or brownfield sites the latter should have sufficient green spaces around them to aid biodiversity (also essential for mental health).</p> <p>Neighbourliness should be encouraged with spaces to meet outside. Sufficient indoor space must be laid down in the law to prevent developers from profiteering (e.g. by building large numbers of exceedingly small flats).</p>	<p>Community green spaces should be designed to encourage social interaction, protected from development and consideration given to allotments and community orchards.</p> <p>Social housing should be rented only.</p> <p>The delivery of compact growth on infill and brownfield sites should ensure there is sufficient green space to aid biodiversity and mental health.</p>	
Sekeeta Crowley	PDP223439355	<p>This submission raises the following issues:</p> <ul style="list-style-type: none"> <li>- Energy – Home heating is reliant on fossil fuels and grants for insulating should be highly publicised; plans for new housing should be rigorously checked for energy efficiency and subsequently followed up. Community energy schemes should be encouraged, with local consultation, tax incentives towards their installation and linking of houses to local energy networks and ecology considered.</li> <li>- Maritime Cork – West Cork residents are protective of their marine environment, shown by recent court cases and a holistic approach is needed. Marine protection areas increase fishing opportunities and part of the West Cork coast could be designated as such. Aquaculture development should be checked out by independent</li> </ul>	<p>Energy – need to move away from reliance on fossil fuels.</p> <p>Energy - New housing should demonstrate energy efficiency.</p> <p>Energy - Community Energy schemes should be encouraged.</p> <p>Energy - Infrastructure should be put in place to link up groups of housing to local energy networks.</p> <p>Maritime Cork - A holistic ecological approach to maritime development is needed.</p> <p>Maritime Cork - Designate part of the west cork coast a marine protection area.</p> <p>Maritime Cork - Screening of aquaculture</p>	<p>The need to become more energy efficient and the need to produce renewable energy is recognised and this will be given consideration when preparing the draft plan. See Energy Volume One Section 2 of this report.</p> <p>The draft County Development Plan will seek to protect and enhance biodiversity. See Biodiversity, Water Services, Volume One Section 2 of this report where this is discussed in more detail.</p>



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		<p>ecologists and seaweed harvesting from ropes is possible and should be encouraged as it does not detract from the habitat. Revenue from tourism should not be lost from new marine ventures and fishing has to be controlled.</p> <ul style="list-style-type: none"> <li>- Green Infrastructure – it is too late for SUDs to help the towns of Skibbereen, Clonakilty or Bandon from flooding as walls have already been erected. Marshland around Skibbereen should be used to enhance green infrastructure and other opportunities for walk/ cycleways and a woodland park and outdoor education centre are highlighted.</li> <li>- Heritage – Natural heritage is being eroded through removal of wild areas, hedges and trees and these all need protection as even SPAs and SACs are in poor condition. NPWS should be supported in their work. The heritage of field names should be preserved by inviting farmers and landowners to record them along with the oral history of their lands ancient areas should be protected. A number of buildings are suggested for inclusion on the RPS. Community use of buildings restored using public money is suggested and a countywide survey of buildings for the NIAH on which the public could vote annually on which might be restored.</li> <li>- Biodiversity – CCC should not cut trees and hedges out of season; stop the use of environmentally damaging herbicides except for invasive species and follow the guidance of the All Ireland Pollinator Plan including educating CCC workers. Education in schools and implementation of the Pollinator Plan would create greater awareness of Biodiversity. Development should show how they will retain and improve biodiversity using independent ecological advisers. Biologists and ecologists</li> </ul>	<p>developments by ecologists is required to ensure marine environment is not put at risk. Maritime Cork - Tourism revenue as a result of the appreciation of west Cork's naturally beautiful coast needs to be considered when marine ventures are proposed.</p> <p>Green Infrastructure – opportunities exist within towns such as Skibbereen for items like biodiversity parks, cycleways/walkways, etc.</p> <p>Trees, woodlands and wild spaces need protection.</p> <p>Enforcement needs to be more proactive.</p> <p>Cultural heritage - The heritage of field names needs to be preserved.</p> <p>Built heritage – additional buildings exist that merit inclusion on the Record of Protected Structures.</p> <p>Built heritage - A countywide survey of buildings identified by the public is required.</p> <p>Biodiversity - improve biodiversity stopping tree/hedge cutting out of season.</p> <p>End use of herbicides.</p> <p>Implement the All-Ireland Pollinator plan.</p> <p>Biodiversity should be included in development proposals. Independent ecological assessors should be used.</p>	<p>See also Key Issues Marine Spatial Planning and Green Infrastructure Volume One Section 2 of this report.</p> <p>Other issues raised in this submission are noted and will be considered in preparation of the draft plan where appropriate.</p>



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		<p>should be employed in the county and research funded in universities.</p> <p>- Environment - Environment is our life support and the recovery from Covid 19 needs to be done with the environment at the fore. Rising CO2 needs to be curbed at 7% to meet 2050 target of zero emissions which can be done through energy conservation, the production of energy from renewable sources, by increasing the amount of biomass by allowing vegetation to grow. Protection of marine environments in a Marine Protection Area allowing kelp and eelgrass to grow increases biodiversity and absorbs CO2. Pollution of the rivers, sea and land has to be reduced including management of Sewage works, fertilisers and animals in waterways. Loch Hyne, Cork Harbour and The Ghearah need protection. Skibbereen has become a car park wasteland in some areas with acres of tarmac and concrete but there is an opportunity for the marsh across the river to be used as a biodiversity park with access across the presently blocked off pedestrian bridge. Sufficient public green space must be protected in towns for access by all. Cork County Council should agree to the All Ireland Pollinator Plan, stop using pesticide sprays and only use toxic material in the case of reducing alien species such as Japanese knotweed. Ensure habitats such as riparian strips bogs marshes and other wet lands are not drained by requiring any such proposed changes are subject to planning permission. Ensure planners and councillors and others involved in granting planning permission have qualified ecologists and hydrologists working alongside whose expert</p>	<p>Employ biologists and ecologists within the county. Work with university researchers.</p> <p>Trees, hedgerows and plants need to be encouraged/ retained as they absorb CO2. Kelp and eelgrass have a similar function in marine environments.</p> <p>Need to reduce pollution of the rivers, sea and land.</p> <p>Water services infrastructure is required for every settlement.</p> <p>Agriculture needs to be managed to avoid pollution.</p> <p>Protect seas to allow special areas such as Lough Hyne or Cork Harbour to survive. The Ghearah is also worthy of protection.</p> <p>Sufficient public green space must be protected in towns for access by all.</p>	



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Seven Heads Peninsula Tourism	PDP223843863	<p>opinions must be taken into account when a decision is being made.</p> <p>This submission refers to the promotion of sustainable tourism attractions that are in harmony with the natural beauty, and coastal location of the Seven Heads Peninsula. Submission requests that Cork County Council, in preparing the draft County Development Plan, include the following:</p> <ol style="list-style-type: none"> <li>1. Extend the Wild Atlantic Way from Courtmacsherry through the Seven Heads Peninsula to Clonakilty, encompassing the villages Butlerstown, Lislevane and Ring.</li> <li>2. Development of road infrastructure to accommodate the inclusion of the aforementioned villages on the Wild Atlantic Way.</li> <li>3. To provide electric car charging points in the villages of Butlerstown and Lislevane.</li> <li>4. Identify Courtmacsherry village and its environs as a location for strategic development of additional tourist accommodation giving careful consideration to the scenic beauty of the local landscape, special protection areas and conservation areas.</li> <li>5. Identify the Seven Heads Peninsula area as a location for the development of a series of cycling trails, and make provision for the infrastructural improvements as necessary.</li> <li>6. Provide supports for the promotion and marketing of the Seven Heads Peninsula as a destination for outdoor recreation to the domestic and international tourists.</li> <li>7. Develop the Seven Heads Peninsula cycling trails with a view to their ultimate linkage to the proposed Clonakilty-Ballinascarthy - Timoleague- Courtmacsherry greenway.</li> </ol>	<p>Seeking the extension of the Wild Atlantic Way from Courtmacsherry through the Seven heads Peninsula to Clonakilty, encompassing the villages Butlerstown, Lislevane and Ring.</p> <p>Development of road infrastructure to accommodate the inclusion of the aforementioned villages on the Wild Atlantic Way.</p> <p>To provide electric car charging points in the villages of Butlerstown and Lislevane.</p> <p>Identify Courtmacsherry village and its environs as a location for strategic development of additional tourist accommodation giving careful consideration to the scenic beauty of the local landscape, special protection areas and conservation areas.</p> <p>Identify the Seven Heads Peninsula area as a location for the development of a series of cycle trails, and make provision for infrastructural improvements.</p> <p>Provide supports for the promotion and marketing of the Seven Heads Peninsula as a destination for outdoor recreation to the domestic and international tourists.</p>	<p>Cork County Council recognises the importance of the Wild Atlantic Way as a major tourism brand for the County. The points raised in this submission are noted and will be considered further in the preparation of the draft plan.</p>



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Shanbally Developments Ltd.	PDP223578070	<p>This submission is relating to the proper planning and sustainable development of Ringaskiddy.</p> <p>The submission outlines Ringaskiddy/Shanbally's role from a high level documentation perspective, referencing the National Planning Framework (NPF), Regional Spatial and Economic Strategy for the Southern Region (RSES), Cork County Development Plan 2014 (CDP) and the Ballincollig Carrigaline Municipal District Local Area Plan 2017 (LAP). For example, The RSES recognises Ringaskiddy as one of the main strategic employment locations in Metropolitan Cork.</p> <p>The submission states the current LAP projects static growth in the settlement with proposed developments of no more than 30 units to be considered. It states these policies effectively prevented any significant growth in housing development in Ringaskiddy for a number of years. It further notes that Ringaskiddy is the only Strategic Employment Centre without residential land use zoning objectives.</p> <p>It states having regard to national and regional planning policy, the ambitious population growth targets for the County and the fact that the market views Ringaskiddy as an attractive residential location, the past policies need to be reviewed so that they are now consistent with the more integrated and nuanced planning policy approach. It</p>	<p>Develop the Seven Heads Peninsula cycling trails with a view to their ultimate linkage to the proposed Clonakilty- Ballinascorthy - Timoleague- Courtmacsherry greenway.</p> <p>Regards growth and development in Ringaskiddy.</p> <p>The proposals align with high level documentation, such as the National Planning Framework.</p> <p>States policies regarding growth in Ringaskiddy effectively prevented any significant growth in housing development in Ringaskiddy for a number of years</p> <p>It states past policies regarding Ringaskiddy need to be reviewed so that they are now consistent with the more integrated and</p>	<p>Ringaskiddy is a strategic employment location and the draft plan will continue to support that role. The issues raised are noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2- Economy, Population and Core Strategy.</p>



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		<p>notes the allocation of an increased growth target for Ringaskiddy is fully justified having regard to settlement typology, and further, the concentration of such growth around the village cores of Shanbally and Ringaskiddy complies with the listed guiding principles for such decision making as set out in the RSES.</p> <p>The submission assesses key planning considerations and discusses under the headings of: Balanced Development (Singular Development focus not compatible with national policy), Sustainable Settlement (Employment Led Growth, Sustainable Travel, Social and Community Infrastructure), and Improved Connectivity (Growth Principles).</p> <p>The submissions lists the following as the main points of the submission:</p> <ul style="list-style-type: none"> <li>• The importance of Ringaskiddy is a strategic employment area is recognised. However, the established policy of preventing any significant non-industrial based land uses is no longer sustainable or consistent with National Policy Objectives.</li> <li>• The resulting jobs ratio of 6 in Ringaskiddy is significantly higher than the regional average and results in heavy commuter flows into and out of the settlement on a daily basis.</li> <li>• The Planning history for the settlement indicated strong market demand for new housing in the area. It states previous planning applications which were taken to An Bord Pleanála were refused based on the grounds of density being too low and connection to Shanbally village, and the principle of additional residential development in the settlement was accepted. The submission considers</li> </ul>	<p>nuanced planning policy approach, with particular reference to population growth.</p> <p>It notes the established policy of preventing any significant non-industrial based land uses is no longer sustainable or consistent with National Policy Objectives.</p>	



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		<p>the Boards decision confirms that there should be no objection in principle to residential development within the development boundary and that the scale of that development does not need to be restricted to 30 units.</p> <ul style="list-style-type: none"> <li>• An appropriate population target for the villages of Ringaskiddy and Shanbally would provide for the sustainable growth of the settlement and would complement the significant employment and educational function of the area.</li> <li>• Targeted population growth would also serve to alleviate some of the growth pressure on nearby Carrigaline while also allowing for local population targets to be achieved. Increased residential development close to employment sources in Ringaskiddy would contribute to more sustainable travel patterns</li> <li>• Targeted growth in Ringaskiddy would be consistent with NPF objectives NPO6, NPO11</li> </ul>	<p>An appropriate population target for the villages of Ringaskiddy and Shanbally would provide for the sustainable growth of the settlement and would complement the significant employment and educational function of the area.</p> <p>Targeted population growth would alleviate some of the growth pressure on nearby Carrigaline while also allowing for local population targets to be achieved. Increased residential development close to employment sources in Ringaskiddy would contribute to more sustainable travel patterns.</p>	
Sheep's head way development Ltd	PDP223566651	<p>The submission seeks the development of rich heritage of the Kilcrohane area as part of Sheep's Head peninsula. This would benefit tourism and heritage, for local economic development and employment.</p> <p>An Arts Centre should be promoted as a way forward to engage with the natural beauty of landscape. This can bring economic benefits of developing and showcasing local natural and historical heritage into modern day living, offering leisure amenity for cultural exploration, arts for engagement and education. The submission outlines that an arts creative work space should be encouraged and supported.</p>	It recommends providing an Arts Centre on the Sheep's Head as a means of engaging with the landscape, providing a creative work space and showcasing local heritage assets.	These issues will be considered as part of the Review of the County Plan.
Sheila Spalding	PDP223878169	<ul style="list-style-type: none"> <li>• This submission calls on Cork county council to</li> </ul>	Calls for a study to assess the impact of	The draft County Development



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		<p>commission a study on the impact of (farm) land 'restructuring' on biodiversity in conjunction with one of the relevant state or semi-state bodies. At present, there is no screening requirement for restructuring under 5 hectares and screening is not always requested above this threshold.</p> <ul style="list-style-type: none"> <li>• This would be in line with the EPA's 2016 Environmental Assessment which concludes that "robust baseline biodiversity monitoring systems and comprehensive ecosystem services mapping systems are needed to highlight and protect nature in Ireland"</li> <li>• The submission suggests that the National/Cork County Councils focus is strongly on conservation areas but there is clearly a need for conservation of biodiversity in the wider countryside as highlighted in the National Biodiversity Plan 2017-21.</li> <li>• Policy should be adjusted in line with study outcomes. Increased awareness of legislation and purpose of legislation must be stimulated in the farming community, as well as greater enforcement.</li> <li>• The county council need to promote the Dept of Agriculture's 'Rural Development Programme'.</li> <li>• As an example the Mizen area has been identified as one with High Nature Value (HNV) farming potential however this is clearly at odds with the current activity of many farmers to intensify farming locally, not least by means of land restructuring which would appear to indicate the kind of biodiversity loss which runs counter to local and national biodiversity commitments under European and international law.</li> </ul>	<p>farmland restructuring on biodiversity There is a strong focus on conservation areas but there is clearly a need for conservation of biodiversity in the wider countryside.</p> <p>Need to adjust policy and have increased awareness of policy and environmental legislation within the farming community as combined with greater enforcement.</p> <p>The Council needs to promote the Dept of Agriculture's 'Rural Development Programme'.</p>	<p>Plan will seek to protect and enhance biodiversity. See Biodiversity Volume One Section 2 of this report.</p> <p>Other issues raised in this submission are noted and will be considered in preparation of the draft plan where appropriate.</p>
Sheila Spalding	PDP223878752	This is a submission calling for planning permission to be required for the construction of barns/sheds in rural	Legislative basis for planning permission.	This matter is outside the scope



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		areas.		of the plan review.
Sheila Spalding	PDP223877420	<p>Submission raises issues regarding built heritage in Mizen Head and specifically references Ballyrisode House (Ballyrisode), Rock Island House (Rock Island), Seafort House (or 'Sea Fort') (Croagh Bay) and Leamcon House (Leamcon) which should be considered as entries to the Record of Protected Structures.</p> <p>It also provides thoughts on questions posed in the Background Document.</p> <p>The submission outlines there a lack of public awareness of heritage issues, which has led to a widespread lack of understanding of heritage objectives more generally and existing policy is not being properly enforced, let alone strengthened, to ensure that future generations can enjoy the benefits heritage offers.</p> <p>It is considered that the Derelict Sites Register is an underutilised instrument, and that the number of structures in Cork on the Protected Structures Register falls way below what it should be.</p> <p>It advocates a policy change in the wider use and enforcement of the Derelict Sites Act in respect of NIAH-listed buildings which have not yet been taken up in the Record of Protected Structures. This could be done under the section of the act applying to any sites which detract, or are likely to detract, "to a material degree from the amenity, character or appearance of land in the neighbourhood of the land in question because of either a) "Structures which are in a ruinous, derelict or dangerous condition", or b) "the neglected, unsightly or</p>	<p>The submission makes a number of policy recommendations in the context of a number of heritage buildings on Mizen Head.</p> <p>It highlights that a greater role is needed in the use of enforcement powers and the Derelict Sites Act regarding at risk buildings on the NIAH that have not yet become a protected structure.</p>	<p>These issues will be considered as part of the Review of the County Plan. See Volume One, Section 2 Built Heritage.</p>



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		<p>objectionable condition of the land or of structures on it". This law enables the Council to take action and enforcing it with greater frequency.</p> <p>In relation to questions raised in the Background Documents: How can we balance the protection of our heritage while providing for the regeneration of our towns and villages and the development needs of the county as a whole? The submission acknowledges that this is clearly a huge task and striking the balance is difficult. It outlines that more needs to be done in identifying that which needs to be protected and using existing legislation to ensure that that happens. All stakeholders whether it be property owners and developers or the public at large need to be reassured that there are policies in place which are being systematically and fairly enforced, and that there is a clear sense of direction where heritage protection is concerned.</p> <p>It is concerned that the language is weak and there seems to be too much emphasis on flagship projects, and not enough on seeing heritage in a wider context in the wider environment. Creating awareness of heritage in the wider environment is not easy. A clear sense of direction and purpose at higher levels would help, as would more emphasis on heritage in the education system. In response to "How can we support the appropriate renewal and reuse of protected structures?" it outlines plans should be put in place to develop vocational educational courses in the renewal and reuse of heritage buildings. It proposes that more structures need to be</p>	<p>It highlights that education has a key role to play in enhancing heritage awareness and value along with providing opportunities to teach vocational courses on the renewal and reuse of heritage buildings. Funding needs to be provided to enable these measures to happen along with additional staffing of the Council's heritage Department.</p>	



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		<p>added to the register of protected structures (RPS). Then, trainees would get hands on experience of renovating protected structures – whether it be putting insulation, wiring or water systems into old houses, or helping on larger-scale projects or the wide variety of other skills that are involved in this sector.</p> <p>Funding would need to be provided for such a programme of vocational education, but it would earn itself back many times through job creation. Funding is going to be a huge issue, and Cork county council needs to have some courage here and invest in heritage financially to a far greater extent including expanding the heritage department and increasing the number of heritage officers considerably.</p> <p>In response to question “Are there any buildings or groups of buildings that you consider to be of merit and should be added to the Record of Protected Structures or designated Architectural Conservation Areas in urban or rural areas?” the submission references the number of buildings for Cork on the NIAH which are not Protected Structures. It acknowledges that this comprises a lot of structures for Cork alone and the addition of all these structures in one fell swoop would not be practicable.</p> <p>However, it recommends that Cork County Council develop a clear and transparent policy and guidelines in this area as, arguably, the piecemeal, ad hoc addition of structures to the RPS list for Cork does not befit a modern-day local government organisation. Is questions whether a policy already exists and if so it should be made freely available to the public, e.g. via the council website.</p>	<p>It acknowledges that it is a huge task to place all the remaining NIAH buildings and structures in the County on the Record of Protected Structures. It recommends, however, that a clear policy approach should be set out as to how this will be achieved going forward, including an endangered NIAH list. It also recommends that all files should include publically accessible reports including where it is decided not to add a building/ structure to the RPS.</p>	



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		<p>Moreover, where the Council, having considered the recommendations for additions to the RPS made by the Minister (i.e. all of the NIAH inventory entries for the county in question), decides not to comply with such recommendations and is obliged to inform the Minister in writing of the reason(s) for its decision, it should also make its reason(s) public, e.g. via the council website. Cork is occasionally said to be 'proportionally overrepresented' with buildings deserving of RPS status compared to other counties, which is obviously an issue when it comes to budgetary constraints. However, it would be nice to see Cork showing a certain boldness in this matter, and taking more of a pioneering role.</p> <p>It outlines that there is not a single NIAH-listed house in the entire Mizen area, from Ballydehob west that has protected structure status. This includes the beautiful Ballyrisode House, which has been allowed to go semi-derelict in recent years. It outlines that if a house like this was on the RPS, its owner would not have been able to do what he/she has done (or omitted to do, as the case may be) to cause damage to this historic and iconic building.</p> <p>It advocates making an endangered NIAH inventory-listed house like Ballyrisode House and put in on the RPS, forcing its owner to take action to prevent its further dereliction. Another option suggested is to take a cluster of houses within a 5 to 10 km radius, which could include for example such houses as Rock Island House, Leamcon House and Seafort, and devise a project to encourage owner and community awareness of the cultural and</p>		



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		<p>historical significance of the houses in their midst. This may involve inviting all of the owners of such properties to a meeting, to explain the various options available (grants) to them as well as their obligations (minimum upkeep criteria and ban on making out-of-character changes). If common ground can be found, ideas exchanged and a sense of purpose and mutual support created, this will result in benefits in the wider community.</p> <p>Other houses of merit in the area include Rock Island House (Rock Island), Seafort House (or 'Sea Fort') (Croagh Bay) and Leamcon House. Leamcon House is considered to have enormous heritage potential. Though the house itself is occupied (as a holiday home), there is no reason why what is remaining of the fine demesne walls and walled garden/orchard and the lake should not be restored, and by agreement with local farmers and become an accessible tourist amenity. Unfortunately, the walls are in a state of disrepair and this in itself is cause for some concern. The renovation of these estate walls could form the basis of a much needed community project. A tourist amenity at this site could include a simple loop walk, to something including a kitchen garden, café and waterside amenity with paddle-boats/canoeing, etc. This could be a multiagency project, involving different agencies for the restoration of the lake, the repair of the walls (potential here for a community or vocational gardening project) and tourist aspects.</p>		
SHEP Earth Aware	PDP223878219	This submission from SHEP (Social, Health and Education Policy) makes a number of recommendations regarding	New housing developments should, as far as possible, be 'Eco' based so that people can	The issues raised in this submission are noted and while



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		<p>building resilience and resilient communities and that by encouraging circular economy, by training and preparing society to become more resilient in the face of climate change etc. that the council can provide people and communities with incentives not necessarily monetary, for energy efficiency, conservation of water, sustainable eating, sustainable travelling, etc.</p> <p>In addition, the submission argues that new housing developments should, as far as possible, be 'Eco' based so that people can walk or cycle to as many of the places to which people need to go regularly. It also calls for Cork County Council to mandate that all new public buildings will integrate architecturally a comprehensive green component in their structures; specifically green rooftops, walls or courtyards or trees.</p> <p>The submission suggests that local communities should be empowered to support themselves by growing food sustainably in their own areas. The submission suggests that the council should identify and make available land for the purposes of growing food and formulate a plan for community gardens with expert partners. The submission also suggests that in a low carbon economy there will be a need for more designated market places in country towns and villages for farmers to sell their produce and that these should be identified as accessible suitable spaces. The submission requests that Cork County Council establish a seed bank, noting that it would be the first council in the country to do so.</p> <p>The submission suggests that the Council should declare a regional biodiversity emergency so that together with its partners it can lead the way in comprehensively adopting</p>	<p>walk or cycle to as many of the places to which people need to go regularly.</p> <p>All new public buildings will integrate architecturally a comprehensive green component in their structures; specifically green rooftops, walls or courtyards or trees.</p> <p>Council should identify and make available land for the purposes of growing food and formulate a plan for community gardens with expert partners.</p> <p>Need for more designated market places in country towns and villages for farmers to sell their produce and that these should be identified as accessible suitable spaces.</p> <p>Requests that Cork County Council establish a seed bank.</p> <p>Establish a biodiversity crisis plan which would inform the council on the types of public lighting installations that are harmful and also provide information regarding the spraying of glyphosate and other chemicals.</p> <p>All measures to deal with invasive species should be undertaken without if possible, the use of chemicals.</p> <p>The permission given to landowners for</p>	<p>some issues are outside of the scope of the County Development Plan, they may be more relevant to the Biodiversity Plan or Heritage Plan.</p> <p>Climate change and mitigation and adaptation measures will be a key consideration of the draft County Development Plan. See Volume One Section 2 Climate Change of this report.</p> <p>The intention of the placemaking and public realm strategies is to include where practicable and safe to include designated market places in the country towns and villages.</p>



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		<p>the national biodiversity plan and inform the Council's Heritage department on the growing of specific types of plants for endangered species. It is argued that such a biodiversity crisis plan could inform the council on the types of public lighting installations that are harmful and also provide information regarding the spraying of glyphosate and other chemicals. It also requests that all measures to deal with invasive species should be undertaken without if possible, the use of chemicals. The submission states that the practices of and permission given to landowners for draining marshes, removing hedgerows etc. is causing damage to biodiversity and that there is now an opportunity for the council to lead the way towards protection and preservation as shown with the Bride Valley Biodiversity Project.</p> <p>Finally, the submission notes the development of local communities is crucial in preparing for the challenging times ahead and actions including raising awareness, providing information, securing property and 'developing a programme to enhance capacity to respond and recover', with the expertise of a social scientist are of great importance.</p>	<p>draining marshes, removing hedgerows etc. is causing damage to biodiversity and there is now an opportunity for the council to lead the way towards protection and preservation. The development of local communities is crucial in preparing for the challenging times ahead and there is a need to develop a programme to enhance capacity to respond and recovery.</p>	
Sherwood Oak Ltd	PDP222251713	<p>The submission concerns Fermoy town and it is noted the town is well served by infrastructure and benefits from a flood relief scheme. Submission refers to a number of objectives in the Cork County Development Plan 2014 and the Fermoy Town Development Plan 2010-2016 and seeks a more positive and flexible approach to objectives to be applied for the town of Fermoy when amalgamating the Fermoy Town Development Plan and the Fermoy</p>	<p>A more positive and flexible approach to objectives to be applied for the town of Fermoy when amalgamating the Fermoy Town Development Plan and the Fermoy Municipal District Local Area Plan.</p> <p>Optimising the return in infrastructural investment is a key principle in the National</p>	<p>These issues will be considered further at a settlement level as part of the review of the County Development Plan.</p>



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		<p>Municipal District Local Area Plan. Secondly, the submission highlights that optimising the return in infrastructural investment is a key principle in the National planning Framework (NPF) and Regional Spatial and Economic Strategy (RSES) and should also be optimised within the Cork County Development Plan 2022-2028. The submission notes that the principles of the NPF and RSES should apply in Fermoy in terms of deliverability, accessibility and consolidation. The submission seeks to encourage development within close proximity to the town centre and to the north of Fermoy. The submission requests a less prescriptive approach is taken to objectives in all settlements.</p>	<p>planning Framework (NPF) and Regional Spatial and Economic Strategy (RSES) and should also be optimised within the Cork County Development Plan 2022-2028.</p> <p>Seeks to encourage development within close proximity to the town centre and to the north of Fermoy.</p> <p>Requests that a less prescriptive approach is taken in general in relation to the zoning of lands in all settlements.</p>	
Simon Brewitt	PDP221007760	<p>This submission sets out reasons why the current Ballincollig/Carrigaline Local Area Plan (LAP) which proposes that the Mountain Road be upgraded to form part of the Relief Road around Carrigaline should be reconsidered in the new County Development Plan as follows:</p> <ul style="list-style-type: none"> <li>• Mountain Road is a local access road with numerous houses fronting onto it, and should be retained as such and at present is incapable of taking construction traffic</li> <li>• A proposal to make it part of the Relief Road would result in a dramatic change which is inappropriate and less safe for both vehicles and pedestrians</li> <li>• Alternatives are available for the route of the Relief Road</li> <li>• The submission states Mountain Road is typically 3.5m wide and is used as an amenity walk by the Community</li> <li>• The proposed route would involve the destruction of mature trees and hedgerows</li> </ul>	<p>The submission outlined reasons why the upgrade of Mountain Road to form part of the Relief Road around Carrigaline should be reconsidered in the new Cork County Development Plan.</p>	<p>This issue is noted and will be given further consideration in the drafting of the Plan. The Carrigaline TPREP will include consideration of roads and will inform the plan review.</p>



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		<ul style="list-style-type: none"> <li>• The increased storm water runoff would need to be considered to avoid flooding</li> </ul> <p>The submission proposes an alternative route for the relief road which is via Forest Road and via CL-R-10. Within the submission reasons as to why an alternative route is more appropriate are as follows:</p> <ul style="list-style-type: none"> <li>• A road which is safer for both traffic and pedestrians</li> <li>• A more economical solution for the County Council as they consider the proposed route would require acquisition of additional land which would add to construction costs. They state that after initial consideration of the proposed route that it may involve demolition of some houses</li> <li>• Better protection for the environment and amenity for the Community</li> <li>• The potential for a more appropriate upgrade of the Mountain Road as a local access road</li> <li>• A Relief Road which can be constructed within the foreseeable future</li> </ul> <p>The submission states that the new Development Plan should:</p> <ul style="list-style-type: none"> <li>• Abandon the proposal to route the Link Road along the Mountain Road</li> <li>• Provide for a distributor road through the development land south of the Mountain Road</li> <li>• Permit access from this land to the Mountain Road, in a limited fashion only, and only when the Mountain Road has been provided with traffic calming and pedestrian safety measures</li> </ul>	<p>Submission offers an alternative route for the proposed Relief Road.</p>	



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		<p>It refers to local and regional planning policy, such as LAP Ref. 3.4.35 "Over the lifetime of the Plan Cork County Council will review traffic route options within the town and in this context the lack of connectivity between the western and southern relief roads will be examined.", and discusses in detail the various proposed relief roads within Carrigaline in the LAP.</p> <p>The submission states a significant part of traffic congestion is due to north/south through-traffic needing to use one of the two bridges in the town centre. It also states that any upgrade to Mountain Road should be appropriate to its function as a residential access road with footpaths and traffic calming measures, all of which could be constructed within the existing boundary, and must precede its use in connection with any new residential development. It compares any proposed development to the development of the Southern Relief Road which so far has delivered quality infrastructure, as the design of the Southern Relief Road avoided direct vehicular access from the houses and included footpaths and cycle lanes. It states this should be a principle in the new County Development Plan to allow for the completion of the Southern Relief Road.</p>	<p>States that good quality infrastructure, with no direct vehicular access from houses and inclusion of footpaths and cycle lanes, should be a principle in the new Plan.</p>	
Sinead Townsend	PDP223418400	<p>Submitter supports the proposal of a greenway in Cork, stating that it would add to the area and to time spent there, and recommending that the County Development Plan identify and map the most suitable and feasible route for the Lee to Sea Greenway; support and safeguard the greenway in 2 phases - phase 1, Passage West to Crosshaven, and, Phase 2, Inniscarra Dam to Ballincollig Regional Park; and create an action plan for phasing,</p>	<p>Seeks delivery of Lee to Sea Greenway referenced in CMATS.</p> <p>Highlights greenway concept as a significant asset.</p>	<p>See discussion of this issue in Transport and Mobility Volume One Section 2 of this report.</p>



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		funding and associated delivery. References support for the greenway in CMATS.		
Skibbereen My Town My Plan group	PDP223170214	<p>Skibbereen</p> <p>This submission is made by a group of representatives from the town comprised of the Tidy towns, District Chamber of Commerce, Family Resource Centre, Cycle Sense Skibbereen, Sustainable Skibbereen and West Cork Environmental group and other members of the public. A plan has been prepared for the town, facilitated by SECAD Partnership CLG, and funded by the Leader Programme. The submission of this plan is considered timely in the context of the increasing challenges faced by rural towns to retain vibrancy and vitality in the midst of closure of businesses, job losses and the current pandemic. The submission seeks genuine partnership between the public and private sector and to ensure administrative financial and governance in support of voluntary groups. The plan itself is a detailed document covering a range of issues, including a town profile, an outline of the consultation process, a SWOT analysis of the town. Furthermore, it explores the town under the following key themes 1). Traffic Management 2.)Pedestrian and Cycle Opportunities, 3.) Age Friendly town 4.) Community Facilities for all Ages and sets out a range of objectives, stakeholders and proposed actions for each theme. The main outcomes are set out as follows;</p> <ul style="list-style-type: none"> <li>• Revisit the 2011 Skibbereen Traffic &amp; Transportation Study – with specific consideration to a.) Alternative to the completion of the eastern relief road incorporating the new Community School, b.) implementation of a one-way system to relieve congestion on North Street &amp; Bridge Street, improvement of parking situation in town</li> </ul>	Sets out a number of proposals to improve Skibbereen town centre.	The issues in relation to Town Centre and Retail are discussed further within Volume One, Section 2 of this report and will inform town centre policies for individual settlements in the draft plan.



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		<p>centre;</p> <ul style="list-style-type: none"> <li>• Consider pedestrian access and user accessibility along all streets, implement cycle corridors at school peak times;</li> <li>• Apply for age friendly town status;</li> <li>• Community relates issues to be addressed, also develop a greenway along Ilen River from Chapel quay to Kennedy Bridge.</li> </ul>		
Social Democrats	PDP223872678	<p>This submission makes a number of policy recommendations for the new County Development Plan. Firstly regarding the Core Strategy it is argued that the principles of sustainability, with a local focus and inclusive and proactive policies should inform the vision and core strategy, and shape the CDP's objectives and measurable outputs. It is also suggested that all planning and development decisions need to demonstrate how they address national and international environmental obligations and in instances where decisions involve a conflict or discord between the sustainable objectives and others that the sustainability ones need to take precedence.</p> <p>In addition, it is suggested that the CDP should establish how all aspects will address the Adaptation Goals, Objectives and Actions of Cork County Council's Climate Adaptation Strategy 2019-2024.</p> <p>It is stated that the plan needs to value and emphasise developments that emerge from and support local communities and that local communities should be prime movers in strategies to maintain their own communities and that all major projects should emerge from partnerships with local communities. It also suggests that the plan should establish targets in each of the sectors</p>	<p>The principles of sustainability, with a local focus and inclusive and proactive policies should inform the vision and core strategy.</p> <p>All planning and development decisions need to demonstrate how they address national and international environmental obligations and in instances where decisions involve a conflict or discord between the sustainable objectives and others that the sustainability ones need to take precedence.</p> <p>CDP should establish how all aspects will address the Adaptation Goals, Objectives and Actions of Cork County Council's Climate Adaptation Strategy 2019-2024.</p> <p>Local communities should be prime movers in strategies to maintain their own communities and that all major projects should emerge from partnerships with local communities.</p> <p>The Plan should establish targets in each of the sectors and proactively achieve them in</p>	<p>Further consideration will be given to the vision for the county development plan and housing strategy and the County Development Plan will support the Cork County Climate Adaptation Strategy 2019 - 2024.</p> <p>The draft County Development Plan will be accompanied by a Strategic Environmental Assessment which is a systematic decision support process, aiming to ensure that environmental and possibly other sustainability aspects are considered effectively in policy, plan and program making.</p> <p>This Plan making process is a collaborative one and the Council welcome the contribution of all groups, sectors and individuals from all over the County during</p>



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		<p>and proactively achieve them in partnership with community groups, non-profit organisations, businesses, and government departments, state agencies and Cork City Council.</p> <p>Housing: With regard to Housing, the submission suggests that the CDP should make specific reference to targets for Specialised Housing Requirements, including the numbers of social housing, affordable housing, and sheltered housing which will be provided by the Council, Non-profit groups, and commercial developers. It further suggests that the CDP makes a commitment to permanently house all families and individuals on the housing list within the lifetime of the CDP and to strengthening supports and understanding around the Sustainable Rural Housing Guidelines including a focus on using vacant housing and derelict buildings for housing, through all the mechanisms available to the Council and to meet and surpass Re-Building Ireland targets for Social Housing Build, Acquisition and Leasing Delivery, and the targets of any successor schemes.</p> <p>Town Centre: The submission, in noting the results of the Urban Capacity Studies published by the Council suggests the following actions regarding the health and vitality of our town centres. Firstly, to build and maintain accessible and inclusive public spaces for all the community and facilitate the pedestrianisation of streets to support local businesses and attract tourists, ensure adequate street furniture for people with disabilities and mobility</p>	<p>partnership with community groups, non-profit organisations, businesses, and government departments, state agencies and Cork City Council.</p> <p>CDP should make specific reference to targets for Specialised Housing Requirements including the numbers of social housing, affordable housing, and sheltered housing which will be provided by the Council, Non-profit groups, and commercial developers.</p> <p>CDP should make a commitment to permanently house all families and individuals on the housing list within the lifetime of the CDP.</p> <p>Strengthening supports and understanding around the Sustainable Rural Housing Guidelines including a focus on using vacant housing and derelict buildings for housing.</p> <p>Plan needs to meet and surpass Re-Building Ireland targets for Social Housing Build, Acquisition and Leasing Delivery, and the targets of any successor schemes.</p> <p>Build and maintain accessible and inclusive public spaces for all the community.</p> <p>Facilitate the pedestrianisation of streets to support local businesses and attract tourists,</p>	<p>the public consultation periods for the development plan review.</p> <p>Section 15 (2) of the Planning and Development Act, 2000, states that '...a Planning Authority shall, not more than 2 years after the making of a Development Plan, give a report to the Members of the Authority on the progress achieved in securing the objectives' of the Plan.</p> <p>The issues raised in relation to housing provision, including specialised housing requirements and government targets will be considered in the formulation of the draft plan and the Joint Housing Strategy and Housing Needs Demand Assessment.</p> <p>It is intended that the draft plan will seek to develop social infrastructure such as education, and health and community facilities in tandem with population and jobs growth, reflecting the RSES settlement strategy while ensuring that decision making in relation to new development/ infrastructure</p>



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		<p>impairments. Regarding amenities, it is further suggested to develop playgrounds in all communities, including a provision that all developments over 50 houses, in total, should include the building of recreational facilities for children and young people, ensuring public toilets are open and serviced in all towns and villages, build public swimming pools and leisure facilities in every town with over 5,000 people (including its hinterlands) and prioritise the planting of trees and flowers in existing and new developments, and on streets.</p> <p>Transport: The submission suggests that there is a great need to maintain the quality of the roads to improve safety and accessibility which connect towns and villages as it notes there are incredible social, environmental, and tourism benefits from creating a network of segregated cycling and pedestrian paths that would connect rural areas. With regard to the greenways, it suggests using the former Cork, Bandon and South Coast Railway route, connecting Baltimore and Skibbereen, or Inishannon and Bandon to start with.</p> <p>It is suggested that a holistic approach is required with a clear strategy to enable an interconnected Cork, where piecemeal and limited projects are not good enough anymore, we can start off with obvious projects, such as connecting Riverstick and Belgooly or Dunmanway and Drimoleague, but they need to be part of a larger vision. It is suggested that there is a need to work with bus service providers, especially Bus Éireann, to build sheltered bus stops in all towns and villages and allow for integrated planning: transport systems and regional plans need to</p>	<p>ensure adequate street furniture for people with disabilities and mobility impairments.</p> <p>Develop playgrounds in all communities, including a provision that all developments over 50 houses, in total, should include the building of recreational facilities for children and young people.</p> <p>Build public swimming pools and leisure facilities in every town with over 5,000 people (including its hinterlands).</p> <p>Maintain the quality of the roads to improve safety and accessibility.</p> <p>Suggests a Greenway using the former Cork, Bandon and South Coast Railway route, connecting Baltimore and Skibbereen, or Inishannon and Bandon to start with.</p> <p>Develop a clear strategy to enable an interconnected Cork, where piecemeal and limited projects are not good enough anymore.</p> <p>Transport systems and regional plans need to work together to facilitate sustainable transport, with government and local authorities prioritising walking and cycling.</p> <p>CDP should ensure a continuation and</p>	<p>is informed by an appropriate level of environmental assessment.</p> <p>All new developments will include the DMURS Design Standards and Universal Design Standards and these will form an important part of the housing policies in the draft plan.</p> <p>Cork County has the benefit of a long history of strategic planning and recent policy direction at both a National level with the NPF and Regional level with the adoption of the RSES and the Cork MASP and CMATS, and the Cork Metropolitan Cycle Network Plan – all of these policy documents working together will enable an interconnected Cork.</p> <p>Project Ireland 2040, National Planning Framework National Policy Outcomes ‘Realising Our Island and Marine Potential’ are included in the County Development Plan The seven populated offshore islands in County Cork work through an inter-agency program to address</p>



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		<p>work together to facilitate sustainable transport, with government and local authorities prioritising walking and cycling.</p> <p>Coastal and Island communities: The submission requests that the CDP should ensure a continuation and resourcing of the objective in the current plan to support the inhabited islands in County Cork. It is also suggested that the plan should also incorporate priorities from the Government's Islands Policy Consultation Paper, such as equality of opportunity and enabling a vibrant, harmonious society. It is also suggested that the CDP should have a mechanism to incorporate the National Marine Planning Framework when it is published.</p> <p>It is also suggested that all coastal and island development safeguards including the vital aspects of its unique cultural, physical and environmental heritage are protected. It supports the adoption of a partnership approach between island communities and the Council in the development, implementation, and review of plans and developments affecting the islands, and prioritise the maintenance of small fishing piers to support small-scale fishing which employs clusters of families around the Cork coast.</p> <p>Natural and cultural heritage: The submission suggests whole range of activities and initiatives regarding the natural and cultural heritage including the mapping of areas of local environmental importance, in consultation and cooperation with the local community and include these as areas to be</p>	<p>resourcing of the objective in the current plan to support the inhabited islands in County Cork. It is also suggested that the plan should also incorporate priorities from the Government's Islands Policy Consultation Paper.</p> <p>CDP should have a mechanism to incorporate the National Marine Planning Framework when it is published.</p> <p>Supports the adoption of a partnership approach between island communities and the Council in the development, implementation, and review of plans and developments affecting the islands.</p> <p>Suggests the mapping of areas of local environmental importance and promotion of wildlife corridors, including recognising the potential of rivers, canals, and the road network as potential nature corridors.</p> <p>Proposed to expand schemes for local communities to maintain and develop their built and cultural heritage and fostering and encouraging local artists.</p> <p>Incorporate the objectives of the Heritage Ireland 2030 when it is published.</p> <p>The CDP needs to follow the National</p>	<p>issues affecting island living and it is intended that the County Development Plan would continue to recognise and support this agency and also by supporting policies and proposals contributing to access, communications, energy self-sufficiency or sustainability of rural coastal and/or island communities.</p> <p>Please refer to Volume One Section 2 regarding Marine Issues and the NMPF (National Marine Planning Framework). Cork County Council have, since the adoption of the 2014 County Development Plan completed a series of local biodiversity mapping for most of the main settlements in the county and these will be used to inform future policies. It is intended to incorporate the objectives and policies of both Heritage Ireland 2030 and the National Biodiversity Plan, where relevant to the County Development Plan.</p> <p>It is intended that the heritage</p>



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		<p>protected in County Development Plans.</p> <p>It is proposed to expand schemes for local communities to maintain and develop their built and cultural heritage and fostering and encouraging local artists, arts events, and artistic practices in the wider community and incorporate the objectives of the Heritage Ireland 2030 when it is published.</p> <p>The submission states that biodiversity loss is one of the biggest challenges that Ireland faces and that the CDP needs to follow the National Biodiversity Plan, especially objective 1. It is also proposed to promote initiatives and facilities that recognise Cork's maritime and fishing heritage and the promotion of wildlife corridors, including recognising the potential of rivers, canals, and the road network as potential nature corridors.</p> <p>The submission suggests that the plan should allow for considerably more afforestation in the county with a clear focus on preserving and expanding our natural biome of primarily deciduous forest and supports the planting of native trees on public and private land.</p> <p>In addition, it also suggests that all flood relief and protection to first examine upstream natural based solutions when considering works and to develop a network of blueways along rivers and the coast, such as on the river Ilen, the Bandon River, and connecting Timoleague and Kilbrittain.</p> <p>The submission suggests the development of a network of greenways, particularly taking advantage of the former Cork, Bandon and South Coast Railway route and to map and remediate barriers to fish migration within their riverine systems.</p> <p>The submission also proposes that native Woodland</p>	<p>Biodiversity Plan.</p> <p>The plan should allow for considerably more afforestation in the county with a clear focus on preserving and expanding our natural biome.</p> <p>Suggests that all flood relief and protection to first examine upstream natural based solutions when considering works.</p> <p>Develop a network of blueways along rivers and the coast, such as on the river Ilen, the Bandon River, and connecting Timoleague and Kilbrittain.</p> <p>Proposes that native Woodland Walks are created and Wildflower Meadows in existing and new parks and (where practical) the creation of rooftop gardens in offices and apartments.</p> <p>Submission also makes suggestions regarding hedgerows and giving priority to maintaining and protecting existing hedgerows and trees and that where additional or replacement planting takes place that native species should be used.</p> <p>Planning should harness and actively employ the capacities of communities to shape and direct projects and developments and it must</p>	<p>and tourism section of the draft plan will include and promote many of these initiatives where possible, particularly regarding flood relief, blueways, native woodland walks and hedgerow protection.</p> <p>The County Council in seeking to help promote and restore confidence in the business retail and community sectors following the impact of Covid-19 have recently developed Project ACT (Activate County Towns)Town meetings have taken place involving Elected Members, council staff, business and community representatives, members of An Garda Síochána, and representatives from the Cork County Older Persons Council and it is intended to promote this and similar initiatives with the local community through the policies and objectives of the County Development plan.</p>



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		<p>Walks are created and Wildflower Meadows in existing and new parks where the creation of wild picnic bench spots in office developments and (where practical) the creation of rooftop gardens in offices and apartments. The submission also makes suggestions regarding hedgerows and giving priority to maintaining and protecting existing hedgerows and trees and that where additional or replacement planting takes place that native species should be used.</p> <p>Improved public involvement: The submission states that communities should be at the heart of the development plan and that Planning should harness and actively employ the capacities of communities to shape and direct projects and developments. The submission echoes and supports the submission of the Skibbereen My Town, My Plan group, in that there should be a genuine partnership between the public and private sectors together with town residents, noting that the public sector must, not only consult with the residents during the writing of the county development plan, but must also ensure administrative, financial and governance support for the considerable voluntary work that groups put in to realising this vision.</p> <p>The submission also suggests the creation of structures in each town, village, and, area for community groups and residence to contribute to decision-making and to create mechanisms to fill the void left by the unwarranted removal of town councils.</p> <p>The submission also suggests enabling an independent assessment of current participatory processes against</p>	<p>also ensure administrative, financial and governance support for the considerable voluntary work that groups put in.</p> <p>Suggests the creation of structures in each town, village, and, area for community groups and residence to contribute to decision-making and to create mechanisms to fill the void left by the unwarranted removal of town councils.</p> <p>The submission also states that more prominence needs to be given to enabling participation of whole communities, including greater flexibility to incorporate youth voices and people with disabilities.</p>	



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		<p>some established standards, such as Hart's Ladder of Participation and by incorporating the results of research conducted in these area, citing work by Dr Brian Motherway and Edmond Grace SJ. Finally, the submission also states that more prominence needs to be given to enabling participation of whole communities, including greater flexibility to incorporate youth voices and people with disabilities and cites UNICEF, Professor Mary Kellett and other UN Human Rights studies, reports and papers.</p>		
Sophie Brazil	PDP214315635	<p>Submitter requests the Development Plan to include:</p> <ul style="list-style-type: none"> <li>- A vision statement based on sustainability and protection of our natural environment;</li> <li>- Commitment within the Core Strategy to tackle climate change and the biodiversity crisis;</li> <li>- More public green spaces, native Irish trees and biodiversity areas and prioritisation of green and blue infrastructure;</li> <li>- policies for protection and restoration of Cork Harbour and enhancement of habitats and biodiversity of Cork's islands;</li> <li>- More innovative measures e.g. Natural Flood Management</li> </ul>	<p>Development Plan should include a vision statement based on sustainability and protection of our natural environment</p> <p>Commitment within the Core Strategy is needed to tackle climate change and the biodiversity crisis.</p> <p>Prioritise green and blue infrastructure - need for more public green spaces, native trees and biodiversity</p> <p>Policies for protection and restoration of Cork Harbour/Cork's islands are sought.</p> <p>Natural Flood Management and other innovative measures should be considered.</p>	<p>The draft County Development Plan will seek to protect and enhance biodiversity. See Biodiversity Volume One Section 2 of this report where this is discussed in more detail.</p> <p>Green Infrastructure is discussed in more detail in Volume One Section 2, of this report.</p> <p>See also Water Services, Volume One Section 2 of this report.</p> <p>Other issues raised in this submission are noted and will be considered in preparation of the draft plan where appropriate.</p>
Southern Regional Assembly	PDP223728782	See Appendix B.	See Appendix B.	See Appendix B.
SSE	PDP225419112	This submission from SSE, an energy company which	Renewable energy targets from the Climate	The issues raised in this



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		<p>operates a number of wind farms in Ireland, highlights the following areas for consideration in preparation of the Draft County Development Plan.</p> <p>Onshore Wind</p> <ul style="list-style-type: none"> <li>- SSE has three operational wind farms in Co. Cork – Coomacheo, Curragh and Coomatallin. SSE also have plans to bring forward new projects in the County over the next decade to contribute to Ireland's 70% renewable electricity target.</li> <li>- The Climate Action Plan commits to reaching 70% renewable electricity by 2030 through doubling Ireland's onshore wind capacity to 8GW and installing at least 3.5GW of offshore wind. The recently agreed Programme for Government has increased this offshore wind target to 5GW. SSE recommends that these renewable targets be reflected in the CDP.</li> <li>- The consistent implementation of the Wind Energy Guidelines is of crucial importance.</li> <li>- Sufficient quantities of land will need to be available for the continued development of onshore wind to enable Ireland to meet its renewable electricity target.</li> </ul> <p>When updating the renewable energy strategy the submission recommends the following in relation to onshore wind;</p> <ul style="list-style-type: none"> <li>- It should be noted that turbine technologies have advanced significantly in the past decade and this trend is set to continue. SSE suggests the SEAI Wind Atlas, or any similar general wind resource data, is not used as a constraint when identifying suitable areas for on-shore wind.</li> </ul>	<p>Action Plan, and the updated 5GW target for offshore wind, should be reflected in the plan.</p> <p>Seeking consistent implementation of the Wind Energy Guidelines.</p> <p>Ensure sufficient quantities of land is available to meet onshore wind targets, through a review of the Wind Energy Strategy. Review of the strategy should ensure that wind resource data and grid connections are not used as a constraint when identifying suitable areas for on-shore wind.</p> <p>Have a consistent approach with other local authorities.</p> <p>Adopt policies in support of repowering of existing wind farms and the continued utilisation of infrastructure assets in its CDP. The need to clearly reflect the objectives of the NMPF for offshore wind.</p> <p>Requesting that the energy efficiency should be seen as an infrastructure priority in the CDP.</p> <p>A collaborative approach between the energy suppliers, the SEAI and local authorities.</p> <p>Seeking Cork County Council to identify areas where EV charge points could be installed and competitively tender for these assets.</p>	<p>submission will be considered further in the preparation of the draft plan and in the update of the wind energy strategy.</p> <p>The draft plan will be consistent with the policies and objectives of the NPF and RSES, and any other national plans or policies.</p> <p>Cork County Council supports the installation of charging points for Electric Vehicles at suitable public locations throughout County Cork in line with the Climate Action Plan proposals. The council is seeking to implement the Governments national smart driving programme.</p>



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		<p>- That existing grid constraints are not considered hard constraints when preparing RESSs.</p> <p>- Cork County Council engage closely with neighbouring local authorities and with other local authorities in the southern region to ensure a consistent approach.</p> <p>- Cork County Council adopt policies in support of repowering existing wind farms and the continued utilisation of infrastructure assets in its CDP.</p> <p>Offshore Wind</p> <p>- SSE welcomes the intention of Cork County Council to support offshore wind in the CDP. The submission states that the CDP needs to clearly reflect the objectives and policies of the National Marine Planning Framework to ensure a coordinated approach to planning on land and in Ireland's marine area.</p> <p>- An offshore wind industry in Ireland can deliver sustained economic benefits to County Cork while contributing to the decarbonisation of the Irish economy. Port infrastructure will need to be upgraded to facilitate off shore energy.</p> <p>Energy efficiency and the electrification of heat</p> <p>The submission states that energy efficiency should be seen as an infrastructure priority in the County Development Plan. The Climate Action Plan contains ambitious plans to improve energy efficiency. SSE believes that energy efficiency in combination with the electrification of heat has a significant role to play in realising Ireland's decarbonisation potential and reducing air pollution. A partnership approach and continued collaboration between energy suppliers, the SEAI and</p>		



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		<p>local authorities will be vital given the scale of energy savings required in the next decade.</p> <p>Electrification of transport The submission states that transport as a sector is the most significant contributor to our national Green House Gas (GHG) emissions. Sustainable transport policies are of particular importance given the predominance of private cars. SSE welcome the Climate Action Plan ambition to have one million Electric Vehicles on Ireland's roads by 2030. Spatial planning at a local authority level will be critical to drive the electrification of transport. The Cork County Development Plan should identify areas where EV charge points could be installed and competitively tender for these assets. The submission states that deployment of targeted electric vehicle charging infrastructure across the county will be vital to meet the changing needs of commuters with particular emphasis in public parking areas and employment locations.</p> <p>In conclusion the submission states that the implementation of Project Ireland 2040 and the Climate Action Plan can deliver a long-term strategic planning and economic framework for the development of the County.</p>		
Statkraft Ireland Limited	PDP223732489	<p>This submission by Statkraft Ireland, a company that develops, owns and operates renewable production facilities and trades power, relates to Wind Energy.</p> <p>The submission highlights that each Local Authority has a part to play in Ireland's future climate ambitions and central to this is achieving 70% renewable electricity by 2030.</p>	The need to fully review and update the current Wind Energy Strategy and map and to reconsider all the potential areas for onshore wind development. Notes that grid and wind constraints are a developer's constraint and should not limit the areas where wind energy can be developed. There are areas within the County which are currently designated as	The issues raised in this submission will be considered further in the preparation of the draft plan and in the update of the wind energy strategy.



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		<p>The submission specifically refers to background policy doc no. 9 – Energy which states that CCC does not intend to make any major changes to the wind energy policy from what is in the current CDP with the exception of updating as per the revised Wind Energy Guidelines. Statkraft believe that CCC should look to update the current Wind Energy Strategy within the County irrespective of any updates to the WEGs, taking account of the positive work completed to date in relation to the development of onshore wind, and look to build on this by identifying lands which may not have previously been considered, but which could have potential for wind energy development.</p> <p>The submission refers to the Irish Wind Energy Association (IWEA) submission to the CDP review and states that Statkraft are also of the opinion that grid and wind constraints are a developer's constraint. In addition, turbine technology has advanced significantly over the past decade, with turbines now capable of harnessing more power at lower wind speeds. These advancements are a key aspect as manufacturers are moving almost exclusively to producing larger blades and higher towers meaning developers are not just pushing for higher tip heights and larger blades for greater efficiency and production but also because this is all that is available on the market. The submission states that Local Authorities have a responsibility to work with developers to find solutions to possible issues, such as outlined above. It also states that CCC have a responsibility to review areas all areas for the potential for onshore wind within the</p>	<p>Open to Consideration, which could be upgraded to Acceptable in Principal if these constraints were re-considered.</p>	



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		<p>County as part of the updated CCDP, there are areas within the County which are currently zones as Open to Consideration, which could be upgraded to Acceptable in Principal if these constraints were re-considered.</p> <p>The submission urges Cork County Council to carry out a full re-assessment of the County for Wind Energy Potential as a matter of urgency in line with recent policy changes and as set out in the Irish Wind Energy Association (IWEA) submission to this consultation.</p>		
Summerhill Construction Ltd.	PDP223204403	<p>Settlement: (Cloynmoyle East), Coachford</p> <p>This submission seeks to highlight the importance of the forthcoming Cork Development Plan adopting policies to that reflect the importance of existing industrial facilities in rural areas outside designated development boundaries and requests that such uses should be protected via specific policy objectives for industrial uses / facilities.</p> <p>Submission also seeks a positive strengthening of existing Objectives EE 9-1 and ECON 4-4 of 2014 Cork County Development Plan, which deal with long established uses located within rural areas.</p> <p>The review of the County Development Plan provides an opportunity to highlight the importance of rural enterprises in Cork County, the importance of providing for economic growth throughout the County and the protection of existing industrial uses, and their ability to grow via new and stronger objectives.</p>	<p>Reinforces the importance of the policies for existing industrial facilities in rural areas outside designated development boundaries and requests that such uses should be protected via specific policy objectives for industrial uses / facilities.</p> <p>Strengthen existing Objectives EE 9-1 and ECON 4-4 of 2014 Cork County Development Plan, which deal with long established uses located within rural areas.</p>	It is intended to review policies EE9-1 and ECON 4-4 of the 2014 CDP and to where possible provide continued supports to rural enterprise.
Sustainable Skibbereen	PDP223770527	<p>The submission raises the following issues: Recycling systems can include a more rigorous sorting of materials into plastic bottles, soft plastic and black plastic to improve prices fetched for recyclable material.</p>	Opportunities exist for community based recycling schemes, promoting social enterprises, based on the principles of the Circular Economy.	The opportunities for social enterprise arising from the Circular Economy will be considered in the Economy and



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		<p>Communities could be funded to set up repair cafes. An attempt in Skibbereen was scuppered by the lack of insurance cover. Insurance companies need to be held to account for their refusal to cover community schemes. Repair cafes and freecycle groups keep materials out of the waste stream and provide opportunities for socialising and innovative business. Principles of the circular economy should be adopted to keep as much material in circulation for as long as possible in its different forms before it finally goes for recycling. A recycling centre with more space could devote an area for people to buy or take for free others unwanted but usable items. Skibbereen has Lisheen House, a much valued resource for furniture and for assistance with mental health, which takes used furniture and sells it for funds.</p> <p>Food waste: The average household in Ireland is responsible for 117kgs of Food Waste pa. Provision of land for allotments and community gardens in town areas provide not only a space to restore well-being and meet others, but also a place to grow food. and can provide composting areas to keep food and vegetable waste out of the urban waste stream. Money could be recouped by selling bags of compost. Tidy Towns and other interested parties could be involved in smaller scale ventures.</p>	<p>Allotments or community gardens could aid in the reduction of food waste.</p>	<p>Employment section of the Draft Plan.</p> <p>The issues raised in this submission in relation to avoidance of food waste are noted and will be considered in the draft plan where appropriate.</p>
Sustainable Skibbereen	PDP223435621	<p>The submission outlines that population growth should be directed to the existing towns and villages and ensure the infrastructure can absorb the development in terms of water supply and treatment, sewerage, roads, schools, employment, and shops. New developments should be built to strict energy efficient standards, be low maintenance and designed for social interaction as well as</p>	<p>Population growth should be directed to the existing towns and villages where services are available, accessible should be built to energy efficiency services.</p>	<p>The issues raised are noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2-Population and Core</p>



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		<p>easily accessible on foot, by bike or via public transport.</p> <p>Community green spaces and safe play areas should be planned for and protected from future building development. Allotments and community orchards could help counter potential food shortages.</p> <p>Social housing should be rented only, and not for sale and controlled by local authority agents. It outlines there is a shortage of rented accommodation in Skibbereen.</p> <p>To deliver compact growth on infill and /or brownfield sites the latter should have sufficient green spaces around them to aid biodiversity (also essential for mental health).</p> <p>Neighbourliness should be encouraged with spaces to meet outside. Sufficient indoor space must be laid down in the law to prevent developers from profiteering (e.g. by building large numbers of exceedingly small flats).</p>	<p>Community green spaces should be designed to encourage social interaction, protected from development and consideration given to allotments and community orchards.</p> <p>Social housing should be rented only.</p> <p>The delivery of compact growth on infill and brownfield sites should ensure there is sufficient green space to aid biodiversity and mental health.</p>	<p>Strategy, Housing Density and Placemaking, Community and Green Infrastructure.</p>
Sustainable Skibbereen	PDP223438285	<p>The submission states that to make settlements attractive and welcoming there needs to be a focus on quality of life and amenities and adequate infrastructure that improves the daily commute plus encouragement of remote working capabilities (hubs like Ludgate in Skibbereen and community facilities).</p> <p>Post COVID more people are working from home. Improving the cycling and walking infrastructure helps reduce the reliance on private cars and encourages people to walk, cycle, or use public transport. It advocates providing tax incentives for the use of public transport to places of work and ensure buses can transport bicycles</p>	<p>Sustainable Skibbereen</p> <p>Quality of life is the essential element in making settlements attractive.</p> <p>Post Covid there will be more home working so a focus on walking and cycling infrastructure can help modal shift away from the car. Incentives to use public transport to places of work and bike storage on buses</p>	<p>The issues raised are noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2, Population and Core Strategy, Climate Change, Housing Density and Placemaking, Energy.</p>



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		<p>easily and safely.</p> <p>Cooperative schemes that are affordable, environmentally friendly and have a community vision can offer a wide range of house types and sizes, e.g. Carbery Housing Association in Baltimore.</p> <p>Newly built housing has to be energy-efficient with effective insulation and sustainable energy sources. This will ease the financial pressure on the owner/tenant and reduce carbon emissions to achieve the 7% CO2 annual reduction target.</p> <p>Urban housing should have a legal minimum surface which allows for sufficient living space to prevent developers from profiteering by building minuscule 'homes' for maximum prices. Terraced housing, which should be soundproofed for privacy, allows more contact between neighbours than high-rise flats.</p> <p>Estates and housing developments should offer safe places to play, bike storage, charging points for electric cars, cycle lanes, and footpaths leading to shops and recreation.</p>	<p>would encourage increased use.</p> <p>Affordable cooperative housing schemes should be encouraged with a wide range of house types and sizes.</p> <p>New housing needs to be energy efficient.</p> <p>Advocates minimum sizes for houses and states terraced housing promotes social contact rather than high rise flats.</p> <p>Storage is an essential element of housing estate design.</p>	
Sustainable Skibbereen	PDP223436795	<p>Rural Housing</p> <p>This submissions relates to rural housing and the importance of sustainable transport. It states that a sustainable balance between one-off houses in the countryside and the regeneration of rural towns and villages can be achieved through cycling and walking infrastructure that links towns with rural areas and provides sustainable transport options while promoting</p>	<p>Policies are required to promote public transport, safe walkways, and cycle paths and greenway infrastructure between towns and villages.</p> <p>Highlights ways in which siting and design of rural development can be improved by supporting 'greener' style housing and use of</p>	<p>Proposals for walks / greenways will be considered further at a settlement level as part of the review of the County Development Plan.</p> <p>It is the intention to include policies which promote</p>



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		<p>activities that could benefit tourism. It is argued that public transport, safe walkways, and cycle paths are essential to support vibrant rural communities as is greenway infrastructure between towns and villages. Furthermore, it states that the siting and design of new development in the countryside can be improved in the following ways with a view to reducing its visual and environmental impact:</p> <ul style="list-style-type: none"> <li>• Be imaginative and more flexible in planning towards a 'greener' style of housing by allowing more natural building materials such as turf roofs and timber-framed buildings, whilst maintaining energy efficiency.</li> <li>• By careful siting and design to suit the landscape, planting of trees and hedgerows to soften the visual impact of development and to increase biodiversity.</li> <li>• Landscaping and planting requirements for new developments should include provisions for biodiversity and native species.</li> </ul>	<p>more national materials.</p> <p>Importance of landscape consideration in the siting and design of new development, need for integration into the landscape, planting of trees and other measures to improve biodiversity also required</p>	<p>sustainable rural house design and suitable landscape integration measures to support biodiversity as part of the draft development plan. The Council's approach to rural housing is discussed in Rural Housing Volume One Section 2 of this report.</p>
Sustainable Skibbereen	PDP223447762	<p>Skibbereen This submission suggests ways to improve Skibbereen Town Centre, as follows;</p> <ul style="list-style-type: none"> <li>• Encourage reuse of upper floors through reduced rates.</li> <li>• Public spaces should be improved through urban seating, parklets, green spaces, and pedestrian friendly areas.</li> <li>• Reduce rates to encourage businesses into vacant property.</li> <li>• Encourage 'green' businesses.</li> <li>• Look at existing properties and incentivise their refurbishment alongside 'green' retrofitting schemes.</li> <li>• Install people-friendly spaces and amenities. Work with</li> </ul>	Sets out a number of proposals to improve Skibbereen town centre.	The issues in relation to Town Centre and Retail are discussed further within Town Centre and Retail Volume One, Section 2 of this report and will inform town centre policies for individual settlements in the draft plan.



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		<p>community groups to establish hubs.</p> <ul style="list-style-type: none"> <li>• Enhance the experience of families and children in the towns through amenity areas.</li> <li>• The Marsh area should be developed into a biodiversity park with a garden walkway along the river, drawing inspiration from the High Line in New York.</li> <li>• Promote farmers markets and local food producers. Offer cycling experiences; build a greenway between Skibbereen and Baltimore along the old railway line.</li> <li>• Open up waterways to expand their use, the Ilen River is a wonderful experience right in the heart of the town that is underutilized.</li> <li>• Build a skate park</li> <li>• The West Cork Arts Centre is a great facility, the pedestrianised area in front of it and on the bridge should be developed.</li> </ul>		
Sustainable Skibbereen	PDP223695179	<ul style="list-style-type: none"> <li>• Cork County Council should adopt the All-Ireland Pollinator plan in full, obey the law, and stop cutting trees and hedgerows out of season.</li> <li>• The County Council should refrain from using environmentally damaging pesticides and herbicides. Submission makes reference to a number of alternative options.</li> <li>• Awareness of biodiversity can be created through education (schools and agricultural colleges).</li> <li>• Biodiversity should be included at all stages of project planning and development.</li> <li>• Employ biologists and ecologists and/or funding university research in order to expand the knowledge base for the conservation and restoration of biodiversity</li> <li>• The Marsh in Skibbereen should become a biodiversity park</li> </ul>	<p>Adopt the All-Ireland Pollinator plan.</p> <p>Manage trees and vegetation to support biodiversity.</p> <p>Refrain from using environmentally damaging pesticides and herbicides.</p> <p>Awareness of biodiversity can be created through education.</p> <p>Biodiversity to be considered at all project stages.</p> <p>Employ biologists and ecologists or engage universities to expand the knowledge base in</p>	<p>The Council recognises the threat to and decline of biodiversity and the draft County Development Plan will seek to protect and enhance biodiversity. See Biodiversity Volume One Section 2 of this report.</p> <p>Specific issues raised in this submission are noted and will be considered in preparation of the draft plan where appropriate.</p>



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		<ul style="list-style-type: none"> <li>The townscape of Skibbereen could be improved in terms of tree cover, riparian corridors and ecosystem restoration.</li> </ul>	<p>relation to biodiversity.</p> <p>Opportunities to enhance biodiversity in settlements such as Skibbereen.</p>	
Sustainable Skibbereen	PDP223762847	<p>This submission argues for the protection of marine environments as in a Marine Protection Area, which would allow kelp and eelgrass to grow, increase biodiversity, and reduce the load in the atmosphere, as these plants absorb CO2.</p> <p>The submission states that pollution of the rivers, sea and land has to be reduced by (i) setting up sewage works for every town and managing them effectively so that only effluent of good quality reaches the waterways and sea, (ii) run-off and seepage from farms must be reduced by careful management of fertilisers and pesticides and (iii) animals must be kept away from waterways and a buffer zone established between fields and waterways.</p> <p>The submission notes that Loch Hyne is affected by elevated phosphate and nitrate coming in from the sea, which it states points to run-off from the land and from sewage. The submission urges that the seas must be protected to allow the special areas (NHAs, SACs, and SPAs) to thrive, including Cork Harbour.</p> <p>The submission also notes that the quality of the water in Skibbereen is affected not just by run-off from farmland but also by its adjacent environment and states in that sense, that the recently finished Flood Relief Scheme is quite disastrous. The submission notes that all natural stone wall covering (home to ferns and other specific plant species that thrive on old stone walls) has been removed, which is a great loss for biodiversity and</p>	<p>Protection of marine environments as in a Marine Protection Area.</p> <p>Set up sewage works for every town and managing them effectively so that only effluent of good quality reaches the waterways and sea.</p> <p>Run-off and seepage from farms must be reduced by careful management of fertilisers and pesticides.</p> <p>Animals must be kept away from waterways and a buffer zone established between fields and waterways.</p> <p>The seas must be protected to allow the special areas (NHAs, SACs, and SPAs) to thrive, including Cork Harbour.</p> <p>The submission states that the walls which were removed as part of the Flood Relief scheme in Skibbereen should be restored as much as possible – as they are a great loss for biodiversity and tourism alike.</p> <p>Methodical removal of trees along the Caol</p>	<p>The issues raised in this submission are addressed in Volume One Section 2 Marine Spatial Planning and the National Marine Planning Framework (NMPF).</p> <p>The location of new treatment plants is a matter for Irish Water however, areas of high environmental sensitivity, particularly those close to Natura 2000 sites are given priority.</p> <p>The issues regarding farming practices and environmental protection are noted, however, It such issues are outside the scope of the County Development Plan.</p> <p>Issues in relation to the Flood Relief Scheme in Skibbereen and removal of trees are noted.</p>



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		tourism alike, not to mention the enjoyment of the town by the residents. The submission states that these walls should be restored as much as possible and also notes the methodical removal of trees along the Caol stream as regrettable.	stream is regrettable.	
Tadhg O'Driscoll	PDP205992564	<p>Heir Island – Tourist Accommodation</p> <p>This submission provides details of the submitters' self-catering business on Heir Island, which he operates all year round, and where he owns three cottages. It states that he is a major contributor to the employment and economy of the Island. The submission points out that an increase in bed capacity is required in order to meet market demand. The submission also provides details of the planning history of submitter's previous planning application, and discussions with county council officials in relation to the proposed refurbishment of an additional cottage. The submission argues that the current plan is placing onerous restrictions on new dwellers. Also, it states that there is a lack of properties to let/rent or refurbish on the Island. It states that no non indigenous person, will go to live permanently on an off shore island without first experiencing such a life. The submission seeks an amendment to current regulations and contradictions in Council aims regarding this off Shore Island. A copy of a letter is attached to the submission dated November 2017, which requested a pre-planning meeting and discussion regarding the proposal.</p>	<p>Highlights the need to increase bed capacity/accommodation to meet the market demand from visitors to the Island.</p> <p>Current development plan policies place onerous restrictions on new dwellers.</p> <p>Highlights the lack of properties to let/rent on the Island.</p>	This issue is noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2 Rural Housing.
Tadhg O'Sullivan	PDP218587015	<p>Rural Housing</p> <p>This submissions states that the rules around rural housing are too restrictive, particularly having to be born in an area or involved in farming. It is argued that despite living in a village for 11 years, one is still not considered to</p>	<p>Rural housing policies are too restrictive particularly having to be born in an area or required involvement in farming.</p> <p>Persons who reside in rural villages should be</p>	The Councils approach to rural housing is discussed in Section 2 of this report.



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		<p>be from the area. There may be insufficient land available within a development boundary of a village to build a new house. It is argued that the development boundary should be expanded or rules softened to accommodate people who want to build in the area close to the village.</p>	<p>considered from the rural area.</p> <p>Persons should be allowed to build close to villages where there may be insufficient land available within development boundaries.</p>	
Taurus Developments Limited	PDP223776691	<p>This submission is a general policy submission regarding the overly prescriptive Site Specific Objectives as contained within the current Municipal District Local Area Plans and the inclusion of a general policy in the forthcoming development plan for the development of a hotel in Crosshaven.</p> <p>The submission states:</p> <ul style="list-style-type: none"> <li>• The overly prescriptive nature of some Specific Development Objectives is inhibiting the realisation of the developments which these objectives are intended to promote/encourage;</li> <li>• That a none site specific general objective relating to the development of hotel facilities within Crosshaven is required.</li> </ul> <p>The submission states that it is clear in many such circumstances that the failure of sites to develop is a direct result of the inclusion of such a regime of prescriptive objectives, whereby no flexibility is provided in the form of development which can be accommodated. It referenced Specific Development Objectives such as X-01 Special Policy Area for Crosshaven, which outlined what is needed on the site (the hotel and residential development, including locations) and states this inhibited the realisation of the vision of Cork County</p>	<p>Suggests Specific Development Objectives for the development of Crosshaven and general objectives to be included in the County Development Plan (CDP).</p> <p>Requests less prescriptive objectives.</p>	<p>These issues will be considered as part of the Review of the County Plan.</p> <p>The issues raised in this submission are noted.</p>



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		<p>Council for both the specific site as well as for the town as a whole, as the policy was over prescriptive. It notes in such circumstances, the associated lands remain undeveloped and the focus of the objective, which has been identified as being important enough to warrant the composition of a Specific Development Objective remains unachieved. Within this context, they request that Cork County Council would employ less prescriptive objectives which facilitate flexibility in design and promote architectural innovation to achieve priority developments within the settlements of the county.</p> <p>The submission notes the tourism and leisure function of Crosshaven and the necessity of providing a new hotel facility in the town. It states such a facility has the potential to enhance the service offering of the town thereby adding to its overall attraction as a destination for both day trip tourism and overnight stays, as well as satisfying locally derived leisure needs.</p> <p>The submissions suggests objectives for the forthcoming County Development Plan, seen below:</p> <ul style="list-style-type: none"> <li>• Promote the development of a new hotel facility within Crosshaven in recognition of the location of the town relative to a wide range of tourism attractions and acknowledging the economic contribution which tourism related activities make to the local economy of the town.</li> <li>• Promote the development of a new hotel facility within Crosshaven in recognition of the location of the town relative to a wide range of tourism attractions and acknowledging the economic contribution which tourism related activities make to the local economy of the town.</li> </ul>	<p>Requests a general objective be included in the CDP to promote the development of a hotel in Crosshaven.</p>	



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Ted Crowley	PDP223544076	<p>The submission outlines the renewed requirement for a strategy to deliver homes in the County, given the current shortfall of over 7,387 units.</p> <p>Statistics confirm that one-off housing continues to be the most prevalent form of development in the County. This is contrary to National and Regional policy.</p> <p>Timoleague is one of 6 key villages in the Bandon Kinsale Municipal District, however, it has a significantly lower scale of growth. This is not proportionate or reflective of the nature of the settlement relative to others.</p> <p>It boasts one of the highest performing job per resident worker ratios in the County at 1.39, exceeding the Southern Region average of 1.06. The town also has one of the highest sustainable travels rates in the County with 28% of the working population travelling to work by foot or bike.</p> <p>The village has a good housing stock but needs a new approach is need to deliver family homes. It now benefits from a new wastewater treatment plant and so is better served than other areas to accommodate future growth.</p> <p>The submission requests that Cork County Council identify Timoleague as a settlement that can perform an enhanced sub-regional function, given its sustainability factors. Future housing should be for permanent residents focussed in the broad location identified west of the settlement.</p>	<p>The submission requests that the Plan identify Timoleague as a settlement that can perform an enhanced sub-regional function, given its sustainability credentials. Future housing should be for permanent residents.</p>	<p>These issues will be considered as part of the Review of the County Plan.</p>
Terra Solar II	PDP223547380	This submission specifically relates to Cork County	Requests Cork County Council to consider the	Cork County Council supports the



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Limited		<p>Development Plan Review - Energy Background Doc No. 9. The submission requests that Cork County Council consider the growing importance of solar energy in achieving renewable energy targets at both county and national level. The submission points to the Climate Action Plan targets of an additional 12 GW of renewable energy by 2030 which is broken down as follows:</p> <ul style="list-style-type: none"> <li>• at least 3.5 GW of offshore renewable energy</li> <li>• up to 1.5 GW of grid-scale solar energy</li> <li>• up to 8.2 GW total of increased onshore wind capacity.</li> </ul> <p>The submission states that the CAP has greatly underestimated the quantity of solar energy required to meet committed renewable energy targets and argues that both onshore and offshore wind energy are highly unlikely to meet their intended targets due to constraints and challenges which are outlined in the submission.</p> <p>The submission states that by contrast there is currently over 1GW of large scale solar energy currently “shovel-ready” with both planning and grid connection in place and when compared to onshore wind farms; solar farms have a relatively benign landscape and environmental impact and do not need complex grid reinforcements.</p> <p>The submission refers to the Programme for Government which specifically addresses solar energy as follows - “Develop a solar energy strategy for rooftop and ground based photovoltaics to ensure that a greater share of our electricity needs are met through solar power.”</p>	<p>growing importance of solar energy in achieving renewable energy targets at both county and national level.</p> <p>Requests that the impending policy review in relation to solar energy, as referred to in Background Document No. 9, reflects the growing need for this technology in our renewable energy mix.</p>	<p>development of solar energy. It is proposed to include policy guidance in relation to solar energy in the draft plan.</p>



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		The submission requests that the impending policy review in relation to solar energy, as referred to in Background Document No. 9, reflects the growing need for this technology in our renewable energy mix.		
Terri O'Sullivan	PDP225089242	This submission raises the following issues: Grants needed to promote biodiversity; More investment required in public transport, walking and cycling lanes and car free hours in the inner city should be extended; Roundup and similar harmful pesticides should be banned. More green/ recreational space should be provided. Proposed flood walls in city should be reviewed in favour of flood barrier in the harbour. Green Belts should be retained. Children need to be educated re environmental issues. Grants need to be increased for retrofitting and electric cars.	More needs to be done to support biodiversity and the environment. - financial support, reducing emissions, restricting use of pesticides, retaining greenbelts and educating children re environment etc.	The issues raised are noted and will be given further consideration in the drafting of the Plan.
Tesco Ireland Limited	PDP223815021	As the County's population continues to expand over the next decade, it is important that the Local Authority provides for additional retail convenience centres at appropriate locations that serve the needs of current and future residents. It is requested that the new Cork County Council Development Plan: 1. Provides Flexible land use zoning objectives that will allow sites to be brought forward for convenience retail development over the lifetime of the Plan. 2. Includes policies and objectives that can spur investment in the convenience retail sector and that adequate convenience floorspace be allocated in settlements across the County including inter alia Carrigaline, Fermoy, Clonakilty, Bandon, Kinsale and	Retail - Need for an updated policy response to the provision of additional convenience retail floorspace in County Cork.	The issues raised are noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2-Town Centres and Retail.



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		<p>Skibbereen.</p> <p>3. The requirements of modern retailers including appropriate floorplates, car parking and servicing access should be acknowledged and where possible, the Cork CDP and associated Retail Strategy should include reference to these requirements. A town centre location may not always be a viable option for commercial retailers when they are pursuing a new site and other locations such as edge of centre sites may have to be considered. (More detail in relation to current retail models and their requirements are set out in the submission)</p> <p>Some additional points made:</p> <p>It is considered that some settlements are currently underserved by convenience retail floorspace and that in some instances; trade may be being lost to neighbouring larger settlements (retail leakage). Overly prescriptive retail policies, floorspace requirements and zoning objectives can deter potential investment in towns and villages and lead to a scenario whereby a town is underserved by important retail facilities.</p> <p>The preparation of an updated retail strategy for the county would be welcomed. A study could assess current retail provision in the County and explore ways to enhance the retail environment in a sustainable manner. It could also consider the requirements of modern convenience retail operators, current trends in the retail market and new policy objectives that will spur growth in the sector whilst protecting the viability of existing centres.</p>	<p>Overly prescriptive retail policies, floorspace requirements and zoning objectives can deter potential investment in towns and villages.</p> <p>Preparation of an updated retail strategy for the county would be welcomed.</p>	



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		<p>An array of factors will determine the attractiveness of a location for new retail development and these should be considered as part of the Cork CDP. These factors include: Quality of the public realm; Retail layout achievable; Traffic management &amp; movement strategy; Servicing / deliveries &amp; accessibility; Height /mix of uses; Car parking; Health and safety; and Planning policy restrictions.</p>		
<p>The Bike Circus, Community Bike Workshop, Clonakilty/ Clonakilty Bicycle Festival</p>	<p>PDP223760647</p>	<p>Submits that the group's focus is to create safer streets for cyclists and pedestrians, and that uptake in cycling during the COVID-19 lock-down as a result of fewer cars on the road demonstrated how many people might choose to cycle if it were safer to do so. In Clonakilty specifically and across the county they propose:</p> <ul style="list-style-type: none"> <li>- completion of five sign posted cycle routes, detailed on accompanying maps,</li> <li>-local roads to be signposted as 'cycle &amp; pedestrian priority' or 'slow vehicle priority' roads whenever appropriate,</li> <li>- lower speed limits in outskirts of towns, (i.e. between Clonakilty and surrounding beaches) where there is no alternative safe route for cyclists (i.e. Inchydoney causeway road),</li> <li>- mandatory cycle &amp; pedestrian infrastructure training for all local council staff, especially those with remit for roads, to be able to provide 'active travel' infrastructure and to create safe road crossing for vulnerable road users (the new roundabout in Clonakilty at Eurospar has no crossing to the new healthcare complex).</li> <li>- Inchydoney causeway road to be made a one-way system, using the other lane to make a two-way cycle lane, and creating foot paths where needed.</li> </ul>	<p>Promote cycling through provision of road/street safety measures such as reduced speed limits on certain roads, signage on local roads designated as cycle routes, one way system on Inchydoney causeway road.</p> <p>Provide appropriate training for relevant Council staff regarding active travel infrastructure provision.</p>	<p>The draft plan will seek to reduce the need to travel and promote sustainable travel, including cycling. Many of the issues raised in the submission will be considered in this context. See Transport and Mobility Volume One Section 2 of this report.</p> <p>Other issues raised in the submission are noted and will be considered in the preparation of the draft plan where appropriate. Some of the issues raised are outside the scope of the County Development Plan.</p>



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The Irish Farmers Association (Cork)	PDP223319196	<p>- 30 km/hr speed limits in built up areas, especially in the town centres.</p> <p>This submission from the IFA Cork branches restates their commitment to ensuring a high quality environment for food production and amenity use in County Cork and its willingness to work with the various local and national authorities to help ensure a high level of protection of the rural environment in our County. The submission outlines a number of key areas including:</p> <p>Rural Housing; The submission requests that farm family members who work on the family farm and other family members who work in the local area should also be given priority to build their homes on their parents land if they so wish. The submission opposes any increase in Development Charges for once off Rural Housing as rural dwellers as they cannot access the same level of amenities and services as people living in urban areas. It is also suggested that people who buy or build a house in the Countryside should agree to abide by a countryside lifestyle and not impede or object to normal farming practice.</p> <p>Planning Permission and Development Charges; The submission submits that landowners should retain the right to sell a site should they need/want to and believe that more consultation should take place between the planning Officers and prospective applicants prior to application for planning permission and that all Agricultural, Horticultural and Forestry Developments should be exempt from Development Charges.</p>	<p>Requests that farm family members who work on the family farm and other family members who work in the local area should also be given priority to build their homes on their parents land.</p> <p>Opposes any increase in Development Charges for once off Rural Housing.</p> <p>All Agricultural, Horticultural and Forestry Developments should be exempt from Development Charges.</p> <p>People who buy or build a house in the Countryside should agree to abide by a countryside lifestyle and not impede or object to normal farming practice.</p> <p>Landowners should retain the right to sell a site should they need/want to.</p> <p>Broadband is made available to all Farmers and Rural Dwellers in the County.</p> <p>Rural road networks should be maintained to an acceptable standard, and that a process to investigate a complaint should be put in place and the issue rectified without delay.</p> <p>Requests that Cork County Council continue</p>	<p>The issues raised are noted and will be considered as part of the Review of the County Development Plan Review. See Volume One Section 2 Rural Housing and Energy.</p> <p>Changes to the scope or charges arising from the Development Contribution Scheme are outside the scope of the Development Plan Review. The primary objective of the development contribution mechanism is to partly fund the provision of essential public infrastructure, without which development could not proceed. Development contributions have enabled much essential public infrastructure to be funded since 2000 in combination with other sources of, mainly exchequer, funding.</p> <p>Many of the issues raised in relation to land rights, CPO, Hedge Cutting start-up date, road maintenance, multi annual budgets for river maintenance and specified finish and</p>



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		<p>Rural Infrastructure &amp; Broadband; The submission suggests that the Local Authority keeps pressure on Government to roll out the National Broadband Plan and that Broadband is made available to all Farmers and Rural Dwellers in the County. It is also suggested that rural road networks should be maintained to an acceptable standard, and that a process to investigate a complaint should be put in place and the issue rectified without delay.</p> <p>Well Drilling: The submission Cork IFA requests Cork County Council to continue to recognize that farmers in this County have a right to bore a well on their own lands, to source water for their family and livestock.</p> <p>Tourism &amp; Greenways: The submission suggests that the Council secure funding from the Department of Transport for Greenway Projects in the County. All such projects should only be implemented after extensive consultation and agreement with land owners and adjoining land owners and under no circumstances by the use of CPO. It is also submitted that tourism within the county should be the responsibility of one statutory authority and that the maintenance and upkeep of any greenway should be the responsibility of the local authority and not any individual landowner on the route.</p> <p>Hedge Cutting: The submission requests that the annual start-up date for</p>	<p>to recognize that farmers have a right to bore a well on their own lands, to source water for their family and livestock.</p> <p>All greenway projects should only be implemented after extensive consultation and agreement with land owners and adjoining land owners and under no circumstances by the use of CPO.</p> <p>Tourism within the county should be the responsibility of one statutory authority.</p> <p>Requests that the annual start-up date for hedge cutting would be brought back to 1st of August.</p> <p>Supports the development of renewable energy initiatives that helps farmers reduce input costs and dependence on fossil fuels.</p> <p>Highlights the potential of the bio-economy to promote the efficient use of renewable resources while supporting economic development and employment in rural Ireland and notes that forest sinks must be included as part of the measurement of emission reductions in the agriculture sector.</p> <p>The plan should support the establishment of a regional Biomass Trade and the development of robust biomass supply chains</p>	<p>exemptions from local authority rates are outside the scope of the development plan review.</p> <p>The County Council's Digital Strategy in parallel with the National Broadband Plan will help leverage our connectivity infrastructure to continue to attract ICT investment and it is intended to promote this through the policies and objectives of the County Development plan.</p> <p>Fáilte Ireland is the National Tourism Development Authority. Their role is to support the tourism industry and work to sustain Ireland as a high-quality and competitive tourism destination. Cork County Council work closely with Fáilte Ireland and other state agencies and representative bodies, at local and national levels, to implement and champion positive and practical strategies that will benefit Irish tourism in County Cork and the local economy.</p> <p>It is intended that the Draft Plan will recognise the contribution</p>



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		<p>hedge cutting would be brought back to 1st August thereby providing a greater window of opportunity for farmers to maintain their hedgerows and alleviate any health and safety issues for roadside hedges.</p> <p>Household Waste: The submission supports the recycling of household waste in an environmental and cost effective manner, arguing that if this practice is not maintained, dumping of waste in rural areas will become more frequent.</p> <p>Renewable Energy: Submission supports the development of renewable energy initiatives that helps farmers reduce input costs and dependence on fossil fuels and asks Cork County Council to be pro-active in regard to this.</p> <p>Forestry: Submission notes that National Government Policy is to substantially increase forest cover in the years ahead and that in recent years the planning programme has been the lowest in over 60 years well below the 7,400 hectares target in the Forestry Programme 2014 - 2020. The submission also outlines that in 2017, the IFA launched a plan to revitalise farm forestry noting a series of incentives in its forestry programme. The submission also refers to Project Ireland 2040 – the National Planning Framework and highlights the potential of the bio-economy to promote the efficient use of renewable resources while supporting economic development and employment in rural Ireland and notes that forest sinks must be included as part of the measurement of emission</p>	<p>is essential if fossil fuels are to be displaced with biomass.</p> <p>Suggests that Multi Annual Budgets for River Maintenance needs to be part of any flood program moving forward.</p> <p>Suggests that new business start-ups should receive an exemption from local authority rates for the first three years of operation to support local enterprise development in rural areas.</p> <p>Can the CDP include any of these anti-litter initiatives: stronger penalties to tackle litter dumping, enforcement of anti-littering laws, changes to litter legislation, civic amenity sites on the outskirts of towns and villages, communication and education campaign?</p> <p>The cost of complying with the regulations laid down by Cork County Council regarding tunnels and underpasses are prohibitive.</p> <p>Requests that Cork County Council formulate a plan to deal with the decline of Rural Villages in the County including derelict buildings.</p> <p>Suggests incentives such as exemption of Development Charges and Rates in order to kick start economic development and local</p>	<p>that rural places make towards regional and national development in economic, social and environmental terms and the Council will, when appropriate, apply for funding under various funding streams to facilitate the regeneration of town/village centres and in particular the Urban and Rural Regeneration and Development Funds.</p>



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		<p>reductions in the agriculture sector. The submission in noting the importance of timber as a resource, suggests that the Local Development Plan should support farmers and does not place restrictions or additional costs on farmers that need to construct a forest road to access timber and to use the public road network to bring their product to the marketplace. The plan should support the establishment of a regional Biomass Trade and the development of robust biomass supply chains is essential if fossil fuels are to be displaced with biomass.</p> <p>Flood Water Management; The submission rejects any attempts by Cork County Council to consider any privately owned agricultural land for the purpose of alleviating flooding in urban areas and it is further requested the County Council to continue their campaign in seeking funding from Office of Public Works in order to carry out works on the main drains and rivers that need work carried out on them. It also suggests that Multi Annual Budgets for River Maintenance needs to be part of any flood program moving forward.</p> <p>Rural Enterprise &amp; Business Start Ups; The submission suggests that new business start-ups should receive an exemption from local authority rates for the first three years of operation to support local enterprise development in rural areas. To support the commercial regeneration of villages and town centres, which have been decimated in the recession and again as a result of Covid19, tax relief on rental expenditure should be provided for businesses establishing in these areas.</p>	<p>employment.</p>	



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		<p>Tackling litter in the countryside: The submission puts forward a number of suggestions regarding litter including: stronger penalties to tackle litter dumping, enforcement of anti-littering laws, changes to litter legislation, civic amenity sites on the outskirts of towns and villages, communication and education campaign.</p> <p>Dog attacks on sheep flocks; The submission notes that dog attacks on sheep flocks continue to be a growing issue in the County. While farmers have a right to protect their flock, in the first instance dog owners must take responsibility for their pets and sets out a number of ways that the County Council can help with this issue, including a communications campaign and compulsory microchipping.</p> <p>Tunnels and Underpasses; The submission notes that at present the cost of complying with the regulations laid down by Cork County Council regarding tunnels and underpasses are prohibitive and are the reason so many dairy farmers cannot afford to undertake the cost of building an underpass and that this needs to be urgently reviewed.</p> <p>Rural Villages; The submission requests that Cork County Council formulate a plan to deal with the decline of Rural Villages in the County including derelict buildings and suggests incentives such as exemption of Development Charges and Rates in order to kick start economic development</p>		



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		<p>and local employment.</p> <p>Finally, the submission concludes by urging the County Council to encourage and support people to live on their farms and to reflect positively at all times on the important role of agriculture in County Cork when compiling the final county development plan.</p>		
The Southern Region Waste Management Office	PDP223583503	<p>Submission recommends that the SEA Scoping Report include the new Waste Framework Directive 2018/851 (amending Directive 2008/98/EC on waste) which will be transposed into Irish Law in July 2020 in Table 5.1 which lists EU Legislation/ Plans/ Policies/ Programmes. It is stated that the strategic vision of the Southern Region Waste Management Plan 2015-2021, and its successor plan as anticipated, is to rethink the approach to managing waste, by viewing waste streams as valuable material resources and the principles of this plan should be incorporated in to the CDP as well as application of the European Commission's Circular Economy Action Plan launched in March 2020 and is one of the main blocks of the European Green Deal.</p> <p>It is submitted that this Action Plan and associated national emphasis on the Circular Economy are fundamental, not alone in relation to waste management and environmental aspects, but also with regard to general economic principles of ensuring sustainable development in the County of Cork. As well as environmental benefits, there is also significant potential for enterprise and employment centred on the Circular Economy. It is vital that, when designing for redevelopment and new developments, the concept of the Circular Economy is embraced from the start so that</p>	<p>SEA Scoping report should include reference to the new Waste Framework Directive 2018/851 (amending Directive 2008/98/EC on waste) which will be transposed into Irish Law in July 2020.</p> <p>The principles of the Southern Region Waste Management Plan 2015-2021 and application of the European Commission's Circular Economy Action Plan should be included in the Plan.</p> <p>The Circular Economy is fundamental not only to waste management but also the environment and the potential for enterprise and employment.</p> <p>The Circular economy and opportunities for reuse should be considered in the design of</p>	<p>The final SEA Scoping Report will be updated to reflect all relevant legislation as appropriate.</p> <p>The policies and objectives of the current plan will be updated to reflect newer or updated policy/ guidance.</p> <p>Consideration of the opportunities that may arise in relation to the Circular Economy will be given in the Economy and Employment section of the Draft Plan.</p>



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		reuse, and the opportunities that go with it, can continue into and beyond the mature life of these developments. This will contribute to improving resilience, sustainability and quality of life in our buildings and communities.	new developments or redevelopment.	
The Spires Residents Association	PDP225093782	The submission seeks the protection of woodland areas within development boundaries of settlements. It requests that the woodland area at the entrance to the Spire estate on Church Rd., Inishannon be identified as an amenity area. It provides an attractive setting to the school, church and graveyard and is an important local habitat. It also provides direct links from residential areas to the village centre.	The Plan should ensure the protection of the woodland area on Church Rd., Inishannon as it contributes positively to the setting of local buildings, is part of a direct walking route between residential areas and the village core and is an important local habitat.	These issues will be considered as part of the Review of the County Plan.
Thomas Stafford	PDP222286859	This submission refers to Cobh town's strong potential and highlights that it lacks an outdoor park for residents to enjoy the outdoors, cycle paths, walkways and biodiversity enhancement. It proposes the former Cobh Golf Club as a location for such an amenity and details benefits that the location offers. It attributes a greater interest in local biodiversity to the recent lockdown period.	Identification of specific green infrastructure/biodiversity opportunities in Cobh.	The draft County Development Plan will seek to protect and enhance biodiversity. See Biodiversity Volume One Section 2 of this report where this is discussed in more detail.  Settlements need an appropriate provision of recreational/amenity facilities for existing and future populations. Appropriate recreational/amenity provision will be given consideration during the preparation of the draft plan. See Community Volume One Section 2 of this report where this is discussed in more detail.
Tim Coakley	PDP214856954	Bantry House This submission details the importance of Bantry House &	Requests the CDP, recognises the need and urgency for direct state intervention,	The Council recognises the importance of Bantry House



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		<p>Gardens, which are considered “iconic, internationally recognised and probably the single most important element that defines Bantry and its people.” They are considered a major tourist attraction &amp; community recreational area, rich in biodiversity &amp; natural beauty. It details that while designated a protected structure, that this alone does not afford adequate protection. The interventions by the current owners and state/local government interventions while acknowledged, in terms of their upkeep of the house are not considered adequate. There is concern that in the absence of long term investment by the state, in the protection, restoration and management of Bantry House and Gardens, further disrepair &amp; decline might occur. The submission request that the County Development Plan 2022 - 2028, recognises the need and urgency for direct state intervention, investment and management in Bantry House and Gardens. Furthermore, it requests that Cork County Council facilitates discussion between owners &amp; the state and other agencies to explore a wider role of the state in Bantry House &amp; Gardens</p>	<p>investment and management of Bantry House and Gardens.</p> <p>Requests that Cork County Council facilitates discussion between owners &amp; the state and other agencies to explore a wider role of the state in Bantry House and Gardens</p>	<p>which is clearly identified and supported in the current plan. Its heritage association, significant attraction to visitors and local amenity value is acknowledged as a key asset to the region. The Draft plan will reinforce this support and seek to facilitate collaboration with all relevant stakeholders both local and national to ensure its ongoing protection and conservation.</p>
<p>Timoleague Community Association Company Limited by Guarantee</p>	<p>PDP223873977</p>	<p>The submission is a summary of what the Timoleague community sees as a plan for the village going forward. The plan was developed as a collaboration between the Community Association, the Tidy Towns and the businesses in the Village. It outlines the village has many issues from the redevelopment of the old hall which is seen as being part of an overall village plan including improved footpaths and connectivity, improved lighting and traffic management. Overall the village needs to focus on Tourism opportunities by focusing on Timoleague Abbey, the river and the bay to attract</p>	<p>It highlight the future development of Timoleague needs to focus on tourism opportunities.</p>	<p>These issues will be considered as part of the Review of the County Development Plan.</p>



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Timothy R Twomey	PDP209850734	<p>visitors, this could include the development of a blueway, heritage space in the new hall and an attractive streetscape from the Abbey to the village centre.</p> <p>This submission refers to the establishment of a Museum of the Irish Language and Gaelic Revival in Ballingeary village. Ballingeary was the location of the first Irish Language Teacher training College in Ireland, which opened in 1904. Summer schools teaching Irish continue to operate in the village today.</p> <p>The Coiste Forbartha Beal Atha'n Ghaorthaidh, having been given the funding to purchase the original Colaiste building which is located in the centre of the village, is now seeking funds to develop a "Museum of the Irish Language and Gaelic Revival " as a centrepiece, along with other initiatives, for the development of Ballingeary as a cultural tourism destination, creating employment and village regeneration.</p> <p>Submission includes some history about the establishment of the first Irish Language Teacher training College in the village in 1904 and outlines the potential benefits to tourism and the community of the initiative including; will help create foot-fall for the village by giving tourists "a reason to stop", advertise the village as an Irish college for students, link with more historical trails, walkways and sites which relate to the War of Independence in the area. Lastly, the museum could promote visitors to visit the Kilmurry Independence Museum nearby and vice versa. By linking a number of historical sites in the area, it will help establish a "historical trail" in West Cork and place Ballingeary on the roadmap.</p>	Seeking funding for a Museum of the Irish Language and Gaelic Revival in Ballingeary Village.	The issue raised in this submission is noted and will be considered further in the preparation of the draft plan.
Timothy R	PDP209855193	The submission refers to a number of built heritage issues	Recommends a new policy approach for	These issues will be considered as



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Twomey		<p>which it states should be considered in the County Development Plan Review. The issues raised are as follows:</p> <p>1) Any building which is older than the state should be given "provisional protection" status resulting in a presumption against demolition. Restoration and change of use (if needed) should be facilitated through planning changes.</p> <p>2) Any building which has been disused for a period of 10 years within a settlement envelope should be required to be repurposed or sold at public auction.</p> <p>3) Improvement grants should be offered to return derelict farmhouses in the country to use, and these should be designed to encourage young people access these as starter homes to offer an alternative to the construction of overlarge isolated houses in the countryside.</p> <p>4) A handbook on restoration of these houses could be published by the Council.</p>	<p>buildings older than the State which would include a presumption against demolition. It recommends targeting long term vacant properties within settlements and grants provided to reuse derelict farmhouses as an alternative to one-off houses.</p>	<p>part of the Review of the County Plan.</p>
Tom Maher	PDP223289371	<p>Submission seeks the following:</p> <p>A strong population growth target for Glounthaune to reflect its status as an important Key Village on a public transport corridor;</p> <p>Optimisation of infrastructure improvements to facilitate the projected growth for Metropolitan Cork;</p> <p>Prioritisation of zoning of lands within the forthcoming development plan that are deliverable and accessible, forming a natural extension of Glounthaune and promoting compact sustainable growth;</p> <p>Application of residential density levels appropriate to the urban development pattern and market viability of Glounthaune;</p>	<p>Raises issue of appropriate population growth target, and appropriate scale and density of residential development for settlements, specifically Glounthaune key village in consideration of its location on the rail corridor and the need to optimise infrastructure investment.</p>	<p>The appropriate level of population growth for the county will be given consideration during the preparation of the Core Strategy of the draft plan. See Volume One Section 2 Population and Core Strategy of this report.</p> <p>The issue of densities and scale of individual developments in settlements will be considered in the preparation of the plan. See Housing Density and</p>



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		<p>Application of appropriate specific objectives for residential lands in Glounthaune. Removal of the restriction of 40 units per individual housing scheme.</p> <p>Submission sets out planning policy context to its request with reference to NPF, RSES, 2014 CDP, 2017 Cobh MD LAP, CMATS and sets out a rationale for its request which includes Glounthaune's rail offering.</p>		<p>Placemaking, Volume One Section 2 of this report. Allocation of growth to appropriate locations benefitting from a rail link will be an important measure to achieve modal shift from use of private car. See Transport and Mobility, Volume One Section 2 of this report.</p>
Tony and John O'Donovan	PDP223826710	<p>The submission states the settlement of Carrigaline is in a very strong position to play a dominant role in the southern part of an amended Cork County. In the 2016 Census Carrigaline (15,770) recorded a higher population than all the other towns in excess of 10,000 population: Mallow (12,459) and Cobh (12,800). It outlines why Carrigaline is ideally suited to playing a larger role in the future development of Cork County as it has many competitive advantages including:</p> <ul style="list-style-type: none"> <li>• Proximity to large centres of employment in the town and at Ringaskiddy/Loughbeg;</li> <li>• A high amenity environment with immediate access to Lower Cork Harbour Area;</li> <li>• Plans for significantly improved public transport connectivity and local road initiatives; and</li> <li>• A recent history of accommodating rapid growth.</li> </ul> <p>It states now is an appropriate time to reconsider how, careful plan led, growth can be accommodated in the town and to decide whether, in addition to increased levels of development within the existing town, the</p>	<p>Requests enhanced housing, services and employment role in Carrigaline.</p> <p>Suggests the settlement boundary and increased levels of development be reviewed as part of the draft plan review process.</p>	<p>The issues raised are noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2-Population and Core Strategy, Housing Density and Placemaking.</p>



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		<p>settlement boundary should be reviewed as part of the draft plan review process.</p> <p>The submission outline Carrigaline's role from a documentation perspective, referencing the Cork County Development Plan 2014 (CDP), Ballincollig and Carrigaline Municipal District Local Area Plan 2017 (LAP), and the Regional Spatial and Economic Strategy (RSES). The submission responds to selected issues raised in the "Your Home, Your Future, Your Views" Public Consultation Document, primarily People and Places and Settlements and Placemaking.</p> <p>The submission states it is surprising that population and housing targets for a settlement that has a wide range of high-level services and facilities are not significantly higher. It states settlements with such facilities and concentration of services which have the capacity to deliver sustainable population, housing and employment growth should be the focus of planned and delivered development. It notes there is a significant opportunity in the review of the County Plan to enhance the role of Carrigaline and the level of services and facilities in the town, in tandem with increased population, employment and housing growth.</p> <p>This submission supports the manner in which Tier 1 and Tier 2 lands are identified for the purpose of development, which is set out in the NPF and the issues paper.</p> <p>It notes as the largest settlement in Cork County,</p>	<p>The proposals align with high level documentation, such as Cork County Development Plan 2014.</p> <p>It notes there is a significant opportunity in the review of the County Plan to enhance the role of Carrigaline and the level of services and facilities in the town, in tandem with increased population, employment and housing growth.</p>	



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		<p>Carrigaline presents a prime opportunity to accommodate more growth subject, of course, to adequate provision of the planned relief roads, public transport and servicing initiatives.</p> <p>The submission states the settlement network should be reconsidered to ensure that development is prioritised in areas where investment in infrastructure, amenities and placemaking will deliver the greatest social, environmental and economic benefits for the county and the region as a whole.</p> <p>The submission states the new smaller County needs to refocus on what is now within its jurisdiction and to plan for the accommodation of the new housing and employment identified in the National Planning Framework (NPF) and Regional Spatial and Economic Strategy. It is submitted that the Council needs to embrace the planned growth identified for Cork County in the NPF and make provision for the planned growth primarily in the 'main' settlements where there is a concentration of services and facilities.</p>	<p>It notes the settlement network should be reconsidered to ensure that development is prioritised in areas where investment in infrastructure, amenities and placemaking will deliver the greatest social, environmental and economic benefits for the county and the region as a whole.</p> <p>It notes the Council needs to embrace the planned growth identified for Cork County in the National Planning Framework and make provision for the planned growth primarily in the 'main' settlements where there is a concentration of services and facilities.</p>	
Tony Miller	PDP221760276	<p>Submission refers to wind farm developments and has four key issues:</p> <ul style="list-style-type: none"> <li>• questions the value of encouraging high energy use data centres.</li> <li>• suggests stricter enforcement of planning regulations for wind farm developments.</li> <li>• seeking greater protection for rural communities from the effects of wind farms, and</li> <li>• should seek to reduce electricity consumption.</li> </ul>	<p>Questions the value of encouraging high energy data centres.</p> <p>Suggesting stricter enforcement of planning regulations for wind farm developments.</p> <p>Seeks greater protection for rural areas from wind farm effects.</p> <p>Reduce electricity consumption.</p>	<p>Policy in relation to Data Centres will be included in the Draft Plan and will need to have regard to national policy in relation to such developments.</p> <p>The issues in relation to wind farms will be addressed as part of the update of the Wind Energy Strategy for the county.</p>



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Tony Miller	PDP222526438	<p>Submission details a number of issues under the following headings:</p> <p>Cycling: states that cycling is to be encouraged with more cycleways in towns and countryside.</p> <p>Energy: states that demand for electricity must be curbed, numbers of turbines in an area should be limited, there should be moratorium on new wind farm applications until new guidelines issues, raises issue of noise from turbines.</p> <p>Maritime: seeks a focus on protecting marine environment and creating bio-reserves to facilitate recovery of same, detailing some negative impacts on the environment.</p> <p>Green Infrastructure: details multiple benefits of more cycle and walkways.</p> <p>Tourism: seeks increased focus on local tourism and promotion of Lough Allua as a tourism asset, seeks cessation of industrial developments in the Upper Lee Valley, seeks facilitation of greater public access to uplands.</p> <p>Biodiversity: proposes planting of more broadleaf forestry, seeks stricter controls on wind farm expansion in the context of loss of large areas of fragile habitats, seeks greater enforcement of environmental legislation regarding cutting &amp; clearing of hedges and burning land, seeks proper protection of species.</p> <p>Climate change: refers to role of watersheds and uplands in control of flooding, stating problems created by drainage of farm land, and drainage for forestry and wind farms.</p> <p>Environment: asks that landscapes and biodiversity be protected as a priority and calls for greater enforcement</p>	<p>Need to encourage cycling and walking through provision of infrastructure in towns and countryside</p> <p>Need to reduce energy consumption.</p> <p>Wind energy – seeks moratorium on new wind farm applications until new guidelines are issued.</p> <p>Wind energy – there should be a moratorium on wind farm applications until new guidelines are in place</p> <p>Maritime Cork – needs to be a focus on protecting the marine environment and creating bio-reserves to facilitate its recovery.</p> <p>Support for ongoing development of green infrastructure</p> <p>Tourism – increased focus on local tourism is necessary</p> <p>Landscape – cessation of industrial developments in the Upper Lee Valley is required</p> <p>Access to the countryside – facilitate greater public access to uplands of the County</p> <p>Planting of more broadleaf forestry</p>	<p>The draft County Development Plan will seek to promote active travel. See Transport and Mobility Volume One Section 2, of this report where this is discussed in more detail.</p> <p>See Volume One Section 2 Energy of this report.</p> <p>Green Infrastructure is discussed in more detail in Green Infrastructure Volume One Section 2, of this report.</p> <p>The draft County Development Plan will seek to protect and enhance biodiversity. See Biodiversity Volume One Section 2 of this report where this is discussed in more detail.</p> <p>The plan will seek to protect heritage. See Built Heritage, Volume One Section 2 of this report where this is discussed in more detail.</p> <p>See also Marine Spatial Planning, Volume One Section 2 of this report</p>



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		<p>of planning conditions.</p> <p>Heritage: states that ways should be found for allowing greater access to archaeological monuments and points to the county's rich archaeological heritage.</p>	<p>Wind energy – needs to be stricter controls to reduce impact/loss of fragile habitats</p> <p>Enforcement – need greater enforcement of environmental legislation re. cutting, clearing and burning on land.</p> <p>Suitable protection of species is necessary</p> <p>Natural flood management needs to be implemented to control flooding</p> <p>Landscapes and biodiversity to be protected as a priority</p> <p>Need for greater enforcement of planning conditions</p> <p>Archaeological Heritage – enhanced access should be encouraged where possible</p>	<p>Other issues raised in this submission are noted and will be considered in preparation of the draft plan where appropriate.</p>
Tracton Biodiversity Group	PDP223332866	<p>This submission is an accompaniment to submission PDP222835857 and includes additional and detailed appendices in relation to the 22 sites which it proposed should be officially recognised in the new Cork County Development Plan. It should be read in conjunction with submission PDP222835857.</p>	<p>Include measures in the plan to protect important biodiversity sites (identified and surveyed) in the Tracton area of Cork</p>	<p>See Biodiversity Volume One Section 2 of this report where this is discussed in more detail.</p>
Tracton Biodiversity Group	PDP223432833	<p>This submission includes attachments (maps and descriptions) relating to specific sites at Barry's Head, Minane Bridge, Fountainstown, Myrtleville, Ringabella, Gorigrenane and other areas locally. In view of the importance of these sites in terms of biodiversity and</p>	<p>Include measures in the plan to protect important biodiversity sites (identified and surveyed) in the Tracton area of Cork</p>	<p>See Biodiversity Volume One Section 2 of this report where this is discussed in more detail.</p> <p>Other, more specific, issues</p>



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		<p>habitat Cork County Council is urged to adopt measures to protect these sites in the new Development Plan. The submission includes comprehensive details in relation to each of the sites for which recent surveys were carried out including detailed insect and botanical surveys.</p>		<p>raised in this submission are noted and will be considered in preparation of the draft plan where appropriate.</p>
Tracton Biodiversity Group	PDP222835857	<p>The Tracton Biodiversity Group identifies 22 sites of outstanding biodiversity value which contain rare and endangered species within the Tracton area. The protection of these sites is of the utmost importance and the Council should officially recognise these sites in the Cork County Development Plan. This submission (and accompanying submission) provides a series of comprehensive appendices in relation to the 22 sites including details on species recorded, photographs, commentary from research and GIS layers (maps).</p> <p>The Minane River valley, currently part-listed as an SPA, is deserving of special note as a particularly biodiverse-rich area, comprising a number of important ecosystems and consisting of a wide U shaped valley which acts as a flood plain with a number of steep V shaped valleys feeding into it.</p> <p>The submission makes reference to the EU Biodiversity strategy 2030 which aims to reverse the degradation of ecosystems in order to build resilience. This strategy includes support for steps which include the creation of ecological corridors to prevent genetic isolation, allow for species migration, and maintain and enhance healthy ecosystems. The Councils Climate Change Adaptation Strategy seeks to mainstream climate change adaptation into all of the Councils plans and policies. Projected</p>	<p>Include measures in the plan to protect important biodiversity sites (identified and surveyed) in the Tracton area of Cork. 22 sites in total with 7 identified as top priority.</p> <p>The Minane River valley in particular should be protected as a particularly biodiverse-rich area</p> <p>Need for improvement of biodiversity, creation of ecological corridors and enhanced healthy ecosystems.</p> <p>Need for more access to available green infrastructure and increased need for recognition and protection of wild areas.</p> <p>Community resilience - Access to green infrastructure and natural heritage is a key factor in building resilience.</p> <p>Ecosystems provide a series of services for human well-being (ecosystem services) and it is critical that action is taken to protect ecosystems such as those in the Minane River Valley.</p>	<p>The draft County Development Plan will seek to protect and enhance biodiversity. See Biodiversity Volume One Section 2 of this report where this is discussed in more detail.</p> <p>See also Green Infrastructure and Water Services in Volume One Section 2 of this report.</p> <p>Other specific issues raised in this submission are noted and will be considered in preparation of the draft plan where appropriate.</p>



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		<p>population expansion in Cork demands more access to available green infrastructure and an increased need for the recognition and protection of our remaining wild areas.</p> <p>Sustainability The value both physically and mentally to communities to have access to the natural world, and the freedom to enjoy our green infrastructure and natural heritage are a key factor in building community resilience in a rapidly evolving world.</p> <p>Ecosystems provide a series of services for human well-being (ecosystem services) either directly (as food and fibre) or indirectly by providing clean air and water. It is critical in the context of climate change that concrete action is taken to protect Minane Bridge Marsh (Proposed NHA) and the ecosystems of the Minane River Valley. In addition the Water Framework Directive requires that 100% of the EU's freshwater and coastal ecosystems are in good health by 2027.</p> <p>Actions - this submission requests the following actions be taken by Cork County Council in response to the 2019 Declaration of a Climate and Biodiversity Emergency:</p> <ol style="list-style-type: none"> <li>1. That the biodiversity value of the 22 sites identified is officially logged, recognised and acknowledged by Cork County Council in the County Development Plan.</li> <li>2. 7 sites are identified as top priority for complete protection which are critically important in terms of endangered species and habitat loss (Barry's Head, Minane River Estuary, Minane Bridge Marsh, Gortigrenane Wood, Gortigrenane Calcareous Meadow, Ringabella Estuary and Dunbogey Lake)</li> <li>3. The entire Minane River Valley (from Ballyfeard to</li> </ol>	<p>The Water Framework Directive requires that 100% of the EU's freshwater and coastal ecosystems are in good health by 2027.</p> <p>Identified sites, which have an important biodiversity value, should have a 5-10 metre buffer to mitigate damage to flora, fauna and aquatic life</p> <p>Protection and enhancement of green infrastructure and wildlife habitats should be at the forefront of planning policy</p> <p>Specified core sites should be linked by ecological corridors.</p>	



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		<p>Ringabella estuary) with its invaluable ecosystems should be designated as a Special Area of Conservation and the group intends to pursue this aim with the NPWS. Submission appeals for Council support to realise this aim.</p> <p>4. An extra margin/buffer of between 5 metres (for land sites) and 10 metres (for water sites) for each of the 22 sites should be included to mitigate damage to flora, fauna and aquatic life.</p> <p>5. The protection and enhancement of green infrastructure and wildlife habitats should be at the forefront of planning policy by Cork County Council.</p> <p>6. Green infrastructure: the 22 core sites could be linked by 'ecological corridors' or greenways which would be extended in time to form an ecological network mitigating the effects of habitat fragmentation. Old roads and public rights of way could be restored as greenways or ecological corridors which would benefit community health and wellness, encourage tourism and would have significant benefits for biodiversity.</p> <p>7. Intact uninterrupted hedgerows are an essential part of green infrastructure and it is requested that Cork County Council review its hedge cutting policies, protocols and procedures to minimise the damage to this vital biodiversity resource. These are being illegally removed and damaged annually.</p> <p>8. The Group requests that it be consulted for its contribution to any Environmental Impact and Ecological Assessments for future planning as well as any application for change of land use in the area.</p> <p>9. Relationship and communication: Presently there is lack of a direct conduit for information on biodiversity between the local community and the council. Only</p>	<p>Protection of hedgerows and policy in relation to same should be reviewed. Many are being illegally removed or damage.</p> <p>Need for active collaboration with local groups to ensure meaningful progress in relation to protecting biodiversity.</p>	



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		<p>through active collaboration with local groups can real and meaningful progress be made in protecting our remaining biodiversity. The group intends to get involved in the Public Participation Network so as to interact directly with the policy making committees of the Council.</p>		
Tracton Biodiversity Group	PDP223626542	<p>Submission requests that biodiverse wild areas be recognised and protected from future developments and cultivation. These are extremely precious ecosystems that have endured over time and are host to a myriad of insects and wildlife.</p> <p>Request that Cork County Council are proactive in identification of green corridors with the support of local groups for the preservation and protection of these green corridors as both essential networks of wildlife as well as recreational walkways for the enjoyment, health and wellbeing of the wider public and the tourism industry. Watercourses and floodplains are precious habitats for fish-stock and wildlife and are under threat from human activity. Cork County Council should seek to slow down over-development of flood plains and tributaries in our local areas and seek to protect or water quality from other damaging practices.</p>	<p>Areas of biodiversity to be recognised and protected due to their important value. That the council are proactive in identification of green corridors as both essential networks of wildlife and recreational walkways for the enjoyment, health and wellbeing of the wider public and the tourism industry. Protect watercourses and floodplains as precious habitats for wildlife. Cork County Council should seek to slow down over-development of flood plains and tributaries in our local areas and seek to protect or water quality from other damaging practices.</p>	<p>The draft County Development Plan will seek to protect and enhance biodiversity. See Biodiversity Volume One Section 2 of this report.</p> <p>See also Green Infrastructure and Water Services in Volume One Section 2 of this report.</p> <p>Details in this submission are noted and will be considered in preparation of the draft plan where appropriate.</p>
Transition Town Kinsale	PDP222505366	<p>The submission raises issues for consideration in two sections:</p> <p>Part 1 sets out how the County Development Plan should ensure it integrates the Climate Action Plan as outlined in the 'Report of the Joint Committee on Climate Action – Climate Change: a cross-party consensus for action (2019)'. The County Development Plan should be planning for a transition to a low carbon climate resilient future from now – in line with our commitments to the Paris</p>	<p>The Plan Review needs to integrate Climate Action Plan objectives into the County's new strategic planning framework, including the local actions.</p>	<p>The issues raised are noted and will be given further consideration in the drafting of the Plan. See Volume One Section 2- Climate Change, Biodiversity, Population and Core Strategy, Water Services, Green</p>



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		<p>Agreement, the EU New Green Deal and the potential yearly 7% reduction in our GHG emissions as per the Programme for Government June 2020. It should outline how the Climate Action Plan and other directives will be devolved locally. Energy generation; land use planning; transport; housing; waste management; economic development and agricultural practices, all need to be considered in this context. The aspirations in National Policy Documents and in County Development Plans need to be resourced actions in our Local Area Plans. We also need to create a culture where biodiversity, and its protection, is at the forefront of decision making in our county instead of an add-on.</p> <p>To ensure the biodiversity of our area is protected and enhanced over the timeframe of this plan Transition Town Kinsale propose a number of local authority staffing and landuse policy and zoning actions.</p> <p>Part II Comments under specific headings in the County Development Plan Public Consultation Document - with relevance to Kinsale Area.</p> <p>People and Places There are a number of housing issues that need consideration including do we need to create innovative partnerships to develop cost effective housing; new Policies are required whereby housing stock cannot be left empty (after a given time period) and to encourage vacant business properties in towns to be utilised</p>	<p>Biodiversity needs to be afforded a greater role in the planning process.</p> <p>A number of strategic housing issues are raised, including how to develop cost effective housing, address vacancy, encourage more attractive high density development in urban areas and the delivery of housing for specialised needs (sheltered</p>	<p>Infrastructure.</p>



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		<p>(reduced rates for reduced rents); Planning policies which create more attractive high-density development in urban areas are welcomed; advocates the provision of sheltered housing in housing developments or near town centres so that living in the community is a viable option to living in a Care Home with increased care needs with zoning assigned for such development. Consider allocation of Housing for those who have come to live in Kinsale through refugee or asylum status so that the Direct Provision system can be abolished or used only for a short interim period. The cost, sustainability and availability of public transport and service provision for one off housing in future planning applications should be assessed. The feasibility of providing district heating in estate housing developments should be a key consideration.</p> <p>The submission advocates for an effective community programme to facilitate the energy efficiency upgrading of the existing housing stock. This could be led by the Council who have programmes in place to do this with Local Authority Housing. Taking the learning from this process to effect the same in private estates across the county would be welcomed. Promotes the effective participatory decision making regarding the design and upgrade of urban infrastructure such as town squares, new urban space. Supports the reimagining our town centres as space for people and not cars.</p> <p>Settlements and Placemaking Transition Town Kinsale commends the aspiration outlined in Table 3.3.1 of the Background Document. Following involvement with the SECAD My Town, My Plan</p>	<p>housing/ refugees) close to town centres.</p> <p>Energy efficiency upgrades to the existing housing stock should be encouraged.</p> <p>A number of local actions are recommended in Kinsale including creation of a Community Council, development of a network of</p>	



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		<p>Programme, Transition Town Kinsale would propose a number of actions including: Formation of Kinsale &amp; Hinterland Community Council; Creating an enviro-socio-economic plan for the area so community can see possibilities for developments; an asset-based approach where under-utilised resources and possibilities for area enhancement can be realised and highlighted; Establishment of a social enterprise hub and a 'local hub' for home working; Development of Blueway - Greenway network to connect the area.</p> <p>Cork County Council needs to protect all established right of ways with regard to connectivity of town and heritage access and consider them in both zoning and planning applications e.g. connectivity with Saile (including Kinsale's Community Orchard) to Cappagh and directly to Commogue Marsh (along Bee Bole Wall); green road connecting Compass Hill and Commogue Marsh; Ballymacus Lane to Ballymacus Strand; lane to Ferrypoint.</p> <p>Town Centre Transition Town Kinsale would advocate innovative thinking around the use of the car in Kinsale Town Centre which has a unique architectural heritage and streetscape (which should be protected and enhanced). A letter to Local Councillors is included in the Appendices where it is advocated to explore the concept of 'completely car free' at the weekends in the Summer. Potential for a one-way system and options to increase pedestrian zones should be explored and implemented. Reduced town centre car parking (relocated to 'satellite car parks') to improve and expand pedestrianised spaces</p>	<p>blueways/ greenways and creating a local business hub.</p> <p>Rights of ways need to be protected.</p> <p>The promotion of pedestrian priority and innovative means of dealing with the car within the historic town centre needs to be considered.</p>	



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		<p>should be considered with limited town centre parking reserved for those with mobility issues.</p> <p>Transition Town Kinsale propose the development of a Looped Walk of the town (or a series of walks) which would integrate its heritage network, biodiverse zones and edible food and birds 'n bees planting.</p> <p><b>Enterprise and Employment</b> The submission supports the development of an innovation hub for social enterprise and 'work from home' venue – support innovation and diversification in the agriculture sector – harness the benefits of renewable energy as a means of regional regeneration and supports life learning and opportunities for upskilling for all.</p> <p><b>Energy</b> As Cork County is the largest producer of energy in Ireland it could also be the leader in the conversion to a sustainable energy supply and a reduction in GHG emissions. Transition Town Kinsale look forward to seeing how this is mapped out in the County Development Plan Review.</p> <p><b>Community</b> The submission advocates the formation of a community council for Kinsale and Hinterland as a means of increased involvement of all in the decision making around our communities' development. Promotion of innovative community care through the provision of sheltered housing in housing developments. Alongside our Primary Care Centres create Climate Action Centres (Sustainability</p>	<p>A series of looped walks linking heritage networks, biodiversity zones and edible foods should be considered.</p> <p>Cork County should be the leader in sustainable energy as it is the largest producer of energy in Ireland.</p>	



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		<p>Hubs/ Earth Centres) to drive the change so that all our community buildings are carbon neutral. Facilitate the development of the following community initiatives: Library at the Mill Building, the Municipal Hall as a Theatre Space and for community use. Completion of Saile Community Centre, Rezone commercial zoned site adjacent to Commogue Marsh to create a biodiversity zone with area for bird watching. Kinsale Museum - reestablishment of Artwork by Eilís O'Connell 'The Great Wall of Kinsale' to its original state and support the development of an artist space</p> <p>Water Services The Review should ensure adequate water services are in place as further development takes place in Kinsale collaborating with Irish Water. Ensure private wastewater treatment systems are being maintained and engagement with communities to protect our waterways.</p> <p>People in Kinsale's community are living in areas which are considered to be at risk of increased flooding are already experiencing the economic consequences, through the non-availability of house-insurance etc. TTK would support, as a long-term strategy for flood prevention, green engineering and 'soft strategies' such as forestation in the river catchment area; wetland management, consideration of alternative agricultural techniques and protection of green spaces as per the Flood Directive.</p> <p>Maritime Cork and Green Infrastructure TTK is delighted to see the progress that is being made in</p>	<p>Supports soft and green long term strategies to address flooding in the town as per the Flood Directive.</p>	



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		<p>the development of Greenways etc. and hopes that the development of the Cork-Kinsale route is reconsidered.</p> <p>TTK has previously highlighted cycle routes in the Kinsale area which could be simply highlighted with signage to promote cycling in the area (as outlined above). These are included in Appendix 2. The Military Trail which has been proposed for Cork County could include a cycle trail of the Kinsale Battlefield and this has been advocated for in previous plans.</p> <p>With the development of routes near Carrigaline it would be great to see a link in some way to Kinsale and on to Clonakilty. This would open up the possibility of connecting to the Wild Atlantic Way directly from the Ferry at Ringaskiddy by bicycle.</p> <p>Culture and Creativity Promote access to the arts and enhance cultural facilities in rural communities – support the development of the Municipal Hall in Kinsale as a theatre space.</p> <p>Infrastructure Reconsider mobility in Kinsale giving priority to the pedestrian - Improve our footpath network - improve public transport connectivity to both Cork City and to the surrounding areas - assess flood relief measures and how they can be improved – improve broadband connectivity in local 'blackspots'.</p> <p>Heritage Kinsale is valued as a priority heritage town both by those</p>	<p>Promotes access to the arts and enhanced cultural facilities in the town.</p>	



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		<p>who live there and those that visit. Emphasis is put on the value of this throughout the plan and on protecting its unique characteristic. Integration of different aspects of the plan is required to do this. The creation of a car free town centre would promote the built heritage of the town. The development of the blueway – green way would help create connection with the heritage of the area and its stories and its biodiversity. Development of the Kinsale Museum as a repository of local stories.</p>	<p>The town's unique heritage should be protected and this needs to be integrated through various parts of the Plan.</p>	
<p>Transport and Mobility Forum Cork</p>	<p>PDP223823484</p>	<p>Submission is made in the context of carbon emissions from transport representing about one third of Ireland's CO2 emissions, with the vast majority of them being caused by road transport, i.e. mostly the fossil fuel powered private car traffic, with the county's population travelling to work and education, retail, family and leisure activities, and the resulting travel patterns in terms of distance and transport mode, being highly determined by the location of housing, employment, education and retail facilities. Some specific proposals are expanded on in an appendix and the Amber Cross Code (Tilda publication regarding walking speed in middle aged and older adults), is included as part of the submission.</p> <p>Sets out comprehensive proposals under a number of headings as follows:</p> <p>Policy</p> <ul style="list-style-type: none"> <li>• Housing development - supports compact growth and seeks for provision of public transport and active travel infrastructure to be made in tandem with development, seeks consideration of cluster housing as an alternative to one-off housing in rural areas;</li> <li>• Policy Implementation - in order to ensure alignment with relevant policy proposes the following for CDP -</li> </ul>	<p>Need to reduce GHG emissions and increase sustainable travel and reduce the need to travel.</p> <p>Following issues raised in that context:</p> <p>Need integrated land use and transport planning.</p> <p>Need to deliver compact growth.</p> <p>Need for provision and promotion of a range of sustainable transport infrastructure.</p> <p>Appropriate sustainable transport</p>	<p>The draft plan will integrate land use and transport policy and will seek to reduce the need to travel and will promote sustainable travel. Many of the issues raised in this submission will be addressed in this context. See Transport and Mobility, and Housing Density and Placemaking Volume One Section 2 of this report for more detailed discussion of these issues.</p> <p>The draft plan will support transport investment outlined in the NDP and RSES, including investment in new roads. Strengthened connectivity for the movement of people, goods and services is necessary for the economy and will complement other modes of transport.</p>



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		<p>robust monitoring and evaluation, more comprehensive transport data gathering, particularly to reflect multi modal and non commuting trips, creation of a local NTA office in Cork, development of a Mobility Officer role within Cork County Council, adoption of DMURS, pre consultation where communities are involved in design process, community audits (mobility, green space etc.), better communication with local representatives, application by County Council of CPOs when rolling out sustainable transport and active travel infrastructure, integration of land use and transport planning, reduction of footpath clutter through planning application requirement.</p> <ul style="list-style-type: none"> <li>• Programme for Government - outlines commitments in the programme regarding active travel and public transport and sees establishment of an NTA office in Cork and development of a Cork County Mobility Officer role as helping to ensure new budget capacity will be accessed by Cork County Council.</li> <li>• Town Centres First - imperative that transport, mobility and active travel are central to a 'Collaborative Town Centres Health Check (outlined in Programme for Government) framework to 'gather and lead actions', notes that the current County Development Plan retail outlet variation contradicts this approach.</li> <li>• Cork County Clean Air Strategy - proposes development of an air quality strategy in line with programme for government proposal;</li> <li>• Retrofitting of Homes and Neighbourhoods - subsidies for this should include e-car and e-bike charging infrastructure and safe bicycle storage and parking, measures to increase green space along urban streets</li> </ul>	<p>infrastructure to be provided in tandem with residential development.</p> <p>Need robust policy monitoring.</p> <p>Need an NTA office in Cork.</p> <p>Need a mobility officer within the Council.</p> <p>Need to make use of CPOs where appropriate.</p> <p>Need increased consultation regarding sustainable transport infrastructure proposals.</p> <p>Need to support town centre role.</p> <p>Need to develop an air quality strategy.</p> <p>Need to consider subsidies for cycle parking, storage and charging facilities.</p> <p>Need to support remote working.</p> <p>Need to consider potential for lowered speed limits to increase active travel.</p> <p>The potential for 'Active Travel' corridors on Local Roads should be explored.</p> <p>Improved connectivity, including connectivity</p>	<p>Other issues raised in the submission are noted and will be considered where appropriate in the preparation of the draft plan.</p>



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		<p>should be supported, filtered permeability should be retrofitted where possible to allow for shorter trips.</p> <ul style="list-style-type: none"> <li>• Working from home: - this should be supported by CDP. Co-working spaces and digital hubs should be developed countywide, connected to active travel and sustainable transport services and acting as mobility hubs also.</li> </ul> <p>Active Travel</p> <ul style="list-style-type: none"> <li>• Active travel is underrepresented in planning and in statistics, conditions for uptake of active travel need to be improved, pandemic highlights this, attractive and safe active travel routes must be at the heart of planning for sustainable towns and communities in the CDP, must be deemed essential infrastructure, and should focus on the young, the elderly, and the mobility impaired.</li> <li>• Walking - proposals for enhanced conditions outlined</li> <li>• Greenways - should be planned for, designated and designed for dual purpose use and promoted as such: recreational / amenity AND utility use (commuting, shopping etc. uses), should take opportunity to play a role in combating biodiversity loss. Design and operational proposals outlined.</li> <li>• Cycling - A comprehensive cycling infrastructure, providing a safe environment for all kinds of people cycling (ages, abilities), must be established within towns and linking towns and villages, adequate bike storage facilities at homes required, bike rental/sharing schemes should be promoted.</li> <li>• Speeds - lower speed limits are an important factor in promoting active travel and in enhancing public realm.</li> <li>• Schools - must be located in the hearts of towns and communities, safe active travel should be retrofitted where needed, congestion and air pollution outside</li> </ul>	<p>between travel modes, is needed.</p> <p>Need enhanced, and more energy efficient bus service. Enhance role of Local Link.</p> <p>Need to focus development along rail corridors and introduce measure to make rail and mixed mode travel more attractive.</p> <p>Costs and benefits of large scale roads projects must be considered (e.g. in relation to M20).</p>	



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		<p>schools needs to be addressed, schools should be connected to bus services which could be developed via local link, school admissions should favour students living closer to school</p> <ul style="list-style-type: none"> <li>• Rural roads - The potential for 'Active Travel' corridors on L-Roads should be explored. Kinsale is outlines as a possible case study.</li> <li>• Possible active travel Interventions – proposes specific greenway routes, cycle routes, pilot project, mobility hub.</li> <li>• Cycling tourism – proposes ferry/greenway links.</li> </ul> <p>Bus Travel</p> <ul style="list-style-type: none"> <li>• Bus Travel - Fast, frequent, reliable, affordable and accessible services must be provided, local link services should be strengthened, vehicles used must be suitable for rural roads, alternative fuels for buses must be considered.</li> </ul> <p>Rail Travel</p> <ul style="list-style-type: none"> <li>• Residential and commercial development shall focus on the rail corridors, as a higher density is highly important to support rail services, clarification of what "high density" actually means for rail corridor towns would be helpful, attractive access routes for active travel should link the station to the community, quality public realm associated with station is important, stations must link with other transport modes, new commuter rail stations must be provided in tandem with other new development in the area, carriage of bicycles on trains must be provided for, conversion of commuter lines to tram train operation should be investigated.</li> </ul> <p>Additional Points:</p>		



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		<ul style="list-style-type: none"> <li>• New roads must be multi modal.</li> <li>• Costs and benefits of large scale roads projects must be considered (e.g. in relation to M20).</li> <li>• The 6 park and ride locations proposed in CMATS must be delivered in the short term and developed as public transport interchanges alongside smaller and more local mobility hubs.</li> <li>• Availability and pricing of parking should be used by Cork County Council to deter cars from town centres in order to attract more sustainable modes and create a more pleasant and vibrant public realm for people to linger and increase footfall.</li> <li>• There needs to be strict enforcement of parking laws and speed limits.</li> <li>• Consideration to be given to designation of Park and Pool sites to promote car pooling.</li> <li>• A commuter and tourist ferry network in Cork Harbour should be supported and the possibility of Blueways along rivers should also be explored.</li> </ul>		
Transport Infrastructure Ireland	PDP223139247	<p>This submission addresses a number of areas including –</p> <ul style="list-style-type: none"> <li>• National policy framework, managing exchequer investment and statutory guidelines.</li> <li>• Development Strategy in the context of access to national roads and junctions, location of development relative to speed limits, employment and enterprise uses, service areas and renewable energy.</li> <li>• National Road Projects</li> <li>• Other Specific Policies and Objectives – road safety, traffic and transport assessment, signage and noise.</li> </ul> <p>Submission notes that the national road network is a</p>	<p>National road network is a critical enabler in facilitating an island wide sustainable national transport system and need protection and enhanced use.</p> <p>CDP must support the role and function of the network of national roads in line with the Spatial Planning and National Roads Guidelines for Planning Authorities, the Retail Planning Guidelines and the Sustainable Rural Housing Guidelines.</p>	<p>Many of the issues raised in this submission are addressed in the current CDP and it is intended to transfer these policies and objectives into the draft plan and update where appropriate.</p> <p>The draft plan will integrate land use and transport policy.</p> <p>The draft plan will seek to safeguard the strategic function</p>



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		<p>critical enabler in facilitating an island wide sustain able national transport system and needs to be protected. National policy in relation to development at national roads, associated interchanges and junctions as set out in the Spatial Planning and National Roads Guide lines for Planning Authorities, the Retail Planning Guidelines and the Sustainable Rural Housing Guidelines is referenced. It is therefore of particular importance that policies and objectives in the new plan continue to support the role and function of the network of national roads.</p> <p>Development Strategy: TII supports practices aimed at concentrating development in established urban areas and designated development centres subject to development being framed within a coherent integrated land use and transportation strategy. Proposals for zoning should consider the implications on the strategic national road network and junctions in the area. The Authority recommends that residential, retail, and employment objectives especially zoning objectives should guide developers to design for sustainable transportation requirements at the earliest stages. An integrated approach to the design of development areas should include a set of principles and criteria designed to ensure a high standard of access by public transport, foot and private car so that the variety of enterprise and employment zones/areas can be easily accessible by all modes of transport and all sections of society.</p> <p>Development plans should ensure that the capacity on national roads is utilised appropriately and that such roads can continue to perform their intended function into the future by :</p>	<p>Need to concentrate development in established urban areas and designated development centres within a coherent integrated land use and transportation strategy.</p> <p>Need to protect the strategic capacity of national roads and zoning proposals need to consider implications on same.</p> <p>Residential, retail, and employment objectives should promote the design for sustainable transportation requirements at the earliest stages.</p> <p>Commends Urban Capacity Study and advises it should be supplemented with Area Based Transport Assessments and local transport plans.</p> <p>CDP should reflect TII Service Area Policy and the Guidelines on Spatial Planning and National Roads Guidelines – a strategic coordinated approach to the provision of service areas in the County in accordance with the Guidelines should be considered.</p> <p>Seeks to have objectives included in the CDP in relation to renewable energy and the need to safeguard the national road network and maintain safety.</p> <p>Need to protect route corridors of National</p>	<p>of national roads.</p> <p>The issues of Area Based Transport Assessments and Local Transport Plans are noted and will be considered as appropriate in preparation of the draft plan. I</p> <p>It is intended that the draft plan will seek to protect route corridors of planned new road projects.</p> <p>See Transport and Mobility Volume One Section 2, of this report for more detailed discussion of the above issues.</p> <p>TII will be consulted with as part of the Joint Retail Strategy consultation process.</p>



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		<ul style="list-style-type: none"> <li>ensuring such development is evidence based and supported by appropriate assessments of road capacity, junction structure and provision of suitable transport alternatives;</li> <li>reserving land for future potential road and junction capacity enhancements;</li> <li>ensuring that capacity enhancements and or traffic management measures will be put in place to facilitate new development; and</li> <li>improving operational efficiency of the regional and local road and transportation infrastructure - e.g., where appropriate, promoting new regional and local road networks and alternative modes.</li> </ul> <p>Any costs such as land acquisition, additional road infrastructure and environmental mitigation measures arising to the national roads network to accommodate local development proposals will be borne by the local authority and need to be integrated within future local development contributions schemes.</p> <p>Access and Speed Limit areas: Development plans should make it clear that the policy of the planning authority will be to avoid the creation of additional access points from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 50kph apply. In addition, planning authorities should avoid a proliferation of accesses to national roads subject to a 60kph speed limit. Proposed zoning designations and/or access strategies in the Development Plan should also be coordinated with speed limits on national roads. Where the planning authority</p>	<p>Development Plan road schemes.</p> <p>Design of development proposals must address the functionality and safety of the road needs. Two processes specifically address these design concerns: Road Safety Impact Assessment (RSIA) and Road Safety Audit (RSA) and it is recommended that the CDP include reference to these standards.</p> <p>Seeks reflection of TII policy in relation to signage and noise in CDP.</p>	



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		<p>proposes to exercise a less restrictive approach to the control of development accessing national roads, this should be plan led, done in consultation with and subject to the agreement of the TII and in accordance with the provisions of section 2.6 of the Spatial Planning and National Roads Guidelines for Planning Authorities. Where the Council proposes to identify 'exceptional circumstances' for agreement a sufficient and robust evidence base will need to be established in consultation with the Authority.</p> <p>Particular care is needed in relation to development proposals at locations at or close to junctions on the national road network where such development could generate significant additional traffic; Planning authorities give special attention to the preferences expressed in the Retail Planning Guidelines for locating developments that attract many trips within established towns and district centres. Such proposals should be evaluated and be prepared in the context of the provisions of Section 2.7 of the Spatial Planning and National Roads Guidelines for Planning Authorities.</p> <p>It should be noted that whilst the Authority recommends that traffic and transport assessments be carried out for individual planning applications as part of the development management process, this is not a substitute for a prior overall transport assessment of areas where the planning authority is determining fundamental issues of land use and transportation. Advice and guidance in relation to area based transport assessment to assist in preparation of development and</p>		



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		<p>local area plans related is available in Area Based Transport Assessments.</p> <p>TII commends the Urban Capacity Study and advises it should be supplemented with Area Based Transport Assessments and local transport plans. TII recommends that the development objectives pertaining to the settlement plans, both Towns and Villages, is supported by an evidence based approach for proposals with implications for the on-going safe and efficient operation of national roads, as per the Guidelines.</p> <p>TII and Cork County Council have previously successfully collaborated on proposals that facilitate development of national and regional strategic importance in the County and in other cases, have identified solutions to capacity constraints on the national road network.-TII welcomes continued collaboration and the preparation of supporting evidence base requirements.</p> <p>Employment and Enterprise Any proposals to revise the employment hierarchy of the county, or employment zoning categories should remain focused on the need to retain and protect the capacity and efficiency of the national road network. Different forms of employment areas provide a valuable resource for retaining the region's economic competitiveness and should not be undermined by the introduction of unsustainable commuting and travel patterns produced by private car journeys. Employment and zoning objectives should guide developers to design for</p>		



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		<p>sustainable transportation requirements. An integrated approach to the design of employment areas should include a set of principles and criteria designed to ensure a high standard of access by public transport, foot and private car so that the variety of enterprise zones can be easily accessible by all modes of transport and all sections of society.</p> <p>Retail: TII would welcome consultation during the preparation of Joint Retail Strategies under Cork MASP Policy Objective 16 of Southern Regional Assembly Regional Spatial &amp; Economic Strategy for the Southern Region.</p> <p>Service Areas With respect to Service areas the development plan should be updated to reflect the most recent TII Service Area Policy and the Guidelines on Spatial Planning and National Roads Guidelines, which indicate the requirement for a forward planning approach to the provision of off-line motorway service areas at national road junctions and also addresses road side service facilities on non-motorway national roads and their junctions. A strategic coordinated approach to the provision of service areas in the County in accordance with the Guidelines should be considered.</p> <p>Renewable Energy: Grid connections along the national road network have the potential to result in technical road safety issues such as differential settlement due to backfilling trenches and can impact on ability and cost of general maintenance and safety works to existing roads,</p>		



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		<p>and on improvements and upgrades. TII would welcome an objective included in the adopted Development Plan, in relation to renewable energy and the need to safeguard the national road network. This objective could demonstrate that an assessment of all alternative grid connection options has been undertaken prior to any proposals being brought forward for grid connection utilising the national road network.</p> <p>TII recommends that an objective is included in the Plan prior to adoption requiring the submission of Glint and Glare Assessments for Solar Farms with relevant applications where there may be implications for the safety and efficiency of the strategic national road network.</p> <p>Projects: The National Development Plans road improvement programme for County Cork is as follows: N22 Ballyvourney to Macroom, M20 Cork/Limerick, N8/N25 Dunkettle Interchange, N28 Cork to Ringaskiddy Road, N72 Mallow Relief Road, N25 Carrigtwohill to Middleton. Planning authority policies and objectives need to protect these corridors and development strategies or rezoning proposals should not have the effect of altering the function of these routes or increase the cost of land to be acquired.</p> <p>The Council may also consider it appropriate to identify any local improvements to national roads planned by the Council over the term of the Development Plan, in consultation with and subject to the agreement of TII. Such improvements will need to be funded by the</p>		



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		<p>Council. In this context TII requests the inclusion of policies and objectives in the Development Plan that provide for the following:</p> <ul style="list-style-type: none"> <li>• objectives providing for development of any relevant national road schemes,</li> <li>• a policy to protect national road schemes free from adverse development that may compromise the development of route options or the construction of preferred routes, or add to the overall costs associated with proposed schemes.</li> </ul> <p>Other Issues: Submission notes that the design of development proposals must address the functionality and safety of the road needs. Two processes specifically address these design concerns: Road Safety Impact Assessment (RSIA) and Road Safety Audit (RSA). RSIA and RSA both work to improve the safety performance of new roads and existing roads that require modifications due to projects or proposals. Both have consequences for the design and layout of any project. It is recommended that the Plan include reference to these standards.</p> <p>The Council are requested to reference the NRA/TII Traffic &amp; Transport Assessment Guidelines (2014) in the Draft Development Plan relating to development proposals with implications for the national road network.</p> <p>Thresholds advised in the NRA/TII Traffic &amp; Transport Assessment Guidelines (2014), including sub-threshold TTA requirements, relate specifically to development proposals affecting national roads.</p> <p>TII would further welcome the incorporation into the new plan of the requirements of the TII Policy and the</p>		



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		<p>Guidelines I in relation to the control of signage on national roads. The Council is also requested to refer to the requirements of S.I. No. 140 of 2006 Environmental Noise Regulations in the Draft Plan, in relation to the development proposals identifying and implementing noise mitigation measures.</p> <p>Submission notes that TII is available to discuss the issues outlined and to assist the Council in terms of technical expertise and experience in further developing the Development Plan and its implementation.</p>		
Tulsan Limited	PDP223857613	<p>The submission refers to the Garrettstown / Garrylucas area in the Bandon/ Kinsale Municipal District. The submission notes the existing assets, tourist attractions and history in and around the Garrettstown / Garrylucas area which identifies the tourism potential. The submission highlights the national tourism policy context, emphasising the National Tourism Strategy and 'People Place and Policy – Growing Tourism to 2025'. Submission recognises that developing new and exciting offerings in the tourism market is critical to entice both domestic and overseas visitors.</p> <p>This submission is seeking for Garrettstown/Garrylucas/Ballinspittle to be identified as having significant potential for Sustainable Tourism/ Ecotourism Growth in the forthcoming Development Plan and recommends the preparation of a Tourism Strategy/ Masterplan for the area to facilitate sustainable tourism growth in this location.</p>	<p>Garrettstown/Garrylucas/Ballinspittle to be identified as having significant potential for Sustainable Tourism/ Ecotourism Growth in the forthcoming Development Plan.</p> <p>Recommends the preparation of a Tourism Strategy/ Masterplan for the area to facilitate sustainable tourism growth in this location.</p>	<p>Cork County Council recognises the importance of sustainable tourism and ecotourism growth. The issue addressed in this submission will be addressed where appropriate in the tourism chapter of the draft plan.</p>
Údarás na Gaeltachta	PDP218704741	<p>This detailed submission provides some background to the work carried by Údarás na Gaeltachta to fulfil its</p>	<p>All organizations can play their part in trying to reverse the decline of the language in the</p>	<p>The points in this submission are noted particularly in relation to</p>



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		<p>statutory responsibilities as set out in the Gaeltacht Act 2012, and also its vision and mission statement which strives to ensure a successful and sustainable Gaeltacht, where the language, the economy, the community and the environment should not be seen as separate from each other.</p> <p>The submission puts forward a number of proposals, both policy and settlement based for consideration in the new Development Plan, having regard to the important role of the County Council in the promotion of the Gaeltacht and planning policies, in the management of investment and administration by the Council during the planning process. The submission also notes that all organizations can play their part in trying to reverse the decline of the language in the Gaeltacht, including Cork County Council. The submission makes specific reference and provides some data in relation to the two Gaeltacht areas in County Cork (Múscraí and Cléire) and notes the importance of the Language Planning Areas, as defined under the Gaeltacht Act 2012. It also sets out the purpose of the language planning process, under the Gaeltacht Act, which is to strengthen the Irish Language as a community and family language in the relevant areas. The submission makes suggestions regarding the Gaeltacht policy in the draft CDP, including Appropriate Recognition for the Gaeltacht, Municipal Districts and also in relation to Baile Mhic Íre / Baile Bhúirne supporting policies in relation to community facilities, employment and economic activity and preservation of heritage, culture and language.</p> <p>The submission also sets out a number of strategic proposals including the Regional Development Centre -</p>	<p>Gaeltacht, including Cork County Council.</p> <p>The submission makes suggestions regarding the Gaeltacht policy in the draft CDP, including Appropriate Recognition for the Gaeltacht, Municipal Districts and also in relation to Baile Mhic Íre / Baile Bhúirne supporting policies in relation to community facilities, employment and economic activity and preservation of heritage, culture and language.</p> <p>Notes the importance of the Language Planning Areas, as defined under the Gaeltacht Act 2012.</p> <p>The submission also sets out a number of strategic proposals including the Regional Development Centre - Coláiste Íosagáin and the National G-Teic Network.</p> <p>Cork Gaeltacht is divided into two LPT (language planning areas): the Múscraí LPT and the Cléire LPT, while Cork City and Macroom Town have been recognised as Gaeltacht Service Towns and it is hoped to co-operate with Cork County Council in the implementation of the Language Planning Areas, language plans, particularly as it relates to signage, service provision, and physical planning and development.</p>	<p>the need for Appropriate Recognition for the Gaeltacht, and Language Planning Areas language plans, particularly as it relates to signage, service provision, and physical planning and development.</p>



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		<p>Coláiste Íosagáin and the National G-Teic Network. It also provides context and background to the Gaeltacht Act (2012) which has provided and given a statutory footing to The 20 Year Strategy for the Irish Language, 2010-2030 and in also recognises Gaeltacht Language Planning Areas, Gaeltacht Service Towns and Irish Language Networks. The submission also provides additional background information in the area of Language Planning and the Language Planning Process in Cork, noting that the Cork Gaeltacht is divided into two LPT (language planning areas): the Múscraí LPT and the Cléire LPT, while Cork City and Macroom Town have been recognised as Gaeltacht Service Towns and it is hoped to co-operate with Cork County Council in the implementation of the LPT (Language Planning Areas) language plans, particularly as it relates to signage, service provision, and physical planning and development.</p> <p>The submission also notes the importance of tourism in the Gaeltacht areas and walks like the Slí Gaeltacht Mhúscraí, and requests that the Council assess and examine the facilities and services including the development of green routes, 'hard' and 'soft' infrastructure for outdoor adventure, sports, recreation, etc., that can be provided or enhanced as an integral part of the County Development Plan as we all play a role in green routes development.</p> <p>Finally, the submission notes that through the County Development Plan long-term goals and challenges can be identified and provided for, in which the public has confidence to invest in the establishment of new enterprises, the creation and preservation of employment infrastructure, language planning policies, and</p>	<p>Requests that the Council assess and examine the facilities and services including the development of green routes, 'hard' and 'soft' infrastructure for outdoor adventure, sports, recreation, etc., that can be provided or enhanced as an integral part of the County Development Plan.</p>	



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		<p>communities that aim to protect and preserve the heritage, culture and language of these areas and reaffirms Údarás na Gaeltachta's commitment to supporting Cork County Council in the implementation of the Development Plan in the Gaeltacht.</p>		
Una and Peter Cronin	PDP220701521	<p>Settlement: Macroom This submission outlines the strategic position of Macroom in terms of accommodating future growth and seeks the following:</p> <p>(1) A strong population growth target for Macroom to reflect its status as a Ring Town serving a strong hinterland in the south west region. Submission notes the Macroom MD has the lowest housing growth allocation to its Main Settlements of all MDs.</p> <p>(2) Prioritising the delivery of infrastructure investments that will facilitate the growth targets of Macroom. Submission notes that the completion of the bypass will enhance the attractiveness of the town, but investment is needed in water services infrastructure to facilitate development</p> <p>(3) Elimination of town centre vacancies and attracting new residencies. Submission notes some capacity available within the existing built footprint of the town but also notes the importance of new development being within walking distance of the town centre.</p> <p>(4) A sequential approach to land zonings, extending outwards from the town centre. Submission notes the compact nature of the town centre and opportunities for</p>	<p>Requests that development lands that are deliverable, accessible and consolidate existing and approved development are prioritised in the CDP in the interests of facilitating the growth of a particular settlement.</p> <p>Submission notes that there is some capacity available within the existing built footprint of the town but also notes the importance of new development being within walking distance of the town centre.</p>	<p>It is intended to review the settlement network of the county with regard to the policies and objectives of the NPF and the Southern RSES and the Joint Housing and HNDA Strategy being prepared for the draft County Development Plan.</p> <p>In addition, please refer to Volume One, Section 2 Population and Core Strategy which discusses the role of Active Land Management in the plan, particularly with regard to the policies and objective of the NPF and the Southern RSES.</p>



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		<p>compact growth and encouraging development that supports walking and cycling for local journeys.</p> <p>(5) That the forthcoming development plan would prioritise for development lands that are deliverable, accessible and consolidate existing and approved development.</p>		
Union Hall Glandore Harbour Committee	PDP20755563	<p>Union Hall – Marine Infrastructure</p> <p>This submission highlights that having regard to the growth in population, expansion of the local fishing industry, and increasing water based tourism, the current services for water/sanitation and marine activities in Union Hall are no longer adequate to meet the demands and the legal requirement for health and safety. The submission provides details of a local public meeting in December, attended by some 64 members of the local community representing a broad spectrum of interest groups and local businesses including residents, Keelbeg pier users, local marine leisure groups &amp; sporting organisations and local business and community development group's incl. Tidy towns, all from the Glandore/Union Hall &amp; Leap area.</p> <p>The submission points to recent significant increases in the level of activity on the water in Glandore Harbour, due to fishing &amp; tourism and also the increase in housing development in Union Hall. It is argued that there is an urgent need to increase the capacity to accommodate commercial and leisure water based activities, and to repair and upgrade the wastewater infrastructure around Glandore Harbour. Existing facilities do not treat wastewater and raw sewage is often pumped into the harbour.</p>	<p>Highlights the inadequacies in relation to the existing harbour infrastructure. Suggest that there is an urgent need to increase the capacity to accommodate commercial and leisure water based activities, and to repair and upgrade the wastewater infrastructure around Glandore Harbour.</p>	<p>The issues raised in this submission are noted and will be considered where appropriate in the draft plan.</p>



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		<p>The submissions notes that these two issues are currently reflected in specific policy objectives in the current LAP for Union Hall/Glandore &amp; Leap - construction of a marine development and the need to improve and upgrade wastewater treatment facilities.</p> <p>In addition to the water services issues highlighted, the submission details 13 no. further marina related facilities that would also be required including additional berths, public launching slip, facilities for local clubs, the RNLI and visiting boats, parking and boat storage, toilets and showers, road access, dredging and pontoons etc. The submission also addresses Tourism related policy, which requires the development of walkways &amp; water based activities, and protection of the attractive coastal setting and landscape of Glandore Harbour.</p>		
University College Cork	PDP223805133	<p>This submission relates to:</p> <ul style="list-style-type: none"> <li>• Endorsing proposals for compact growth and sustainable travel modes in Cork County</li> <li>• Policy objectives for the development of home-working and tele-working in Cork County</li> <li>• Strategic policy objectives for Ringaskiddy and reaffirms University College Cork's (UCC) commitment to the continued development of its MaREI Centre for Energy, Climate and Marine research and complementary activities at Ringaskiddy.</li> </ul> <p>The submission refers to Ringaskiddy's role from a high level documentation perspective, referencing the National Planning Framework (NPF), Regional Economic and Spatial Strategy (RSES), Cork County Development Plan 2014 (CDP), and the Ballincollig Carrigaline Municipal District Local Area Plan 2017 (LAP). For example, NPF</p>	<p>Requests the following:</p> <ul style="list-style-type: none"> <li>-To promote compact growth and sustainable travel</li> <li>-Implementation of CMATS into forthcoming County Development Plan</li> <li>-Requests objectives to develop home and remote working opportunities</li> <li>-Endorses policy objectives for upgrade of N28</li> <li>-Requests objectives for expansion and diversification of Energy, Climate and Marine cluster at Ringaskiddy and associated student accommodation with the cluster</li> </ul>	<p>These issues will be considered as part of the Review of the County Plan.</p> <p>These issues will be considered as part of the Review of the County Plan.</p>



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		<p>Policy Objective 38 "Regional, metropolitan, and local development plans will take account of and integrate relevant maritime spatial planning issues."</p> <p>In this submission submits the CDP should prioritise the implementation of recommendations in Cork Metropolitan Area Transport Strategy, including:</p> <ul style="list-style-type: none"> <li>• Providing objectives and an implementation strategy to support multi-modal travel.</li> <li>• Promoting car-pooling through facilitating dedicated Park and Ride/Park and Pool sites.</li> <li>• Promote active sustainable travel modes to schools, by ensuring appropriate siting of new schools and developing safe walking/cycling routes to new and existing schools.</li> </ul> <p>The submission submits that the forthcoming CDP should provide policy objectives to develop and facilitate home-working and remote tele-working opportunities, especially as the current Covid 19 pandemic has changed work patterns. They request the following:</p> <ul style="list-style-type: none"> <li>• Promoting development of adaptable housing</li> <li>• Facilitating the set-up of co-working spaces in county towns</li> <li>• Promoting the delivery of high-quality broadband connectivity throughout the county.</li> </ul> <p>The submission submits that the forthcoming CDP should continue to recognise the strategic asset of the Centre for Excellence at Ringaskiddy, the MaREI Centre for Energy, Climate and Marine research and reflect national and regional policy objectives for the growth of this sector by:</p> <ul style="list-style-type: none"> <li>• Providing explicit support to facilitate the growth of the</li> </ul>		



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		<p>Energy, Climate and Marine research cluster in the vision, or general policy objective for Ringaskiddy</p> <ul style="list-style-type: none"> <li>• Ensuring sufficient land is available and appropriately zoned to facilitate its future development.</li> </ul> <p>This submission endorses the national and regional policy objectives for the upgrade of the N28, enhanced public transport connectivity and the provision of a high-quality cycle path connection between Ringaskiddy and Carrigaline.</p> <p>It states as UCC further develops its facilities in Ringaskiddy there will be an increased demand for accommodation for students, researchers and short-term visitors. The requirement for student accommodation in Ringaskiddy is likely to be small scale, however the current objectives for lands associated with the development of the extension of the Research Centre excludes the provision of any short or full-term residential accommodation. It states this will be restrictive and not allow for innovative proposals, which could provide for some limited accommodation associated directly with expansion of the Marine Research centre. The submission states in developing policy objectives to facilitate the expansion and diversification of the Energy, Climate and Marine cluster at Ringaskiddy, the objectives should allow for consideration of limited additional student/short-term accommodation associated with the cluster.</p>		
Usna Keating	PDP223452428	<p>Public Spaces Green Amenity Spaces are essential for wellbeing. Submission seeks that:</p> <ul style="list-style-type: none"> <li>• Significant efforts are made to expand and enhance</li> </ul>	Green Infrastructure – Expand, enhance and connect green areas due to their importance for wellbeing	Green infrastructure will be integrated into the preparation of the draft plan and will include policies to strengthen the green



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		<p>green areas in Cork and enhance connectivity;</p> <ul style="list-style-type: none"> <li>Publicly managed green areas have mowing regimes to enhance nature.</li> <li>Parks are created involving wetland areas - essential given aquatic species/insect decline.</li> <li>Local patches of scrub are allowed to develop naturally as important habitat for nesting birds, etc</li> <li>Appropriate signage highlighting nature/biodiversity issues is provided in park</li> <li>Commissioning biodiversity inspired sculpture trails by local artists to enhance attractiveness</li> <li>Native trees (particularly fruit) should be planted instead of introduced species. A food source and protect the genetic diversity of native species.</li> <li>Tree replacement measures should be put in place by the Council where removed.</li> <li>Community gardens (urban and rural) would be a considerable benefit to communities. Enhance outdoor learning and mental health benefits. Positive impacts for children regarding exposure to nature. Opportunity to enhance biodiversity and have artistic contributions.</li> <li>Eliminate invasive non-native species where possible.</li> </ul> <p>Uplands, Agriculture and Watercourses</p> <p>A list of recommendations are listed which refer to enhancing biodiversity, reducing flood risk and enhancing resilience to drought conditions. If functional riparian buffer strips were planted adjacent to land drains and rivers in intensively managed agricultural areas, they could provide bank stability, enhance biodiversity and improve water quality. Care should be taken however, not to remove sensitive or semi-natural habitats important for terrestrial flora and fauna whilst expanding the buffer</p>	<p>Green Infrastructure – Manage public space to enhance nature/biodiversity and promote this with signage highlighting same</p> <p>Tree replacement programmes are required</p> <p>Promote the community garden concept - Biodiversity as an inspiration for design/art.</p> <p>Eliminate invasive non-native species</p> <p>Enhance the native biodiversity of watercourses whilst managing and using the riparian zones to slow surface water flows and reduce flood risk.</p> <p>Nature based solutions to water retention need to be promoted and developed</p> <p>Incentivise retention and strengthening of hedgerows</p> <p>Promote the sustainable use of rivers as amenity features</p> <p>Improve awareness for landowners regarding biodiversity management</p> <p>Waste Management – end the use of plastic and improve recycling</p> <p>Develop community resilience by supporting</p>	<p>infrastructure network. Green Infrastructure is discussed in Volume One Section 2 of this report.</p> <p>The draft County Development Plan will seek to protect and enhance biodiversity. See Biodiversity Volume One Section 2 of this report where this is discussed in more detail.</p> <p>See also Economy and Housing Density and Placemaking Volume One Section 2 of this report.</p> <p>Other issues raised in this submission are noted and will be considered in preparation of the draft plan where appropriate.</p>



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		<p>zone network.</p> <ul style="list-style-type: none"> <li>• Enhance the native biodiversity of watercourses whilst using the riparian zones to slow surface water flows and reduce flood risk.</li> <li>• Planting native planting buffer strips around drains in grassland areas</li> <li>• Enhance upland water retention on public land through backfilling of drains, etc</li> <li>• Incentives for farmers to maintain water in catchments.</li> <li>• Enhance retention and expansion of wet grassland and poorly drained areas in public land</li> <li>• Maintain areas of scrub as areas which store water and prevent downstream flooding</li> <li>• Incentivise retention and expansion of hedgerows</li> <li>• Promote the sustainable use of rivers as amenity features</li> <li>• Ensure collaboration between various biodiversity projects (listed)</li> <li>• Deliver awareness programme for landowners regarding wetland/biodiversity management</li> <li>• Removal of barriers to fish migration to allow access to spawning grounds.</li> </ul> <p>Waste Management - The submission also suggests a number of initiatives that could be pursued in relation to the ending the use of plastic and improving current recycling methods.</p> <p>The submission outlines how a shop local campaign should be pursued in order to help develop stronger community resilience.</p>	<p>local business.</p>	
<p>Vincentia Investments Limited</p>	<p>PDP223710244</p>	<p>Submits that that the Draft Cork County Development Plan needs to be innovative and flexible in pioneering the approach to strengthening town and village centre</p>	<p>Raises the issue of the appropriate growth target for settlements and seeks to strengthen settlement populations.</p>	<p>The appropriate level of growth in individual settlements will be given consideration during the</p>



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		<p>populations in sustainable locations through reconsideration of business and industrial zonings in town centres, reconsideration of approaches to drawing of town development boundaries and the areas between existing residential zonings/existing built up areas and proposed employment zonings, focussing on specific services and accessibility as the rationale for considering new residential zonings, and increasing flexibility in land use zoning through the use of zoning matrices as a spatial planning tool, case studies on which are included.</p> <p>Submits that Town centre and village densification and the consolidation of existing built up areas that are walking and cycling distance to all local services and amenities should be the main priority of the plan</p>	<p>Seeks a flexible approach to land use zoning, Raises issue of suitability and requirement for existing employment zonings.</p> <p>Raises issue of reconsideration of development boundary delineations.</p> <p>Seeks prioritisation of consolidation of areas within walking/cycling distance to services and amenities.</p>	<p>preparation of the Core Strategy of the draft plan in alignment with NPF objectives. See Core Strategy, Volume One Section 2 of this report.</p> <p>Integrating land use planning and transport considerations to reduce the need to travel and promote sustainable transport are key considerations of the plan. See Transport and Mobility, Volume One Section 2 of this report.</p> <p>The provision of land for employment uses in appropriate locations is a key consideration of the plan. See Economy and Employment, Volume One Section 2 of this report.</p>
Walsh Group and Others	PDP223354765	<p>Schull</p> <p>This is a detailed submission in relation to Schull, providing an overview of the submitter's involvement and planning history associated with various developments in the town for the past 20 years. It provides a response to the questions raised in the Council's public consultation "Your Home, Your Future, Your Views" document. The following is a brief overview of some of the key points made in relation to the settlement in response to these issues;</p>	<p>Requests that Schull retains its main settlement status in West Cork in the Draft CDP.</p> <p>Imminent delivery of the Skibbereen Water Supply Upgrade Scheme will help to deliver housing for the first time after many years.</p>	<p>Issues relating to the Core Strategy and settlement hierarchy are guided by the NPF &amp; RSES. This issue is discussed in further within Section 2 of this report.</p> <p>Noted.</p>



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		<ul style="list-style-type: none"> <li>• Main Settlement Status: The submission notes that Schull has been a main settlement in West Cork in successive Development Plans – 1986, 1996 and 2003 and LAPs – 2005, 2011 and 2017. Schull's status in West Cork remains as a very important main service centre for the catchment and a hub for major local services. It states that it is imperative that Schull which is soon to be fully serviced retains and expands upon on its main settlement status. The focus should now be on the delivery of development and planned population and employment growth in accordance with Section 15 (1) of the Planning &amp; Development Act. It deems it essential that lands identified for development are shovel ready (Tier1) or will become shovel ready during the lifetime of the plan (Tier 2). The submission supports the manner in which this is set out in the Issues Paper. The imminent deliver of the Skibbereen Water Supply Upgrade Scheme will help to deliver housing for the first time after many years. The submission requests positive engagement with landowners in advance of the Draft Plan preparation to ensure lands can be brought forward for development.</li> <li>• Placemaking: Priority should be given to settlements which have the potential to deliver the greatest social, environmental and economic benefits for the county and the region as a whole. With the delivery of water services for Schull, the submission argues that it is essential that Schull retains its priority main settlement status.</li> <li>• Town Centre &amp; Urban Capacity: Having regard to the challenges facing town centres, there is an urgent need for the Council to pursue a pro-active range of measures tailored to encourage town centre vibrancy and vitality. A no. of suggestions are made including; Living Over the</li> </ul>	<p>Requests positive engagement with landowners in advance of the Draft Plan preparation to ensure lands can be brought forward for development.</p> <p>Requests priority should be given to settlements which have the potential to deliver the greatest social, environmental and economic benefits for the county and the region as a whole.</p> <p>Requests the Council pursues a pro-active range of measures tailored to encourage town centre vibrancy and vitality</p> <p>Requests support Employment &amp; economic development policies such the Wild Atlantic Way tourism product by pursuing and supporting the development of the community Marina, other accommodation facilities such as camping/glamping etc.), support to fishing industry and embracing the opportunities offered by new and evolving work patterns.</p> <p>Notes that deficient Water Services has been a major obstacle to the delivery of development nationally and at a local level</p> <p>Density; Requests the matter of differences of</p>	<p>Noted. The Core Strategy will take these issues into consideration taking account of all relevant statutory, guidelines and policy requirements.</p> <p>Noted. The issues in relation to Town Centre &amp; Retail are discussed further within Section 2 of this report. The Council has a good track record in supporting public realm initiatives and is rolling out a number of programmes currently through the Municipal District offices.</p> <p>The issues raised are noted and will be considered further as part of the review of Tourism Chapter of the Plan</p> <p>The issues raised in relation to density are fully addressed in Volume One, Section 2 of this report. Housing Density and Placemaking.</p>



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		<p>Shop Initiatives, removal of on-street parking, improved public realm – onstreet dining/seating, grants for planning street buildings, town centre residential development etc.</p> <ul style="list-style-type: none"> <li>• Economy &amp; Employment: Suggests strongly supporting the Wild Atlantic Way tourism product by pursuing and supporting the development of the community Marina, other accommodation facilities such as camping/glamping etc.), support to fishing industry and embracing the opportunities offered by new and evolving work patterns.</li> <li>• Water Services: Submission notes that this has been a major obstacle to the delivery of development nationally and at a local level. It has been a recurrent theme in Schull since the 1996 County Development Plan. With work commencing in 2020 on the required upgrades it is hoped that this issue will finally be resolved by the end of the year.</li> <li>• Maritime Cork: Requests that the new plan recognises and supports the historic strengths of the marine industry in Schull.</li> <li>• Tourism: Second/holiday home development should be provided for on zoned land mixed with a range of house types available for permanent residents so that the risk of seasonal ghost estates is avoided.</li> <li>• Residential Density: The submission suggests that the Council should make the application process for housing developments more like the Strategic Housing Development (SHD) procedure. One of the main risks at appeal stage can arise when differences of interpretation in respect of density emerge between the Planning Authority and ABP. Greater alignment between the views of ABP &amp; planning authorities on the question of density is required. It is requested that these matters should be</li> </ul>	<p>interpretation in respect of density between the Planning Authority and ABP. Be addressed.</p> <p>Requests all objectives relating to a particular location be collated in a single location.</p>	<p>The issues raised in relation to the structure of the development plan chapters will be considered as part of the preparation of the draft plan.</p>



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		<p>discussed with landowners at draft plan stage and that an upper and lower density parameter could be agreed. If the rationale for the density parameters are more robust it is suggested that ABP might be more inclined to reach the same conclusion as the Council on the matter. Furthermore, it is argued that there should be no competing objectives with respect to zoned land such as scenic routes or scenic landscapes.</p> <ul style="list-style-type: none"> <li>• Completeness of Development Objectives in a Single location; For example, it is suggested that objectives affecting the development of land relating to for example; Protected Structures, Monuments, NIAH buildings, scenic routes, scenic landscape designations, should be supplemented with the text of the zoning objectives for the settlement to give applicants a clear picture in one location in the plan.</li> </ul>		
Watergrasshill Athletic Club	PDP223315079	<p>Submission recommends that the County Development Plan identify and map the most suitable and feasible route for the Lee to Sea Greenway; support and safeguard the Greenway in 2 phases - phase 1, Passage West to Crosshaven, and, Phase 2, Inniscarra Dam to Ballincollig Regional Park; and create an action plan for phasing, funding and associated delivery. It requests that softer running surfaces on both sides of Greenway to support running/jogging should be included in the design. It refers to benefits of walking/jogging/running. It references support for the Greenway in CMATS.</p>	<p>Seeks delivery of Lee to Sea Greenway referenced in CMATS, outlining health benefits of same, and seeks support for runners/joggers in its design.</p>	<p>See discussion of this issue in Transport and Mobility Volume One Section 2 of this report.</p>
Wayleaf Limited	PDP222963713	<p>Submission raises issues in relation to assessing appropriate future requirements with respect to nursing home provision in Cobh and references relevant national, regional and local planning policy provisions, with particular reference to Cork County Council policies and</p>	<p>Consideration of requirements for nursing home provision in towns and the appropriate locations for same.</p>	<p>The issue of accommodation for older persons will be given consideration when preparing the draft plan. See issues relating to Community in Volume One</p>



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		<p>objectives are appropriate locations for nursing home facilities in settlements, accessibility to local amenities, services, public transport links etc.</p> <p>It makes reference to an objective in the Cobh MD LAP 2017 to optimise public transport opportunities and promote sustainable travel. It gives a broad overview of existing residential care/nursing home services in a wider area and makes reference to the 2016 census population over 65 in Cobh. It also sets out specific operational requirements of nursing homes. Submission suggests the need to review current LAP provisions requiring nursing homes to be provided in specific areas, having regard to how well they meet the requirements re current planning policy and local issues such a topography, accessibility, demography, other local services etc.</p>		<p>Section 2 of this report.</p> <p>Current CDP policy regarding residential care accommodation lists criteria for consideration which includes accessibility. which will also be a relevant consideration in the draft plan.</p>
William A. Houlihan	PDP202678197	<p>Area plans should include a three dimensional working example for each division of County Cork. A pilot plan for one town and one village in each divisional area should be prepared, including layout, massing scale, social and commercial areas, densities etc but not design; protected structures etc should also be included: plans should show interaction between different land uses and services; incentives for revitalisation and renewal of properties needed. Subdivision of properties into apartments should not be allowed unless parking etc can be provided. Incentives should as rates reductions and free parking should be considered to encourage a streets for living policy. More pedestrian friendly public realm needs to be provided. Large scale developments need to be integrated within existing town centres. Windows of large units should not be blocked out or covered over by internal shelving. Undeveloped areas need to be retained</p>	<p>Need for different, more detailed and considered approach to plan making across the settlement network of the county, with worked examples etc.</p> <p>How to improve the vitality of our towns: potential role of incentives such as rates reductions and free parking to encourage a streets for living policy; pedestrian friendly public realm needs to be provided and large scale developments need to be integrated within existing town centres .</p>	<p>Noted. These issues will be considered further in developing the Placemaking Section of the Draft Plan.</p>



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		for car parking, parks and recreation. In towns centres, all new dwellings, apartments etc should have their own door at street level. Signage need to be managed.		
William and Larry Buckley	PDP222445506	Settlement: Farran This submission requests the re-designation of Farran from 'Other Location' to 'Village' within the settlement hierarchy of the Draft County Development Plan. This submission is framed in the context of the existing CDP 2014 and Blarney-Macroom MD LAP policies and notes that the appropriate designation of existing settlements should form part of the response to the challenging population and housing targets set for the county. It also puts forward this request based on the existing definition of an 'Other Location' settlement and also a comparative analysis of other similarly sized neighbouring settlements, their population and the services they currently have to offer. In addition, it is noted that Farran is strategically located to the west of Cork City, situated along the primary route the N22 and is already served by existing public transport into Cork City.	Requests the re-designation of Farran from 'Other Location' to 'Village' within the settlement hierarchy of the Draft County Development Plan.	It is intended to review the settlement network of the county in line with the policies and objectives of the NPF and the Southern RSES and the Joint Housing and HNDA Strategy being prepared for the draft County Development Plan.
William and Larry Buckley	PDP222756537	Duplicate Submission See Ref. PDP222445506		
William K. Loftus	PDP215886136	The submission advocates harvesting of all rivers and includes an article on issues being experienced by Irish Water in water usage. This submission is linked to submissions PDP193576982 and PDP206034868.	The potential for the harvesting of water from rivers.	The draft plan will consider appropriate policies to support the servicing of settlements in the settlement hierarchy including the provision of a sustainable drinking water supply.
William K. Loftus	PDP220312766	The submitter suggests linking the taking of water from the Shannon to Cork with proposals for a new road for Foynes and creating a corridor incorporating greenways, charging points, biodiversity areas and service areas for	Consideration of a range of potential sources of water for Cork.	The draft plan will consider appropriate policies to support the servicing of settlements in the settlement hierarchy including



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		<p>motor homes and motorists. It is suggested that the water could be stored in Dungarvan Bay, pumped to the Comeragh Mountains, treated and then pumped to Dublin. Other sources of water are also suggested as the Rivers Lee, Bride, Glashaboy and Owenacurra which will also be vital for data centres. Submitter outlines his past proposal created the Wild Atlantic Way, and his ongoing work in relation to the Eastern and Southern way. It is pointed out that the UK may finance the project in return for access to stored water in times of drought.</p>		<p>the provision of a sustainable drinking water supply.</p>
<p>William K. Loftus</p>	<p>PDP206026695</p>	<p>The submission highlights that Courtmacsherry's location on the Wild Atlantic Way makes it congested during the summer season. Consideration should be given to delivering a by-pass, implementing a one-way system and providing a freshwater lake for water sports within the village. The attached map also indicates a location for a future greenway around the inlet, a possible marina and a car park to serve the beach.</p>	<p>Consideration should be given to delivering a by-pass of Courtmacsherry, implementing a one-way system and providing a freshwater lake for water sports within the village and details of a proposed location for a future greenway around the inlet, a possible marina and a car park to serve the beach.</p>	<p>These issues will be considered as part of the Review of the County Plan.</p>
<p>William K. Loftus</p>	<p>PDP220010756</p>	<p>The submission outlines the potential for improved marine infrastructure and connectivity in Kinsale's Outer Harbour including proposals to accommodate Super-yachts, creating an extension to the existing inlet south of Kinsale Bridge with a new high level bridge, providing a new harbour office and lifeboat station at the eastern mouth of the harbour and creating a new connection between both sides of the harbour via a tunnel or bridge which can be connected along the foreshore to the Wild Atlantic Way.</p> <p>Similarly at Oysterhaven there are proposals set out to create a new bridge and canal to link the area to the Old Head of Kinsale, Crosshaven and on to the City and be</p>	<p>The proposal outlines ambitious plans for Kinsale's Outer Harbour and Oysterhaven to accommodate super yachts and create better connectivity along the coastline.</p>	<p>These issues will be considered as part of the Review of the County Plan.</p>



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		part of the Wild Atlantic Way.		
William K. Loftus	PDP206024041	This submission includes a plan/proposal for the coastal protection of Ballycotton Village.	<p>The need for the provision of coastal protection for Ballycotton Village.</p> <p>The submission includes a suggested proposal for the construction of a coastal protection structure.</p>	Noted
William K. Loftus	PDP206007703	<p>This submission proposes the following:</p> <ul style="list-style-type: none"> <li>- between Crosshaven and Oysterhaven, establishing a pollution free energy self sufficient town, and excavating a canal behind the foreshore to put a ferry transport system to the city in place which would also facilitate jet ski use;</li> <li>- excavation of a foreshore area to form beaches and shelving or the land to accommodate various uses;</li> <li>- a solar farm along with wind turbines to the rear of the site or foreshore;</li> <li>- a water connection between the Inishannon river and the site via a marine pipe to a treatment plant, connecting the sewer from the site to the Crosshaven pump house.</li> <li>- It also refers to a proposal it states the submitter made in the past regarding placing a weir across the Bandon river.</li> </ul>	<p>Promotes an innovative approach to addressing energy efficiency, water management and transport.</p> <p>Proposes alternative approaches to the locating of development, including a proposal for a new town between Crosshaven and Oysterhaven.</p> <p>Proposes creation of a canal to facilitate ferry and jet ski transport to Cork City from Crosshaven/Oysterhaven linking to Kinsale.</p> <p>Proposes the development of a solar farm.</p> <p>Proposes an innovative approach to the provision of waste water infrastructure.</p> <p>Proposes putting a weir across the Bandon river.</p>	The details of this submission are noted however the proposals are largely outside the scope of the County Development Plan.
William K. Loftus	PDP206016892	This submission contains an impression of what the submitter proposes could be put in place to the south of Belvelly Castle Fota, with housing and harbour design to be a replica of Dubrovnik Harbour and with housing aspect close to Cobh town with a connecting greenway	<p>Consideration of appropriate locations for residential development.</p> <p>Consideration of innovative approaches to promote sustainable transport.</p>	<p>Issues raised in this submission are noted.</p> <p>The settlement hierarchy and the appropriate level of growth in</p>



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		<p>over the hill to the rail corridor. It proposes a park and ride facility on the northern side of the IFI plant to facilitate car free housing development. It makes reference to a previous proposal of submitter of a greenway for all electric modes of transport from Cobh to Cork city linking to Little Island and on to the Mahon greenway.</p>		<p>individual settlements will be given consideration during the preparation of the of the draft plan in alignment with NPF objectives. See Housing Density and Placemaking Volume One Section 2 of this report.</p> <p>The promotion of sustainable transport will be given further consideration in the drafting of the plan. See Transport and Mobility Volume One Section 2 of this report.</p>
William K. Loftus	PDP225294613	<p>Proposes a road from Cobh to Whitegate stating that the plan can accommodate many cruise liners, enlarge the town and transform part of a slob area for tourism, parking, and a relief road for Cobh. It suggests that the purchase of a second hand cruise liner would provide extra accommodation for the town. A photograph from a brochure is also submitted to give an impression of how Cobh could look if the proposed road were developed.</p>	<p>Innovative proposal to serve tourism and transport needs.</p>	<p>This proposal is noted however it is largely outside the scope of the County Development Plan Review.</p>
William K. Loftus	PDP206067588	<p>This submission mentions sinkholes and the proposed M28, proposing an alternative M28 corridor that avoids residential areas to prevent pollution, noise pollution and conflict with residents. It proposes a free flow to facilitate port traffic direct to the south link rd, a simplification for tourists of the westward journey from the airport, space within the corridor for EV charge points, and a loop system for a Luas on wheels to service Ringaskiddy Industrial Park, the port and Carrigaline town. It states that it is vital to ease pressure on the south link rd.</p>	<p>Proposes an alternative route for the M28.</p>	<p>This issue is noted but is largely outside the scope of the County Development Plan Review.</p>



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William K. Loftus	PDP206039719	This submission mentions previous submissions to the NTA regarding Kent Station to Youghal Greenway and Kent Station to Monard station. It states there is a possibility of putting a bridge across the mouth of Youghal harbour to accommodate a Luas and buses to link with the Dungarvan rail corridor to Wexford and to Cork City. It proposes a road-causeway at the mouth of Dungarvan Bay protecting Dungarvan from rising tides and creating a fresh water lake, suggesting that a coastal route incorporating Ardmore would benefit tourism, facilitate coastal housing estates, and a loop from Dublin to Kent Station. It details that its proposal may be of interest to Irish Water and Eirgrid. It also sets out proposals for solar power and offshore wind power.	Innovative proposal to erect a bridge across the mouth of Youghal harbour to accommodate public transport.	These proposals are noted but are largely outside the scope of the County Development Plan Review.
William K. Loftus	PDP206034868	This submission puts forward an idea re transferring water from the River Shannon via a culvert to link with the Blackwater River east of Fermoy, storing the water in the Commeragh Mountains / Dungarvan Bay . Submission suggests the proposal could serve the whole east coast with water and provide security of water supply for future generations. .	Strategic water supply issues.	This issue is noted but is largely outside the scope of the County Development Plan Review.
William K. Loftus	PDP193576982	This submission contains a number of hand annotated plans for development around Cork including proposals for a super harbour near Rostellan, a Spanish style resort with apartment towers near Ballycotton, proposals for Kinsale Harbour, a new residential area near Roches Point, Floating Accommodation near Trabolgan, proposals for the Cork City Council administrative area and various newspaper articles about Cork.	This submission put forward an number of development ideas for Cork	Noted.
William K. Loftus	PDP240369985	The submission refers to the Council's proposal for new public toilets in Youghal and includes a newspaper article relating to other proposed projects for Youghal. The	An alternative location be considered for the location of new public toilets in view of a suggestion by the submitter to provide a	The proposal is noted but is largely outside the scope of the County Development Plan



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		<p>submission states that the location of these public toilets may compromise the submitter's proposals in previous submission PDP206039719 relating to a public transport system at Youghal Harbour and suggested an alternative location for these public toilets.</p>	<p>public transport system at Youghal Harbour.</p>	<p>Review.</p>
<p>William McSweeney</p>	<p>PDP223353727</p>	<p>This submission raises concerns over the intensity of wind farm development in Cork in recent years, and notes various issues that have occurred as a result. The submission disagrees with the background Document No. 9 and Cork County Council's view of the success of Wind Energy in Cork. The submission questions the approach to the planning and monitoring of wind farm development in the county as a result of the lack of adherence to the wind energy guidelines. The submission is asking that Cork County Council :</p> <ul style="list-style-type: none"> <li>• re-discover good planning basics and not allow developers to run the wind energy industry.</li> <li>• ensure industrial developments and residential areas are kept separate .</li> <li>• acknowledge that both the old and new wind energy guidelines are not fit for purpose.</li> <li>• acknowledge that wind industry noise prediction documents are not accurate and tend to underestimate the noise impact.</li> <li>• realise that noise limits of 40dB(A)+ are much too high for rural environments. The submission is seeking a new noise limit in 'dBL90 terms' that should be no more than 'low 30s dBLa90'. It also requests that regression analysis (averaging of noise levels) not be used as a method for calculating noise levels.</li> <li>• realise that low frequency noise and amplitude</li> </ul>	<p>This submission highlights the many perceived negative impacts of wind farm developments on individual and communities and requests that the Council adopt a stronger, more transparent, objective and public interest approach to assessing the suitability of such development, based on good planning principles, rather than allowing developers to dictate what's acceptable. Adequate separation must be maintained between wind farms which are industrial development and residential areas. Greater monitoring of wind farm developments and enforcement of conditions needs to be undertaken and complaints /resolutions /mitigation published. Noise impacts of wind farms needs to be properly considered. No more wind farms should be allowed in Cork.</p>	<p>The issues raised in this submission will be considered further in the preparation of the draft plan and as part of the update of the wind energy strategy for the county.</p>



Name of Interested Party	Unique Reference Number	PPU Submission Summary	Principal Issues Raised under Section 11(4)(b)(iii)	Chief Executive's Opinion 11(4)(b)(iii)
		<p>modulation are intrinsic in wind energy and are poorly controlled by wind industry causing health problems for people living in the locality.</p> <ul style="list-style-type: none"> <li>• address the issue of wind turbines locating too close to dwellings. The submission seeks to note that larger wind turbines that have been proposed by the IWEA without changing the noise guidance will be an environmental disaster.</li> <li>• be more transparent when dealing with wind turbine developers.</li> <li>• regulate wind farm developments, publish noise complaints as they are received and publish what mitigation's were applied to address these noise issues.</li> <li>• seeks a mandatory set back distance of 10 times the turbine height .</li> <li>• decide that County Cork should no longer be suitable for any wind farm developments.</li> </ul> <p>Submission notes the hen harrier is endangered due to the vast number of wind farm developments and questions how the Council plan to address this issue.</p>		
WRS Resource Recovery and Recycling Centre	PDP223346028	<p>This submission seeks clarification on how the new County Development Plan will deal with the issue of waste management. Submission notes that the National Planning Framework and Regional Spatial and Economic Strategy both highlight the importance of managing waste and support the circular economy principles which aim to minimise waste going to landfill and maximise waste as a resource.</p> <p>In addition the Southern Region Waste Management Plan (SRWMP) 2015-2021 highlights the need to ensure that</p>	<p>Land use approach to waste management facilities across the county.</p> <p>The need for the plan to support the management of waste and the circular economy.</p>	<p>The issues raised in this submission will be further considered in the preparation of the Waste Management, Economy and Greenbelt (rural housing) sections of the Draft Plan.</p>



Name of Interested Party	Unique Reference Number	PPU Submission Summary	Principal Issues Raised under Section 11(4) (b)(iii)	Chief Executive's Opinion 11(4)(b)(iii)
		<p>there is adequate waste collection and treatment capacity in the region to meet its targets. It is a policy of the SRWMP to reduce national and international transportation of waste, and the associated emissions, by development of indigenous infrastructure.</p> <p>In this context this submission requests that the new Plan recognise existing waste facilities by including a specific objective to protect established Resource Recovery and Recycling Centres, and to allow for the upgrade / expansion/ intensification of such facilities.</p> <p>In view of the location of many existing such industries in rural areas / greenbelt locations, objectives should be included in the plan that allow flexibility for their expansion so Ireland can meet its waste management ambitions in line with European Guidance. A less prescriptive approach to zoning for waste management / rural industry/ existing industry in greenbelt locations is also requested.</p> <p>Submission seeks the retention and strengthening of objectives RCI 5-6 and EE 9-1 to support the expansion of all types of existing commercial activities in rural areas.</p> <p>Objectives RCI5-6 currently limits business expansion to "special circumstances" which puts businesses at risk of not being able to expand. In contrast policy in relation to new business, objective EE9-1 ,says new businesses in rural areas will be 'encouraged' under certain circumstances. A level playing pitch is needed between existing business and new businesses.</p>	<p>The need for the plan to support existing, permitted waste facilities, particularly those in rural / greenbelt locations, and their future expansion as appropriate.</p> <p>That objectives RCI 5-6 and EE 9-1 need to be revised and / or realigned with regard to existing industrial / other uses in greenbelt areas and new businesses in rural areas.</p>	



Name of Interested Party	Unique Reference Number	PPU Submission Summary	Principal Issues Raised under Section 11(4)(b)(iii)	Chief Executive's Opinion 11(4)(b)(iii)
Zero Waste Skibbereen	PDP223429387	<p>Waste and waste reduction is not mentioned in the Development plan. It is essential that the processing of waste and recycling is planned for in the light of increased housing and business development and targets set for the reduction of waste. Ireland recycles 40% of its waste and 33% of plastic, but this still leave a huge quantity to be dealt with.</p> <p>Recycling and bring centres should be expanded and rationalised and should have the facility to take some domestic rubbish. A deposit scheme for glass bottles would save energy, allowing them to be sanitised and returned to the manufacturer.</p> <p>Communities could be funded to set up repair cafes. Principles of the circular economy should be adopted to keep as much material in circulation for as long as possible.</p> <p>Plans for waste reduction, especially of food waste ties in with promotion of farmers markets and local food production in community gardens or allotments where packaging plastic packaging is used less, and people buy/ grow what they need rather than buy too much in multipack and special offers in supermarkets. Composting can take place at the garden/ allotment, on a street or estate level with the help of interested parties, or collected via recycling bring sites linked to local composting facilities.</p> <p>Pollution of the ocean and beaches from plastic is a huge issue. Some plastic arises from ghost fishing nets but also from net maintenance at the pier. Harbour masters should be educated and given responsibility to clear up everything and CCC should work towards more</p>	<p>Waste and waste reduction needs to be planned for in light of population and reduction of waste targets.</p> <p>Recycling facilities should be expanded and a deposit scheme for glass bottles introduced.</p> <p>Opportunities exist for community based social enterprises, based on the principles of the Circular Economy.</p> <p>Allotments or community gardens could aid in the reduction of food waste.</p> <p>Work towards a more responsible fishing community and port management and reduction of single use plastics to tackle plastic pollution of the ocean and beaches.</p>	<p>The issues raised in relation to waste and in particular waste reduction and recycling will be given consideration in the drafting of the Plan.</p> <p>The opportunities for social enterprise arising from the Circular Economy will be considered in the Economy and Employment section of the Draft Plan.</p> <p>The issues raised in this submission in relation to avoidance of food waste are noted and will be considered in the draft plan where appropriate.</p>



Name of Interested Party	Unique Reference Number	PPU Submission Summary	Principal Issues Raised under Section 11(4)(b)(iii)	Chief Executive's Opinion 11(4)(b)(iii)
		<p>responsible fishing community and port management. The Blue Flags awarded to beaches should include an element where the rubbish on the beach is included in the assessment for the award.</p> <p>Reduction of the use of especially single use plastic has to be the first line of attack to keep the material that escapes the system out of the hedgerows and seas. Presently the responsibility for disposal is pushed squarely in the shoulders of the consumer and the costs of disposal / recycling borne by them and the County Council. Recycling of plastic is contentious as it is not that effective. The quality of plastic collection increases the chances of it being properly recycled. Recycling of plastic should take place within the county to ensure that the process is properly monitored. This could be more easily achieved by better sorting of plastics at the source of collection. The Refill program for drinking water refilling stations reduces the need for plastics and could be further rolled out. Efforts to reduce use of single use plastic and development of reusable options through tax measures should be considered. In relation to textiles, charity shops selling second hand clothes could have rates reduced and enterprises using used cloth and other materials could be encouraged through schools and universities.</p>	<p>Rubbish on the beach should be included in the Blue flag beach assessment.</p> <p>Sorting and recycling of plastic should take place within the county.</p> <p>Programmes that should be rolled out include;</p> <ul style="list-style-type: none"> <li>• Refill for drinking water refilling;</li> <li>• Reduction of Single use plastics</li> <li>• Reduced rates for charity shops</li> <li>• Social enterprises for used cloth/ materials.</li> </ul>	<p>The Blue Flag programme is not the responsibility of Cork County Council.</p> <p>Support for programmes promoting waste reduction and re-use will be considered in the drafting of the Plan.</p>
Zoe Tennyson	PDP223840549	<p>The submission welcomes urban regeneration of Bandon. There are a lot of vacant buildings in the town that should be redeveloped, rather than encouraging one off developments outside of our town that relies on cars. It advocates making the town a more attractive and safe place to live by improving the housing stock in the town centre and making it cycling, pedestrian, age friendly,</p>	<p>Urban regeneration and Placemaking are raised in the submission. It is welcome in Bandon, especially given the number of vacant buildings in the town.</p> <p>It advocates making the town more attractive by improving the housing stock and providing</p>	<p>These issues will be considered as part of the Review of the County Development Plan.</p>



Name of Interested Party	Unique Reference Number	PPU Submission Summary	Principal Issues Raised under Section 11(4)(b)(iii)	Chief Executive's Opinion 11(4)(b)(iii)
		disability friendly destination.	interventions that promote walking, cycling, age and disability friendly.	
Zoe Tennyson	PDP223835628	The submission outlines that the North side of Bandon has great place making potential for the town. The northside is the home to many bars and restaurants and the location of the only 2 green spaces in the town. It is requested that this area be re-branded as the cultural side of the town as it is also the focus of leisure uses such as the athletics club and football club and to the Heritage centre on North main street. Concerns are raised that at the moment there is a real threat to this side of town with increased traffic. Policy that improves and supports the existing leisure facilities in Bandon would be welcomed.	It requests that the Northside of Bandon be considered as the cultural side of the town. Policies that protects and improves existing leisure facilities are welcomed.	This issue will be considered as part of the Plan Review process.
Zoe Tennyson	PDP223803656	Submitter would like to see the following: <ul style="list-style-type: none"> <li>• Bandon's town centre protected for facilitation of increased active travel,</li> <li>• a reduction in the number of students going to school by car, lowering emissions in towns,</li> <li>• improved air quality and student health,</li> <li>• safe routes for children to walk to school, to after school clubs, and green spaces like the Town Park in Bandon.</li> </ul> Submits that this should be prioritised and HGV should be excluded from town centres.	Need to promote active travel through measures to make routes safer.	The draft plan will seek to promote active travel. See Transport and Mobility Volume One Section 2 of this report where this is discussed in more detail.  Other issues raised in this submission are noted and will be considered in the preparation of the draft plan where appropriate.
Zoe Tennyson	PDP223801915	The submission outlines that the north side of Bandon includes some amazing heritage and it is requested that these will be protected and cherished by Cork County Council. On North main street and Kilbrogan Hill there are many houses that are listed on the National Inventory of architectural heritage (NIAH). It is suggested that there could be opportunity to develop museums and visitors attractions here, which would benefit the town of	It highlights the heritage assets on North Main Street and Kilbrogan Hill in Bandon and outlines there may be an opportunity to develop a museum or visitor attraction to create a new tourism destination in the town.	These issues will be considered as part of the Review of the County Plan.



Name of Interested Party	Unique Reference Number	PPU Submission Summary	Principal Issues Raised under Section 11(4) (b)(iii)	Chief Executive's Opinion 11(4)(b)(iii)
		Bandon. Bandon is lacking a visitor attraction and the heritage on the north side of the town could offer a great opportunity for tourism for our town, bringing wealth and employment to our town.		





## Appendix D: Full list of Submitters by Interested Party (A-Z)

Item	Interested Party	Reference
1.	Abbey Lane Residents Association	PDP223708235
2.	Alan Hyde	PDP222232991
3.	Alan Tennyson	PDP223841683
4.	Alan Tennyson	PDP223843574
5.	Alan Tennyson	PDP223839523
6.	Alan Tennyson	PDP223837525
7.	Aldi Stores (Ireland) Ltd	PDP223139935
8.	Aldi Stores (Ireland) Ltd	PDP222829348
9.	Alice Cross	PDP223369948
10.	Amber Oil Ltd	PDP223768969
11.	An Post	PDP223655943
12.	Andrew Ashford	PDP223864193
13.	Andrew Ashford	PDP223784243
14.	Ann, Richard and Tim Deasy	PDP223240281
15.	Anthony Barry	PDP223836755
16.	Aperee Living Churchtown Limited	PDP222279043
17.	Ardfield Rathbarry Planning Committee	PDP223638864
18.	Arthur Coughlan	PDP223667249
19.	Astra Construction Services Limited	PDP223560290
20.	Avondale United F. C., Cork	PDP224053570
21.	Ballybane Windfarms 2 Ltd	PDP223803984
22.	Ballybane Windfarms 2 Ltd	PDP223807851
23.	Baltimore Tidy Towns	PDP219088235
24.	Baltimore Tidy Towns Group	PDP223692107



Item	Interested Party	Reference
25.	Bandon Co-Op	PDP223553659
26.	Banteer Lyre and Districts Community Council	PDP223735742
27.	Bantry Community, Harbour Development, CLG	PDP199881029
28.	Bantry Marine Research Station	PDP223388506
29.	Barry & Mairead Kennedy	PDP202984181
30.	Barry Deane	PDP223769237
31.	Barryroe GAA Club	PDP223864474
32.	Belnue Ltd.	PDP223302570
33.	Belvelly Positive Action Group (sub division Traffic) & Belvelly & Carrigaloe Residents Committee	PDP223346956
34.	Bernie and Cornelius Nyhan	PDP218666477
35.	Bertie O'Flaherty	PDP223681938
36.	Bike Friendly Bandon	PDP223846142
37.	Bike Friendly Bandon	PDP223862054
38.	Bike Friendly Bandon	PDP223847481
39.	Billy Tague	PDP223569763
40.	Blake Walsh	PDP223100576
41.	Bluescape Limited	PDP223760419
42.	BMOR Limited	PDP223521892
43.	BMOR Limited	PDP223590959
44.	Brendan Weathers	PDP207535219
45.	Brian Murphy	PDP222221638
46.	Brian O'Regan	PDP225002307
47.	Brian O'Regan, O.R. Design	PDP224991769
48.	Brian O'Regan, O.R.Design	PDP224999408
49.	C. W. Ashe & Co. Solicitors, representing J. Horgan, Decd.	PDP202578963
50.	Calder Initiatives Limited	PDP223701756



Item	Interested Party	Reference
51.	Carhue Developments	PDP223547491
52.	Carhue Developments	PDP223666150
53.	Caroline Crowley	PDP223706782
54.	Carrig Partnership and Ruden Homes Ltd.	PDP223342023
55.	Carrigaline My Town, My Plan Working group	PDP212904201
56.	Carrigtwohill United AFC	PDP223751766
57.	Castle Rock Homes (Bandon) Ltd	PDP223570902
58.	Castle Rock Homes (Midleton) Ltd	PDP223095022
59.	Castle Rock Homes (Midleton) Ltd	PDP223102330
60.	Castlepark Marina Ltd.	PDP223322535
61.	Castlewhite Residents Road Safety Committee	PDP223616887
62.	Christine Murphy	PDP222117757
63.	Christopher Hassett	PDP201860532
64.	Cian O'Leary	PDP223750792
65.	Circle K Ireland	PDP223727660
66.	Circle K Ireland	PDP223731091
67.	Circle K Ireland	PDP223732614
68.	Cirona Limited	PDP223738773
69.	CIT	PDP222742552
70.	City View Wheels	PDP210047086
71.	Clair Lalor	PDP223846553
72.	Claire Casey	PDP223821673
73.	Claire O'Brien	PDP223515948
74.	Classes Land Ltd/ O'Callaghan Properties,	PDP202814306
75.	ClIr Alan O'Connor	PDP223882174
76.	ClIr Eileen Lynch	PDP223880425



Item	Interested Party	Reference
77.	Cllr John O Sullivan	PDP223734967
78.	Cllr Marcia D'Alton	PDP223890952
79.	Cllr Marcia D'Alton	PDP223883174
80.	Cllr Marcia D'Alton	PDP223772166
81.	Cllr Marcia D'Alton	PDP223773112
82.	Cllr Marcia D'Alton	PDP223767480
83.	Cllr Marcia D'Alton	PDP223768587
84.	Cllr Marcia D'Alton	PDP223769837
85.	Cllr Marcia D'Alton	PDP223770691
86.	Cllr Marcia D'Alton	PDP223772833
87.	Cllr Susan McCarthy	PDP223884868
88.	Cllr Susan McCarthy	PDP223876170
89.	Cllr. Danny Collins	PDP223374415
90.	Cllr. Eileen Lynch	PDP225046539
91.	Cllr. Frank O'Flynn	PDP214085424
92.	Cllr. Ian Doyle	PDP223797498
93.	Cllr. Ross O'Connell and Fastnet Trail Committee	PDP225052004
94.	Cllr. Seamus McGrath	PDP223379602
95.	Cobh Zero Waste	PDP223380259
96.	Coillte	PDP223786220
97.	Coillte Renewable Energy & Brookfield Renewable Ireland Limited	PDP223659518
98.	Colin Higgins	PDP204423321
99.	Colman O'Flynn	PDP223527257
100.	Community Council Glenville	PDP223889288
101.	Compass Homes Ltd	PDP223111025
102.	Con & Ann Ring	PDP223521470



Item	Interested Party	Reference
103.	Con Lehane	PDP223807832
104.	Conor O'Brien	PDP223397946
105.	Conrad Jones	PDP222123032
106.	Construction Industry Federation	PDP221408730
107.	Coom Green Energy Park Limited	PDP223813588
108.	Cork Airport	PDP223757795
109.	Cork Chamber of Commerce	PDP223789572
110.	Cork Cooperative Marts	PDP223774383
111.	Cork Cycling Campaign	PDP223888600
112.	Cork Education and Training Board	PDP223767497
113.	Cork Environmental Forum	PDP223874542
114.	Cork Harbour Alliance for a Safe Environment (CHASE )	PDP223660760
115.	Cork ICMSA	PDP223846201
116.	Cork Institute of Technology	PDP223138431
117.	Cork LNG Limited	PDP223328288
118.	Cork Nature Network	PDP207861361
119.	Cork Nature network	PDP222561960
120.	Cork Simon Community	PDP223786227
121.	Cork South West Green Party	PDP223676610
122.	Cork South West Green Party	PDP223688632
123.	Cork South West Green Party	PDP223674370
124.	Cork South West Green Party	PDP223695211
125.	Cork South West Green Party	PDP223686628
126.	Cork South West Green Party	PDP223700242
127.	Cork South West Green Party	PDP223684139
128.	Cork South West Green Party Group	PDP223815438



Item	Interested Party	Reference
129.	Cork South West Green Party Group	PDP223813458
130.	Cork South West Green Party Group	PDP223818973
131.	Cork South West Green Party Group	PDP223812770
132.	Cork South West Green Party Group	PDP223811146
133.	Costello Landholdings, Charleville	PDP218971899
134.	Cotter Estates	PDP223807420
135.	County Nature Trust	PDP223850471
136.	Courtmacsherry Development Association	PDP223579256
137.	Craigfort Construction Ltd.	PDP223348709
138.	CS Developments	PDP223752863
139.	Cuain Developments Ltd.	PDP221208651
140.	Cycle Sense	PDP223756950
141.	Dairygold Co-operative Society Limited	PDP223638392
142.	Daly Barry & Associates	PDP223317405
143.	Dan Connolly & Michael O' Neill	PDP223397076
144.	Dan Duane c/o Alan Scuffins and Company Ltd	PDP223241003
145.	Dan Kelleher	PDP218372666
146.	Dan O'Riordan	PDP214381278
147.	Danielle Lynch	PDP220816446
148.	David & Carmel Garvey	PDP215973943
149.	David Borgman	PDP223627149
150.	David Good	PDP223193902
151.	David Herbert	PDP205946311
152.	David Maddox	PDP222424529
153.	David O'Regan	PDP223059276
154.	David O'Regan	PDP223060926



Item	Interested Party	Reference
155.	Dawn Meats	PDP223858122
156.	De la Salle Secondary School Macroom	PDP221496132
157.	Deborah & Patrick Coleman on behalf of Coleman Family	PDP222965317
158.	Declan O'Mahony	PDP220354711
159.	Deirdre Brougham	PDP222973779
160.	Denis Fitzgerald	PDP189586063
161.	Denis Lynch, John Murphy	PDP223166510
162.	Denis McGrath, Rydenca Ltd.	PDP221504449
163.	Denis Withers	PDP223319661
164.	Dennis Calnan	PDP225010837
165.	Dennis Calnan	PDP225008401
166.	Department of Culture, Heritage and the Gaeltacht	PDP223718417
167.	Department of Education & Skills	PDP223654514
168.	Department of Transport, Tourism and Sport	PDP209033988
169.	Diocese of Cloyne	PDP202660040
170.	Diocese of Cloyne	PDP202610204
171.	Dominic Carroll	PDP223618924
172.	Donal O'Reilly	PDP223637822
173.	Donal O'Rourke	PDP223820762
174.	Donncha Kavanagh	PDP222952574
175.	Donoughmore GAA Club	PDP223687057
176.	Doonpeter Graveyard & Holywell Committee	PDP221504676
177.	Douglas Burgoyne & Lisa Burgoyne	PDP223881181
178.	Doyle Shipping Group	PDP223144777
179.	Dzeko Limited	PDP223297174
180.	Edgefield Property Investments Ltd.	PDP222801160



Item	Interested Party	Reference
181.	EirGrid PLC	PDP223788666
182.	Elaine Cooney	PDP223736463
183.	Elaine Spillane	PDP222993676
184.	Electricity Supply Board	PDP223351119
185.	Eoin McElroy	PDP223151597
186.	Eoin Quill	PDP223869063
187.	Erins Own GAA Club	PDP223532042
188.	Ervia	PDP222859437
189.	Fachtna Hayes Building Contractor Limited	PDP223290625
190.	Fáilte Ireland-National Tourism Development Authority of Ireland	PDP223797623
191.	Fermoy Forum	PDP223567204
192.	Finbarr & Ella Coffey	PDP225059005
193.	Finbarr O'Donovan and Bill O'Flynn	PDP223121826
194.	Fiona Vincent	PDP222478226
195.	Fisher Street Limited	PDP225015287
196.	Frances Kingston	PDP223230262
197.	Frank and Gudrun Shinnick	PDP222860334
198.	Frank Ross	PDP223706561
199.	Fred Graepel	PDP223861379
200.	Freddie Pedersen	PDP223725191
201.	Future Kinsale	PDP223579016
202.	Gallanes Developments Ltd.	PDP217386343
203.	Gannon Homes Ltd.	PDP223539759
204.	Garry Saul	PDP222993717
205.	Gas Networks Ireland	PDP199532872
206.	Gas Networks Ireland	PDP220741024



Item	Interested Party	Reference
207.	Geoff Birch	PDP223789697
208.	Geoffrey & Carmel Wycherley	PDP222058403
209.	Geological Survey Ireland - DCCAE	PDP190520063
210.	Gerald McCarthy Architect	PDP223872817
211.	Geraldine Jennings	PDP204782820
212.	Geraldine McCarthy	PDP221497075
213.	Geraldine Walker	PDP223742024
214.	Gerard Hannon	PDP211099788
215.	Gerard Hannon	PDP225779810
216.	Gerard Moore	PDP221784937
217.	Gerard O'Mahony	PDP225018956
218.	Gerard O'Sullivan	PDP223736808
219.	Glenveagh Properties PLC	PDP223752203
220.	Glenveagh Properties PLC	PDP223778386
221.	Glenveagh Properties PLC	PDP223780108
222.	Glenveagh Properties PLC	PDP223781121
223.	Glenveagh Properties PLC	PDP223779501
224.	Glenveagh Properties PLC	PDP223781989
225.	Global Energy Transition Limited	PDP223657798
226.	Glounthaune Sustainable Development Committee	PDP223631184
227.	Gobnait O'Callaghan	PDP222850794
228.	Gordon Salter	PDP223198683
229.	Graham Roberts	PDP223868233
230.	Great Island Motors	PDP225036742
231.	Green Party Cork South West	PDP223667266
232.	Greencore plc	PDP223274889



Item	Interested Party	Reference
233.	Grogan Properties	PDP223805363
234.	Hallmark Building Services Ltd.	PDP223657764
235.	Hallmark Building Services Ltd.	PDP223776218
236.	Hallmark Building Services Ltd.	PDP223689430
237.	Hallmark Building Services Ltd.	PDP223685678
238.	Harvey Tucker	PDP223608221
239.	Hearthstone Investments Ltd	PDP223774942
240.	Helen O'Dowd	PDP223875893
241.	Henry O'Callaghan	PDP222913014
242.	Herbert Buttimer	PDP223391603
243.	Horgan Carroll Architects	PDP223823192
244.	Hugh Killen	PDP222671394
245.	Hunol Developments Limited	PDP223395291
246.	Iarnród Éireann (Delivery Strategy Unit, Capital Investments)	PDP223192648
247.	IDA Ireland	PDP223807182
248.	Indaver Ireland Limited	PDP223580198
249.	Inland Fisheries Ireland	PDP211544688
250.	IQ Wind Ltd	PDP222821345
251.	Irish Distillers International Limited (IDIL)	PDP223786521
252.	Irish Distillers International Limited (IDIL)	PDP223565005
253.	Irish Water	PDP223788453
254.	Irish Wind Energy Association	PDP223674952
255.	Ivan Kearns	PDP223609767
256.	J Kelleher	PDP223802568
257.	J. and N. Murphy LTD.	PDP223631934
258.	Jack Lynch	PDP223761901



Item	Interested Party	Reference
259.	James & Mary Wilson	PDP185673254
260.	James & Sheila Cauty	PDP223542586
261.	James Forde	PDP216005650
262.	James Riordan	PDP225062357
263.	James Sheehy	PDP205981016
264.	Jean Buckley	PDP223866497
265.	Jeremiah O Sullivan & Vincent Power	PDP223312612
266.	Jerry Buttimer	PDP211901597
267.	Jessica O'Loughlin	PDP223873134
268.	Jessica Pasteiner	PDP223857388
269.	Jim Barrett	PDP223406143
270.	Jim Foley	PDP222292851
271.	Jim Moloney	PDP223249412
272.	Jim O'Driscoll	PDP223753494
273.	Jim Wilson	PDP221067313
274.	Jimmy Carrick	PDP226180335
275.	Joanne O'Sullivan	PDP222982993
276.	Joanne O'Sullivan	PDP222981553
277.	Joanne O'Sullivan & James O'Sullivan	PDP215981942
278.	JOD Developments Ltd	PDP223750593
279.	Joe Hallissey of Hallissey Developments Ltd.	PDP221443261
280.	Joe, Margaret and Mark Scally	PDP223148984
281.	John & Noreen Collins	PDP223210788
282.	John Aherne	PDP221243751
283.	John Condon	PDP222418311
284.	John Crean	PDP223265230



Item	Interested Party	Reference
285.	John Griffin	PDP199546719
286.	John Hynes	PDP223738592
287.	John Luke & Nora McCarthy	PDP220677911
288.	John Luke & Nora McCarthy	PDP219866776
289.	John McCarthy	PDP209056895
290.	John McCarthy	PDP223352345
291.	John Michael Foley	PDP224835579
292.	John Morrisson	PDP225352129
293.	John Murphy	PDP223862197
294.	John O Sullivan	PDP223801308
295.	John O' Sullivan	PDP223660346
296.	John O'Regan and Tom Stapleton	PDP223521774
297.	John O'Sullivan	PDP223872834
298.	John P. McCarthy	PDP223880126
299.	John P. McCarthy	PDP223881607
300.	John Punch	PDP216639324
301.	John Punch	PDP218391062
302.	John Reynolds	PDP221608225
303.	Joseph Anthony	PDP223740462
304.	JR Oronco	PDP223550309
305.	JR Oronco	PDP223442168
306.	Judith Graepel	PDP223554694
307.	Justin Galvin	PDP219939379
308.	Karen C A Gunn. MISCP	PDP222748568
309.	Karen C A Gunn. MISCP	PDP223238157
310.	Karen CA Gunn	PDP222851741



Item	Interested Party	Reference
311.	Kenneth Kennedy	PDP222994639
312.	Keri Reilly	PDP223679771
313.	Kerry County Council	PDP198373899
314.	Keta Products Ltd.	PDP223301825
315.	Kevin Creedon - Community Council Representative	PDP223877862
316.	Kevin O'Leary Group	PDP223736715
317.	Kevin O'Leary Group	PDP223735236
318.	Kieran and Lelia Bolster	PDP221031362
319.	Kilcorney Community Development Association Ltd.	PDP225348916
320.	Killumney / Ovens Stakeholders	PDP225735868
321.	Killumney / Ovens Stakeholders	PDP225729733
322.	Killumney United FC	PDP220275688
323.	Kinsale Chamber of Tourism & Business	PDP223767902
324.	Kinsale GAA Club	PDP223744787
325.	Kinsale History Society	PDP223638747
326.	Kinsale Hotel	PDP223802461
327.	Knocknagree Community Development Group Ltd	PDP222796847
328.	Knockraha Area Community Assoc. Ltd.	PDP223749434
329.	Larry Buckley	PDP223874566
330.	Laura Harrington	PDP204591819
331.	Laura Leo	PDP220522915
332.	Lee to Sea Greenway steering committee	PDP210526614
333.	Liam & Ayna O'Driscoll	PDP225453601
334.	Liam O Connor	PDP223760258
335.	Lidl Ireland GmbH	PDP223698165
336.	Limerick City and County Council	PDP223326812



Item	Interested Party	Reference
337.	Linda O Shea	PDP223771985
338.	Lisa Nyhan	PDP222795611
339.	Lislevane Community Association	PDP223423809
340.	Loretto O'Regan	PDP225256809
341.	Loretto O'Regan	PDP225263061
342.	Lough Contractors	PDP223164499
343.	Lourdes O'Mahony, John Paul Ryan and Ronan Ryan	PDP202689962
344.	Margaret & Patrick O'Shea	PDP202556848
345.	Margaret Keane	PDP222645871
346.	Margaret O'Connor	PDP222848630
347.	Marguerite McQuaid	PDP223340609
348.	Marian O' Leary	PDP223869026
349.	Marie Dilworth	PDP188132469
350.	Marie O'Driscoll	PDP215868272
351.	Mark & Patricia Gannon	PDP223885419
352.	Mark O'Leary	PDP195821307
353.	Mark Robins	PDP223632716
354.	Mark Robins	PDP201282419
355.	Mark Robins	PDP223283630
356.	Mark Robins	PDP223630365
357.	Mark Robins	PDP223634790
358.	Mark Robins	PDP215565370
359.	Martin Condon.	PDP222898405
360.	Martin O'Meara & Claire O'Leary	PDP223694087
361.	Martina Dineen	PDP225021695
362.	Martina Dineen	PDP223836659



Item	Interested Party	Reference
363.	Mary and Joe Burns	PDP223522191
364.	Mary Barry	PDP223870846
365.	Mary Coakley	PDP208066863
366.	Mary Cunningham	PDP223273328
367.	Mary Frances Fitzgerald	PDP189858741
368.	Mary Lambkin	PDP223426836
369.	Mary Marshall	PDP220448132
370.	Mary Prunty, Liz Wilkinson and John Cotter	PDP202565483
371.	Mary Stack	PDP223853847
372.	Mary-Rose O'Donovan	PDP223717729
373.	Matt O'Mahony & Associates Ltd.	PDP209345954
374.	Maurice Fitzgerald	PDP222665114
375.	McCutcheon Halley Planning	PDP223162704
376.	McCutcheon Halley Planning Consultants on behalf of O'Brien and O'Flynn	PDP223785795
377.	Member of Cobh Zero waste and Cobh Community Allotments	PDP223875863
378.	Michael & Alan Bowes	PDP220398825
379.	Michael & D Murphy Unlimited Company & James Hurley	PDP223723834
380.	Michael and Carmel Hartnett	PDP222799022
381.	Michael and Dermot Healy	PDP223875779
382.	Michael Brennan	PDP223878634
383.	Michael Buckley	PDP223851460
384.	Michael Drain Architects	PDP223313775
385.	Michael FitzGerald	PDP223815121
386.	Michael G. Coughlan B.Sc (Hons) M.Sc (Hons)	PDP225304650
387.	Michael Hogan	PDP209040234
388.	Michael Keane	PDP225296011



Item	Interested Party	Reference
389.	Michael Keohane	PDP223859920
390.	Michael Kiely and Willie O'Donoghue	PDP223708023
391.	Michael Leahy	PDP223652786
392.	Michael McCarthy	PDP207528899
393.	Michael Milner	PDP225346083
394.	Michael Minehane	PDP223443747
395.	Michael Minehane	PDP210501992
396.	Michael Minehane	PDP209335383
397.	Michael Mullins	PDP221478397
398.	Michael O'Regan	PDP223544172
399.	Michael O'Sullivan	PDP223417958
400.	Michael Waldvogel	PDP223889687
401.	Michael Walsh	PDP225028903
402.	Michelle Lynch	PDP206492388
403.	Midleton 'My Town My Plan' group	PDP223698945
404.	Mourne Abbey Fine Gael Branch	PDP225283913
405.	Mourneabbey Community Council	PDP223786059
406.	Moze Jacobs	PDP222932063
407.	Moze Jacobs	PDP223315940
408.	Moze Jacobs	PDP222946797
409.	Muintir Bhaire Mens' Group	PDP221989491
410.	Mushera Wind Aware	PDP222121870
411.	Mushers Wind Aware	PDP222126700
412.	Myrtle Parker	PDP223833773
413.	Naomi Barry	PDP199944193
414.	Naomi Dowds	PDP223878029



Item	Interested Party	Reference
415.	National Disability Authority	PDP223811528
416.	National Office for Environmental Health Services (HSE)	PDP223685207
417.	Natural Forces	PDP222777183
418.	Nial O'Sullivan	PDP223848032
419.	Niamh Geoghegan	PDP204013822
420.	Nicky Hayes	PDP223363530
421.	Nigel de Haas	PDP216084838
422.	Nine multi-national and indigenous life sciences companies based in Co. Cork.	PDP223816745
423.	Noel Day	PDP225352957
424.	Nora Casey	PDP220425057
425.	Nora Lucey	PDP223669839
426.	NTA	PDP223817024
427.	O'Callaghan Properties	PDP202809915
428.	O'Flynn Construction	PDP221314859
429.	Oaklodge Nursing Home	PDP223304721
430.	O'Callaghan Properties	PDP202800586
431.	Office Of Public Works	PDP204501758
432.	Office of the Planning Regulator	PDP223732470
433.	O'Flynn Co. Unlimited Company	PDP220242866
434.	O'Flynn Construction	PDP222954742
435.	O'Flynn Construction	PDP222953422
436.	O'Flynn Construction Co. unlimited Company	PDP220850120
437.	O'Flynn Construction Co. Unlimited Company	PDP223157679
438.	O'Flynn Construction Co. Unlimited Company	PDP221215561
439.	O'Flynn Construction Co. unlimited Company	PDP220847496
440.	Old Butter Roads Group	PDP222906041



Item	Interested Party	Reference
441.	Orla Busteed	PDP223654468
442.	Owen & Eileen McCarthy	PDP225316691
443.	P.J. Murphy	PDP211528814
444.	Padraig Hannon and William Morrissey	PDP223325961
445.	Padraig O Sullivan TD	PDP223202536
446.	Padraig O Sullivan TD	PDP223197286
447.	Padraig O Sullivan TD	PDP223191813
448.	Padraig O Sullivan TD	PDP223183510
449.	Pamela de Haas	PDP217625631
450.	Park Developments Group	PDP223196720
451.	Passage West and Glenbrook Residents Group	PDP223507437
452.	Pat & Kevin Cooney	PDP225083543
453.	Pat Mulcahy	PDP211530628
454.	Pat O'Connor	PDP222947630
455.	Patricia Moran	PDP225085162
456.	Patricia O'Flaherty	PDP223296875
457.	Patrick and Gillian O Donovan	PDP223370304
458.	Patrick Broderick	PDP225076386
459.	Patrick Coughlan	PDP223262208
460.	Patrick Murphy	PDP225449707
461.	Patrick O Brien	PDP223640814
462.	Patrick Reidy	PDP223795767
463.	Paul O Sullivan	PDP223105987
464.	Paul O'Shea	PDP223529366
465.	Pauline Bennett	PDP223596486
466.	Peigi O'Mahony	PDP220648096



Item	Interested Party	Reference
467.	Peppard Investments Ltd.	PDP223537500
468.	Peter Allis	PDP222936059
469.	Peter and Catherine O'Shea	PDP221269473
470.	Peter O'Meara	PDP223117196
471.	Philomena O'Donnell	PDP205951832
472.	Pike Construction Ltd	PDP223773233
473.	PJ Buckley	PDP223179604
474.	Port of Cork Company	PDP223874803
475.	Progressive Commercial Construction Ltd	PDP222875616
476.	Providence Resources Plc.	PDP222771944
477.	Quality Hotel	PDP222932550
478.	Quality Hotel Redbarn	PDP222934203
479.	Rachel Crowley	PDP223211490
480.	Reside Properties Ltd.	PDP210757042
481.	Residents of Carney's Cross, Ballinacurra	PDP225086768
482.	Richard Forrest	PDP220750156
483.	Richard O'Donovan	PDP225312815
484.	Richard O'Neill	PDP223760037
485.	Roadstone Ltd.	PDP223604293
486.	Rob Casey	PDP223834999
487.	Robert Chambers	PDP225070333
488.	Rodney Daunt	PDP223132805
489.	Roger Garland, Keep Ireland Open	PDP218377346
490.	Roisin Caraher	PDP222974008
491.	Ronan Kenneally	PDP223161648
492.	Ronan Kenneally	PDP223676042



Item	Interested Party	Reference
493.	Rory McCarthy	PDP222838120
494.	Rose O Donovan	PDP223876746
495.	Rosscarbery Community Council	PDP223851586
496.	RSM Ireland	PDP222955963
497.	RSM Ireland	PDP222959970
498.	RSM Ireland	PDP222964518
499.	RSM Ireland	PDP222962321
500.	Ruden Homes Ltd.	PDP223311593
501.	Ruth Doherty	PDP223882190
502.	Sam Maguire Visitor Experience	PDP223547807
503.	Sandie Hicks	PDP201333347
504.	Sara & Trevor McCarthy	PDP185227033
505.	Sarah Middleburgh	PDP222533873
506.	Scott Tallon Walker	PDP223817903
507.	SEACAD Partnership	PDP223798318
508.	Seamus Geaney	PDP223110729
509.	Sean Hanley	PDP223794961
510.	Sean Nagle	PDP223257897
511.	Sean O'Mahony	PDP184307352
512.	SECAD Partnership CLG	PDP223804312
513.	Sekeeta Crowley	PDP223439355
514.	Sekeeta Crowley	PDP223436585
515.	Seven Heads Peninsula Tourism	PDP223843863
516.	Shanbally Developments Ltd.	PDP223578070
517.	Sheep's head way development Ltd	PDP223566651
518.	Sheila Spalding	PDP223878169



Item	Interested Party	Reference
519.	Sheila Spalding	PDP223877420
520.	Sheila Spalding	PDP223878752
521.	Shelley Lombard	PDP223645772
522.	SHEP Earth Aware	PDP223878219
523.	Sherwood Oak Ltd	PDP222251713
524.	Simon Brewitt	PDP221007760
525.	Sinead Townsend	PDP223418400
526.	Skibbereen My Town My Plan group	PDP223170214
527.	Social Democrats	PDP223872678
528.	Sophie Brazil	PDP214315635
529.	Southern Regional Assembly	PDP223728782
530.	SSE	PDP225419112
531.	Statkraft Ireland Limited	PDP223732489
532.	Stephen & Michelle Barrett	PDP219034539
533.	Summerhill Construction Ltd.	PDP223204403
534.	Sustainable Skibbereen	PDP223695179
535.	Sustainable Skibbereen	PDP223762847
536.	Sustainable Skibbereen	PDP223436795
537.	Sustainable Skibbereen	PDP223435621
538.	Sustainable Skibbereen	PDP223438285
539.	Sustainable Skibbereen	PDP223770527
540.	Sustainable Skibbereen	PDP223447762
541.	Suzy Renwick	PDP223877661
542.	T.J. & Eileen Collins	PDP225301094
543.	Tadhg O' Sullivan	PDP218587015
544.	Tadhg O'Driscoll	PDP205992564



Item	Interested Party	Reference
545.	Taurus Developments Limited	PDP223776691
546.	Ted Crowley	PDP223544076
547.	Terra Solar II Limited	PDP223547380
548.	Terri O'Sullivan	PDP225089242
549.	Terry Sexton, Michael Doody, Jan Verwey	PDP215184572
550.	Tesco Ireland Limited	PDP223815021
551.	The Bike Circus, Community Bike Workshop, Clonakilty Bicycle Festival	PDP223760647
552.	The Irish Farmers Association (Cork)	PDP223319196
553.	The Southern Region Waste Management Office	PDP223583503
554.	The Spires Residents Association	PDP225093782
555.	Thomas Healy	PDP185499430
556.	Thomas Stafford	PDP222286859
557.	Tim Coakley	PDP214856954
558.	Tim Looney	PDP223749688
559.	Tim, Cillian, Daniel Fitzpatrick	PDP225305422
560.	Timoleague Community Association Company Limited by Guarantee	PDP223873977
561.	Timothy R Twomey	PDP209855193
562.	Timothy R Twomey	PDP209850734
563.	Tina O'Donovan	PDP221064101
564.	TJ Sheehan Produce Ltd	PDP211597788
565.	Tom Maher	PDP223289371
566.	Tom, Billy and Kieran Bolster	PDP221064663
567.	Tony and John O'Donovan	PDP223826710
568.	Tony Miller	PDP222526438
569.	Tony Miller	PDP221760276
570.	Tracton Biodiversity Group	PDP223432833



Item	Interested Party	Reference
571.	Tracton Biodiversity Group	PDP223332866
572.	Tracton Biodiversity Group	PDP222835857
573.	Tracton Biodiversity Group	PDP223626542
574.	Transition Town Kinsale	PDP222505366
575.	Transport and Mobility Forum Cork	PDP223823484
576.	Transport Infrastructure Ireland	PDP223139247
577.	Tulsan Limited	PDP223857613
578.	Údarás na Gaeltachta	PDP218704741
579.	Una and Peter Cronin	PDP220701521
580.	Union Hall Glandore Harbour Committee	PDP207555563
581.	University College Cork	PDP223805133
582.	Usna Keating	PDP223452428
583.	Val and Ann Wallace	PDP221773132
584.	Val and Lelia Wallace	PDP221785109
585.	Val and Lelia Wallace	PDP221781131
586.	Vincentia Investments Limited	PDP223710244
587.	Walsh Group and Others	PDP223354765
588.	Watergrasshill Athletic Club	PDP223315079
589.	Wayleaf Limited	PDP222963713
590.	William & Shelley Lombard	PDP220460890
591.	William A. Houlihan	PDP202678197
592.	William and Larry Buckley	PDP222756537
593.	William and Larry Buckley	PDP222445506
594.	William K. Loftus	PDP206007703
595.	William K. Loftus	PDP206016892
596.	William K. Loftus	PDP206026695



Item	Interested Party	Reference
597.	William K. Loftus	PDP206024041
598.	William K. Loftus	PDP220010756
599.	William K. Loftus	PDP225294613
600.	William K. Loftus	PDP206034868
601.	William K. Loftus	PDP193576982
602.	William K. Loftus	PDP206067588
603.	William K. Loftus	PDP206039719
604.	William K. Loftus	PDP215886136
605.	William K. Loftus	PDP220312766
606.	William K. Loftus	PDP240369985
607.	William Leahy	PDP225095143
608.	William McSweeney	PDP223353727
609.	WRS Resource Recovery and Recycling Centre	PDP223346028
610.	Zero Waste Skibbereen	PDP223429387
611.	Zoe Tennyson	PDP223801915
612.	Zoe Tennyson	PDP223840549
613.	Zoe Tennyson	PDP223835628
614.	Zoe Tennyson	PDP223803656



## Appendix E: Issues Raised at Public Consultation Events

Tuesday 16<sup>th</sup> and Wednesday 17<sup>th</sup> June 2020 in County Hall

Issues raised at the public consultation events in County Hall included the following:

- How the impacts of the plan are measured and monitored.
- Interface between marine spatial planning and planning on the land side.
- Statutory procedures for preparing plans and whether they allow for adequate public consultation.
- Benefits of Community Hubs
- Nursing Homes, assisted living developments and the needs of the ageing population.
- Capacity issues on the Cobh Road R624 and Belvelly Bridge.
- Benefits of car rental as a transport service in promoting modal shift.
- Need for increased pedestrian permeability / accessibility in residential areas.
- Need for additional infrastructure to facilitate development across the county.
- Planning for the needs of residents versus the
- Availability of land for development across the county.
- Future approach to SLR lands.
- Need for a policy on temporary holiday accommodation / farm stay facilities.
- How will the CDP address the needs of the renewal gas sector
- Phasing of lands at Water Rock Midleton.
- Potential for water harvesting in domestic settings.
- Rural Housing policy and constraints on planning permission
- Accuracy of data in the Urban Capacity Study
- Potential for Coastal walks at Durrus.
- Opportunities for local community development initiatives in Inchigeelagh.
- Development issues in Macroom.
- Development in villages
- Wind Farms
- Tourism.





## Appendix F: List of Submissions received which included a request or proposal for zoning of particular land for any purpose

(Such issues are precluded from consideration in the Section 11(4) Chief Executive's Report given the provisions of Section 4(b)(ii) of the Principle Act, as amended)

	Interested Party	Unique Reference Number
1.	Aperee Living Churchtown Limited	PDP222279043
2.	Arthur Coughlan	PDP223667249
3.	Barry & Mairead Kennedy	PDP202984181
4.	Bertie O'Flaherty	PDP223681938
5.	Brian O'Regan, O.R. Design	PDP224999408
6.	Christine Murphy	PDP222117757
7.	Christopher Hassett	PDP201860532
8.	Cllr. Eileen Lynch	PDP223880425
9.	Cllr. Eileen Lynch	PDP225046539
10.	Colin Higgins	PDP204423321
11.	Conor O'Brien	PDP223397946
12.	Dan Duane c/o Alan Scuffins and Company Ltd	PDP223241003
13.	David & Carmel Garvey	PDP215973943
14.	David O'Regan	PDP223059276
15.	David O'Regan	PDP223060926
16.	De la Salle Secondary School Macroom	PDP221496132
17.	Denis Fitzgerald	PDP189586063
18.	Denis Lynch, John Murphy	PDP223166510
19.	Denis McGrath, Rydenca Ltd.	PDP221504449
20.	Dennis Calnan	PDP225010837



	Interested Party	Unique Reference Number
21.	Dennis Calnan	PDP225008401
22.	Diocese of Cloyne	PDP202660040
23.	Diocese of Cloyne	PDP202610204
24.	Donal O'Rourke	PDP223820762
25.	Donoughmore GAA Club	PDP223687057
26.	Douglas Burgoyne & Lisa Burgoyne	PDP223881181
27.	Finbarr & Ella Coffey	PDP225059005
28.	Frank and Gudrun Shinnick	PDP222860334
29.	Garry Saul	PDP222993717
30.	Geoffrey & Carmel Wycherley	PDP222058403
31.	Gerard Hannon	PDP211099788
32.	Gerard Hannon	PDP225779810
33.	Henry O'Callaghan	PDP222913014
34.	James & Mary Wilson	PDP185673254
35.	James Forde	PDP216005650
36.	James Sheehy	PDP205981016
37.	Jeremiah O Sullivan & Vincent Power	PDP223312612
38.	Jim Moloney	PDP223249412
39.	Jim Wilson	PDP221067313
40.	Joanne O'Sullivan & James O'Sullivan	PDP215981942
41.	John & Noreen Collins	PDP223210788
42.	John Aherne.	PDP221243751
43.	John Condon	PDP222418311
44.	John Griffin	PDP199546719
45.	John Hynes,	PDP223738592
46.	John McCarthy	PDP209056895



	Interested Party	Unique Reference Number
47.	John Morrisson	PDP225352129
48.	John Murphy	PDP223862197
49.	John O Sullivan	PDP223801308
50.	Justin Galvin	PDP219939379
51.	Keri Reilly	PDP223679771
52.	Kieran and Lelia Bolster	PDP221031362
53.	Killumney United FC	PDP220275688
54.	Kinsale GAA Club	PDP223744787
55.	Larry Buckley	PDP223874566
56.	Laura Harrington	PDP204591819
57.	Laura Leo	PDP220522915
58.	Loretto O'Regan	PDP225256809
59.	Loretto O'Regan	PDP225263061
60.	Lourdes O'Mahony, John Paul Ryan and Ronan Ryan	PDP202689962
61.	Margaret O'Connor	PDP222848630
62.	Marie Dilworth	PDP188132469
63.	Marie O'Driscoll	PDP215868272
64.	Martin Condon.	PDP222898405
65.	Mary Barry	PDP223870846
66.	Mary Marshall	PDP220448132
67.	Mary Prunty, Liz Wilkinson and John Cotter	PDP202565483
68.	Michael and Carmel Hartnett	PDP222799022
69.	Michael and Dermot Healy	PDP223875779
70.	Michael Hogan	PDP209040234
71.	Michael Keane	PDP225296011
72.	Michael Keohane	PDP223859920



	Interested Party	Unique Reference Number
73.	Michael Leahy	PDP223652786
74.	Michael Mullins	PDP221478397
75.	Michael O'Regan	PDP223544172
76.	Michael Walsh	PDP225028903
77.	Noel Day	PDP225352957
78.	Nora Lucey	PDP223669839
79.	Owen & Eileen McCarthy	PDP225316691
80.	P.J. Murphy	PDP211528814
81.	Padraig Hannon and William Morrissey	PDP223325961
82.	Pat & Kevin Cooney	PDP225083543
83.	Peter Allis	PDP222936059
84.	Philomena O'Donnell	PDP205951832
85.	Quality Hotel	PDP222932550
86.	Quality Hotel Redbarn	PDP222934203
87.	Richard O'Donovan	PDP225312815
88.	Robert Chambers	PDP225070333
89.	Rory McCarthy	PDP222838120
90.	Rose O Donovan	PDP223876746
91.	Sarah Middleburgh	PDP222533873
92.	Shelley Lombard	PDP223645772
93.	Stephen & Michelle Barrett	PDP219034539
94.	Suzy Renwick	PDP223877661
95.	T.J. & Eileen Collins	PDP225301094
96.	Terry Sexton, Michael Doody, Jan Verwey	PDP215184572
97.	Thomas Healy	PDP185499430
98.	Tim Looney	PDP223749688



	Interested Party	Unique Reference Number
99.	Tim, Cillian, Daniel Fitzpatrick	PDP225305422
100.	Tina O'Donovan	PDP221064101
101.	TJ Sheehan Produce Ltd	PDP211597788
102.	Tom, Billy and Kieran Bolster	PDP221064663
103.	Val and Ann Wallace	PDP221773132
104.	Val and Lelia Wallace	PDP221785109
105.	Val and Lelia Wallace	PDP221781131
106.	William & Shelley Lombard	PDP220460890
107.	William Leahy	PDP225095143





## Appendix G: List of Prescribed Authorities and other Bodies notified of commencement of Development Plan Review

### List of Prescribed Authorities Consulted

Name	Name
An Bord Pleanala	Department of Children and Youth Affairs
Bus Éireann	Department of Culture, Heritage & Gaeltacht Affairs
Coillte	Dept. Of Communications, Climate Action & Environment
Coillte Fermoy	Dublin Airport Authority
Coillte Macroom	EirGrid
Cork City Council	Electricity Supply Board
Department of Culture, Heritage and the Gaeltacht	EPA
Department of Education and Skills	ESB Head Office
Department of Finance	Fáilte Éireann
Department of Foreign Affairs & Trade	Gas Networks Ireland Headquarters
Department of Health	Health and Safety Authority
Department of Housing, Planning and Local Government	Health Service Executive
Department of Justice and Equality	IDA Ireland
Department of Public Expenditure & Reform	Inland Fisheries Board
Department of Social Protection	Inland Fisheries Ireland
Department of Transport, Tourism & Sport	Irish Board
Department of Agriculture, Food & Marine	Irish Copyright Agency
Department of Business, Enterprise and Innovation	Irish Water
Kerry County Council	O'Reilly Library, DCU (Copyright Department)



Name	Name
Limerick City and County Council	Port of Cork Company
Municipal District Officer – Bandon/Kinsale	Southern Regional Assembly
Municipal District Officer – Blarney/Macroom	Taoiseach and Minister for Defence
Municipal District Officer – Carrigaline	The Arts Council
Municipal District Officer – Cobh	The British Library
Municipal District Officer – East Cork	The Heritage Council
Municipal District Officer – Fermoy	The Library of Trinity College Dublin
Municipal District Officer – Kanturk/Mallow	The National Trust for Ireland
Municipal District Officer – West Cork	Tipperary County Council
National Library of Ireland	Transport Infrastructure Ireland
National Parks and Wildlife Service	UCC library
National Roads Office	UCD Library
National Transport Authority	Údarás na Gaeltachta
NUI Maynooth	University of Limerick, library
Office of Planning Regulator	Waterford City and County Council
Office of Public Works	

### Community and Voluntary Groups Consulted

The Cork County PPN membership of over 900 groups were consulted during the process.



## Appendix H: List of Environmental Authorities

- Environmental Protection Agency (EPA)
- Minister for the Housing, Planning and Local Government
- Minister for Agriculture, Food and the Marine
- Minister for Communications, Climate Action and Environment and
- Minister for Culture, Heritage and the Gaeltacht

**Note:** Name of the Government Department reflects that in use at the time of consultation.





## Appendix I: Submissions from Environmental Authorities to SEA Scoping Report

Name of Interested Party	Unique Reference Number	PPU Submission Summary	Principal Issues Raised	Chief Executive's Opinion
Department of Communications, Climate Action and Environment (Waste Policy and Resources Efficiency Division)	SEA 1	The Department would be obliged if the Local Authority would consult directly with their respective Regional Waste Management Planning Office regarding the development of the final plans.	None.	The Scoping Document was forwarded as requested and a response from the Southern Waste Regional Office was received – see below.
Department of Culture, Heritage and the Gaeltacht	SEA 2	<p>The submission makes the following observations/recommendations:</p> <p>Underwater Archaeology – Most of the county's coastal towns and village developed as a direct result of maritime links and the CDP should have definitive section/ policies on the importance and subsequent protection and adequate assessment of the County's known and potential terrestrial and underwater cultural heritage. These assessments could inform other planning policy including cultural tourism, local amenity needs and zoning. Flood Risk Assessments and Coastal Protection Assessments can also inform the cultural heritage potential for areas impacted by proposed flood relief or coastal protection measures. The Shipwreck Inventory of Ireland does not record the exact location of all wrecks so many remain to be discovered. The Record of Monuments and Places identifies archaeological sites but is not an exhaustive list. Attention is drawn to the</p>	<p>The plan should have a definitive section/policies on the protection and assessment of known and potential terrestrial and underwater cultural heritage.</p> <p>Flood risk assessments and Coastal Protection Assessments can inform cultural heritage.</p> <p>Regard should be had to the Department's</p>	<p>This issue will be considered in the drafting of the Plan.</p> <p>This issue will be considered in the drafting of the Plan.</p> <p>All relevant government policy</p>



Name of Interested Party	Unique Reference Number	PPU Submission Summary	Principal Issues Raised	Chief Executive's Opinion
		<p>Department's published policy in relation to archaeological assessment of large-scale developments where there are no previous recorded monuments. Historic towns such as Youghal, Bandon and Kinsale and their associated defences are protected including views to and from these defences and their settings and the Department have published national policy on protection of town defences. The Council should continue to protect archaeology and have regard to Department advice in relation to granting/ refusal of permissions and any conditions recommended. This similarly applies to watercourses, lakes and reclaimed areas.</p> <p>Archaeological Assessments – Circumstances in which archaeological assessments are required are outlined including location, size or nature of development and a list of what may constitute archaeological heritage is provided and a recommendation that cognisance be taken of this in the CDP.</p> <p>Nature Conservation – The consultation document is commended for highlighting Biodiversity issues including the status of the Freshwater Pearl Mussel and welcomes the clear focus on halting biodiversity loss. The following nature conservation issues are key matters with potential impacts from the proposed CDP on European sites, national biodiversity sites, protected species and biodiversity in general:</p> <ul style="list-style-type: none"> <li>• Development in the Beara peninsula relying on water from Glenbeg Lake (water abstraction affecting the freshwater pearl mussel in the Owenagappul River).</li> <li>• Development in the freshwater catchment of the</li> </ul>	<p>published policies on archaeological assessment of large-scale development and protection of town defences.</p> <p>Circumstances in which archaeological assessments are required including location, size or nature of development and a list of what may constitute archaeological heritage is provided and it is recommendation that cognisance be taken of this in the CDP.</p> <p>Key nature conservation issues include:</p> <ul style="list-style-type: none"> <li>• Development in the Beara peninsula relying on water from Glenbeg Lake (water abstraction affecting the freshwater pearl mussel in the Owenagappul River).</li> <li>• Development in the freshwater catchment of the Munster Blackwater cSAC (waste water discharges affecting freshwater pearl mussel).</li> </ul>	<p>and guidance will be given appropriate consideration in the drafting of the plan.</p> <p>Nature Conservation issues will be addressed in the Draft Plan and SEA Environmental Report.</p>



Name of Interested Party	Unique Reference Number	PPU Submission Summary	Principal Issues Raised	Chief Executive's Opinion
		<p>Munster Blackwater cSAC (waste water discharges affecting freshwater pearl mussel).</p> <ul style="list-style-type: none"> <li>• Development in Dunmanway near the Bandon River cSAC (waste water discharges affecting freshwater pearl mussel).</li> <li>• Windfarm renewals in the Stacks and Mullaghareirk Mountains SPA (compensation requirement for hen harrier habitat and it assessment).</li> <li>• Great Island Channel – wastewater discharge (Carrigtwohill)</li> <li>• Motorway development and barn owls.</li> <li>• Greenways, blueways &amp; tourist trails – assessment &amp; biosecurity.</li> <li>• Siting of housing close to rivers and wetlands.</li> </ul> <p>Each of these issues is expanded on in greater detail. The need to integrate environmental assessments (including SEA and AA) in to the plan making process is highlighted.</p>	<ul style="list-style-type: none"> <li>• Development in Dunmanway near the Bandon River cSAC (waste water discharges affecting freshwater pearl mussel).</li> <li>• Windfarm renewals in the Stacks and Mullaghareirk Mountains SPA (compensation requirement for hen harrier habitat and it assessment).</li> <li>• Great Island Channel – wastewater discharge (Carrigtwohill)</li> <li>• Motorway development and barn owls.</li> <li>• Greenways, blueways &amp; tourist trails – assessment &amp; biosecurity.</li> <li>• Siting of housing close to rivers and wetlands.</li> </ul>	
Environmental Protection Agency	SEA 3	<p><u>Guidance Documents</u> The EPA state that for land use plans at county and local level, they provide a 'self-service approach' via guidance document 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources'. This document is updated regularly and sets out the key recommendations for integrating environmental considerations into Local Authority land use Plans. The EPA recommends that Cork County Council take this guidance document into account in preparing the Plan and SEA.</p> <p><u>Alignment with Higher Level Plans</u> The EPA state that in preparing the Plan, Cork County Council should ensure that the Plan aligns with key relevant higher-level plans and programmes and is</p>	<p>The SEA of the Plan should be guided by the EPA Guidance document 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources'.</p> <p>The Plan should align with higher order plans.</p>	<p>Noted. All relevant EPA policy and guidance will be given appropriate consideration in the drafting of the plan.</p> <p>It is the intention that the Plan will be in alignment with all higher order Plans.</p>



Name of Interested Party	Unique Reference Number	PPU Submission Summary	Principal Issues Raised	Chief Executive's Opinion
		<p>consistent with the relevant objectives and policy commitments of the National Planning Framework and the Regional Spatial and Economic Strategy for the Southern Region.</p> <p><u>Scoping Comments</u> The EPA state that they believe there is merit in considering an integrated plan for the development and management of the Cork Harbour area, similar to the Shannon Integrated Framework Plan (SIFP) for the Shannon Estuary. The RSES refers to the aforementioned as a good practice example an integrated plan to guide the future development and management of a key coastal/marine area.</p> <p><u>Specific Comments on the Scoping Report</u> The EPA have listed addition guidance documents and information that should be included in the Environmental Report.</p> <p>The EPA have also listed where additional information may be included under the baseline data.</p> <p><u>Strategic Environmental Objectives</u> The EPA have stated that under the relevant SEO headings, <i>Table 8.1 Draft Strategic Environmental Objectives</i> should consider including the following objectives/text additions: Biodiversity Flora and Fauna</p> <ul style="list-style-type: none"> <li>• The need to build in protection for both green and blue ecological corridors and linkages.</li> <li>• The need to support the All Ireland National</li> </ul>	<p>There is merit in preparing an integrated plan for the development and management of Cork Harbour.</p> <p>Information to be included in the Scoping Document is referenced, including where additional information should be included in the baseline.</p> <p>Additional specific text and objectives is recommended in relation to the Strategic Environmental Objectives.</p>	<p>The County Development Plan will consider an appropriate policy approach to guiding future development in Cork Harbour.</p> <p>The issues raised will be considered in the finalising of the Scoping Report.</p> <p>The issues raised will be considered in the finalising of the Scoping Report and the preparation of the Environmental Report.</p>



Name of Interested Party	Unique Reference Number	PPU Submission Summary	Principal Issues Raised	Chief Executive's Opinion
		<p>Pollinator Plan and National Biodiversity Action Plan.</p> <ul style="list-style-type: none"> <li>• Bullet 1: <i>and within lower level plans and planning applications considerations.</i></li> <li>• Bullet 2: <i>Within and outside designated SACs.</i></li> </ul> <p>Population and Human Health</p> <ul style="list-style-type: none"> <li>• Promote sustainable settlement growth and utilise brownfield over greenfield sites, resist where possible rural one-off housing unless genuine need exists, utilise parks, quiet spaces, facilitate good quality environment within our urban settlements.</li> </ul> <p>Land and Soils</p> <ul style="list-style-type: none"> <li>• To strengthen commitment, consider replacing the word 'reduce' to 'minimise'.</li> </ul> <p>Air</p> <ul style="list-style-type: none"> <li>• Reference Air and Noise</li> <li>• Include Noise Action Plans as appropriate</li> </ul> <p>Climate</p> <ul style="list-style-type: none"> <li>• There is merit in considering the following text addition: '...Contribute towards the reduction of greenhouse gas emissions, and land use resilience, in line with...'.</li> </ul> <p>Material Assets</p> <ul style="list-style-type: none"> <li>• To strengthen commitment, consider replacing the phrase 'reduction in quantities' to 'minimising quantities'.</li> </ul> <p><u>Available Guidance &amp; Resources</u> The EPA list various additional useful SEA resources available on their website.</p> <p><u>Environmental Sensitivity Mapping (ESM) Webtool</u> The EPA outlines the benefits of using ESM as part of the</p>	<p>Attention is drawn to the EPA website for</p>	<p>The draft Scoping Report contains</p>



Name of Interested Party	Unique Reference Number	PPU Submission Summary	Principal Issues Raised	Chief Executive's Opinion
		<p>SEA process.</p> <p><u>Use of Web tools and applications</u> The EPA outline the use of various webtools such as WebGIS, WFD Application, and AA Geotool.</p> <p><u>State of the Environment Report (2016) and Transition to a low carbon climate resilient economy and society</u> The EPA state that in preparing the Plan and SEA the recommendations, key issues and challenges listed in the SoE Report 2016 should be taken into account. The EPA state that the Plan should align with national commitments on climate change mitigation and adaptation, as well as relevant sectoral, regional and local adaptation plans.</p>	<p>additional resources and webtools including the Environmental Sensitivity Mapping Webtool, EPA SEA WebGIS Tool, EPA WFD Application and EPA AA GeoTool.</p> <p>The recommendations, key issues and challenges outlined in the State of the Environment Report should be taken in to consideration and align with national commitments on climate change mitigation and adaptation.</p>	<p>a number of Environmental Sensitivity Maps produced using the EPA Webtool. The role of this and other data in assisting in the preparation of the Draft Plan will be further considered and utilised where possible and appropriate.</p> <p>This Report will be reviewed in the preparation of the Draft Plan and Environmental Report.</p>
Geological Survey Ireland - DCCA	SEA 4	<p>The submission from the Geological Survey Ireland (GSI) is a response to both the consultation on the Plan and the SEA Scoping Report. This response highlighted the wide array of data available to Cork County Council (updated regularly), which the GSI believe will assist in both the content, and the environmental assessment of the plan including:</p> <ul style="list-style-type: none"> <li>- geological mapping (bedrock and subsoils),</li> <li>- groundwater data including national aquifer and recharge maps,</li> <li>- geohazards including landslide susceptibility and GWflood Groundwater Flooding,</li> </ul>	Availability of GSI data to assist in the preparation of the County Development Plan	Noted. Role of this data in assisting in the preparation of the Draft Plan will be further considered.



Name of Interested Party	Unique Reference Number	PPU Submission Summary	Principal Issues Raised	Chief Executive's Opinion
		<p>- geothermal energy including geothermal suitability mapping and</p> <p>- natural resources (minerals/aggregates) mapping.</p> <p>The GSI were pleased to see the inclusion of several data sets in the Scoping Report including the reference to County Geological Sites (CGS). Information with regard to CGSs will be available if the audit of Cork County is completed prior to the finalisation of the Draft Plan.</p>		
The Southern Region Waste Management Office	SEA 5	<p>Submission recommends that the SEA Scoping Report include the new Waste Framework Directive 2018/851 (amending Directive 2008/98/EC on waste) which will be transposed into Irish Law in July 2020 in Table 5.1 which lists EU Legislation/ Plans/ Policies/ Programmes. It is stated that the strategic vision of the Southern Region Waste Management Plan 2015-2021, and its successor plan as anticipated, is to rethink the approach to managing waste, by viewing waste streams as valuable material resources and the principles of this plan should be incorporated in to the CDP as well as application of the European Commission's Circular Economy Action Plan launched in March 2020 and is one of the main blocks of the European Green Deal.</p> <p>It is submitted that this Action Plan and associated national emphasis on the Circular Economy are fundamental, not alone in relation to waste management and environmental aspects, but also with regard to general economic principles of ensuring sustainable development in the County of Cork. As well as environmental benefits, there is also significant potential for enterprise and employment centred on the Circular Economy. It is vital that, when designing for redevelopment and new developments, the concept of</p>	<p>SEA Scoping report should include reference to the new Waste Framework Directive 2018/851 (amending Directive 2008/98/EC on waste) which will be transposed into Irish Law in July 2020.</p> <p>The principles of the Southern Region Waste Management Plan 2015-2021 and application of the European Commission's Circular Economy Action Plan should be included in the Plan.</p> <p>The Circular Economy is fundamental not only to waste management but also the environment and the potential for enterprise and employment.</p> <p>The Circular economy and opportunities for</p>	<p>The final SEA Scoping Report will be updated to reflect all relevant legislation as appropriate.</p> <p>The policies and objectives of the current plan will be updated to reflect newer or updated policy/guidance.</p> <p>Consideration of the opportunities that may arise in relation to the Circular Economy will be given in the Economy and Employment section of the Draft Plan.</p>



Name of Interested Party	Unique Reference Number	PPU Submission Summary	Principal Issues Raised	Chief Executive's Opinion
		<p>the Circular Economy is embraced from the start so that reuse, and the opportunities that go with it, can continue into and beyond the mature life of these developments. This will contribute to improving resilience, sustainability and quality of life in our buildings and communities.</p>	<p>reuse should be considered in the design of new developments or redevelopment.</p>	



## Appendix J: List of Special Planning Policy Requirements (SPPRs)

Guidelines	Special Planning Policy Requirements
<p><b>Urban Development and Building Heights Guidelines for Planning Authority 2018</b></p>	<p><b>SPPR 1</b></p> <p>In accordance with Government policy to support increased building height and density in locations with good public transport accessibility, particularly town/ city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height.</p>
	<p><b>SPPR 2</b></p> <p>In driving general increases in building heights, planning authorities shall also ensure appropriate mixtures of uses, such as housing and commercial or employment development, are provided for in statutory plan policy. Mechanisms such as block delivery sequencing in statutory plans<sup>2</sup> could be utilised to link the provision of new office, commercial, appropriate retail provision and residential accommodation, thereby enabling urban redevelopment to proceed in a way that comprehensively meets contemporary economic and social needs, such as for housing, offices, social and community infrastructure, including leisure facilities.</p>
	<p><b>SPPR 3</b></p> <p>It is a specific planning policy requirement that where;</p> <p>(A) 1. an applicant for planning permission sets out how a development proposal complies with the criteria above; and</p> <p>2. the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these guidelines;</p> <p>then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise.</p> <p>(B) In the case of an adopted planning scheme the Development Agency in conjunction with the relevant planning authority (where different) shall, upon the coming into force of these guidelines, undertake a review of the planning scheme, utilising the relevant mechanisms as set out in the Planning and Development Act 2000 (as amended) to ensure that the criteria above are fully reflected in the planning scheme. In particular the Government policy that building heights be generally increased in appropriate urban locations shall be articulated in any amendment(s) to the planning scheme.</p>



Guidelines	Special Planning Policy Requirements
	<p>(C) In respect of planning schemes approved after the coming into force of these guidelines these are not required to be reviewed.</p> <p><b>SPPR 4</b> It is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure:</p> <ol style="list-style-type: none"> <li>1. the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled "Sustainable Residential Development in Urban Areas (2007)" or any amending or replacement Guidelines;</li> <li>2. a greater mix of building heights and typologies in planning for the future development of suburban locations; and</li> <li>3. avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more.</li> </ol>
<p><b>Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018</b></p>	<p><b>SPPR 1</b> Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).</p> <p><b>SPPR 2</b> For all building refurbishment schemes on sites of any size, or urban infill schemes on sites of up to 0.25ha:</p> <ul style="list-style-type: none"> <li>• Where up to 9 residential units are proposed, notwithstanding SPPR 1, there shall be no restriction on dwelling mix, provided no more than 50% of the development (i.e. up to 4 units) comprises studio-type units;</li> <li>• Where between 10 to 49 residential units are proposed, the flexible dwelling mix provision for the first 9 units may be carried forward and the parameters set out in SPPR 1, shall apply from the 10th residential unit to the 49th;</li> <li>• For schemes of 50 or more units, SPPR 1 shall apply to the entire development.</li> </ul> <p><b>SPPR 3</b> Minimum Apartment Floor Areas: Studio apartment (1 person) 37 sq.m</p>



Guidelines	Special Planning Policy Requirements
	1-bedroom apartment (2 persons) 45 sq.m 2-bedroom apartment (4 persons) 73 sq.m 3-bedroom apartment (5 persons) 90 sq.m
	<p><b>SPPR 4</b>                      In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:</p> <ul style="list-style-type: none"> <li>(i) A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate.</li> <li>(ii) In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.</li> <li>(iii) For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha , planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.</li> </ul>
	<p><b>SPPR 5</b>                      Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha , planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.</p>
	<p><b>SPPR 6</b>                      A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha , subject to overall design quality and compliance with building regulations.</p>
	<p><b>SPPR 7</b>                      BTR development must be:</p> <ul style="list-style-type: none"> <li>(A) described in the public notices associated with a planning application specifically as a ‘Build-To-Rent’ housing development that unambiguously categorises the project (or part of thereof) as a long-term rental housing scheme, to be accompanied by a proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the development remains as such. Such</li> </ul>



Guidelines	Special Planning Policy Requirements
	<p>conditions include a requirement that the development remains owned and operated by an institutional entity and that this status will continue to apply for a minimum period of not less than 15 years and that similarly no individual residential units are sold or rented separately for that period;</p> <p>(B) accompanied by detailed proposals for supporting communal and recreational amenities to be provided as part of the BTR development. These facilities to be categorised as:</p> <ul style="list-style-type: none"> <li>(i) <u>Resident Support Facilities</u> - comprising of facilities related to the operation of the development for residents such as laundry facilities, concierge and management facilities, maintenance/repair services, waste management facilities, etc.</li> <li>(ii) <u>Resident Services and Amenities</u> – comprising of facilities for communal recreational and other activities by residents including sports facilities, shared TV/lounge areas, work/study spaces, function rooms for use as private dining and kitchen facilities, etc.</li> </ul> <p><b>SPPR 8</b> For Proposals that qualify as specific BTR development in accordance with SPPR 7:</p> <ul style="list-style-type: none"> <li>(i) No restrictions on dwelling mix and all other requirements of these Guidelines shall apply, unless specified otherwise;</li> <li>(ii) Flexibility shall apply in relation to the provision of a proportion of the storage and private amenity space associated with individual units as set out in Appendix 1 and in relation to the provision of all of the communal amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities within the development. This shall be at the discretion of the planning authority. In all cases the obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of amenity;</li> <li>(iii) There shall be a default of minimal or significantly reduced car parking provision on the basis of BTR development being more suitable for central locations and/or proximity to public transport services. The requirement for a BTR scheme to have a strong central management regime is intended to contribute to the capacity to establish and operate shared mobility measures;</li> <li>(iv) The requirement that the majority of all apartments in a proposed scheme exceed the minimum floor area standards by a minimum of 10% shall not apply to BTR schemes;</li> <li>(v) The requirement for a maximum of 12 apartments per floor per core shall not apply to BTR schemes, subject to overall design quality and compliance with building regulations.</li> </ul> <p><b>SPPR 9</b> Shared Accommodation may be provided and shall be subject to the requirements of SPPRs 7 (as per BTR). In addition,</p> <ul style="list-style-type: none"> <li>(i) No restrictions on dwelling mix shall apply;</li> </ul>



Guidelines	Special Planning Policy Requirements
	<ul style="list-style-type: none"> <li>(ii) The overall unit, floor area and bedroom floorspace requirements of Appendix 1 of these Guidelines shall not apply and are replaced by Tables 5a and 5b;</li> <li>(iii) Flexibility shall be applied in relation to the provision of all storage and amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities. The obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of amenity;</li> <li>(iv) A default policy of minimal car parking provision shall apply on the basis of shared accommodation development being more suitable for central locations and/or proximity to public transport services. The requirement for shared accommodation to have a strong central management regime is intended to contribute to the capacity to establish and operate shared mobility measures;</li> </ul>
<p><b>Draft Revised Wind Energy Guidelines</b></p>	<p><b>SPPR 1</b></p> <ol style="list-style-type: none"> <li>1. Ensure that overall national policy on renewable energy as contained in documents such as the Government's '<i>National Energy and Climate Plan 2021-2030</i>', and the '<i>Climate Action Plan 2019</i>', is acknowledged and documented in the relevant development plan or local area plan;</li> <li>2. Indicate how the implementation of the relevant development plan or local area plan over its effective period will contribute to realising overall national targets on renewable energy and climate change mitigation, and in particular wind energy production and the potential wind energy resource (in megawatts) taking into account the 'sieve mapping approach' identified in Table 1 below, in particular the potential contribution of the areas identified as 'acceptable in principle' and 'open for consideration'; and</li> <li>3. Demonstrate detailed compliance with section 3.4 of these guidelines.</li> </ol> <p><b>SPPR 2</b></p> <p>With the exception of applications where reduced setback requirements have been agreed with relevant owner(s) as outlined at 6.18.2 below, planning authorities and An Bord Pleanála (where relevant), shall, in undertaking their development planning and development management functions, ensure that a setback distance for visual amenity purposes of 4 times the tip height of the relevant wind turbine shall apply between each wind turbine and the nearest point of the curtilage of any residential property in the vicinity of the proposed development, subject to a mandatory minimum setback of 500 metres from that residential property. Some discretion applies to planning authorities when agreeing separation distances for small scale wind energy developments generating energy primarily for onsite usage. The planning authority or An Bord Pleanála (where relevant), shall not apply a setback distance that exceeds these requirements for visual amenity purposes.</p>







# Comhairle Contae Chorcaí

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# Cork County Council

## **For enquiries, contact**

**Planning Policy Unit,  
Floor 13, County Hall, Cork**

**Tel: 021 4285900**

**Web: [www.corkcoco.ie](http://www.corkcoco.ie)**