



Cork County Development Plan Review

Section 12(4) Chief Executive's Report

Volume One Part 1:

*Key Issues, Responses and
Recommendations*

24th September 2021



Comhairle Contae Chorcaí
Cork County Council

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1 Section One: Introduction

1.1 *Where we are in the process.*

This is the Chief Executive's report on the submissions received in response to the public consultation on the Draft Cork County Development Plan.

The Draft County Development Plan was published on 22 April 2021. The public consultation phase ran from 22 April 2021 to 01 July 2021. Copies of the Draft Plan were available for inspection at the Planning Department, Floor 1, County Hall; Norton House, Skibbereen; Council Offices at Annabella, Mallow and in all Libraries throughout the county.

In addition the Draft Plan, and all supporting documentation including the Strategic Environmental Assessment Environmental Report, Strategic Flood Risk Assessment and Habitats Directive Screening Report and a Map Browser were available on the Councils website [www https://www.corkcoco.ie/en/cork-county-development-plan-2022-2028](https://www.corkcoco.ie/en/cork-county-development-plan-2022-2028).

Copies of the Draft Plan were also sent to a range of statutory bodies (including Government Departments, adjoining planning authorities and other agencies) as required under the Planning and Development Acts.

The Draft Plan was advertised through a number of media over the 10-week consultation period:

- Advertisements were placed in a number of Newspapers circulating locally;
- A notice was placed on the Cork County Council website;
- Notifications and updates were issued through Cork County Council's twitter feed;
- Notifications and updates were issued through Cork County Council's Facebook account;
- Notification was sent to all members of the PPN and
- Prescribed authorities were notified.

While formal public consultation events were not held due the public health restrictions of the COVID-19 pandemic, a webinar, attended by over 100 individual / groups was held on 26 May and staff were also available to answer queries by phone, email and for remote meetings.

1.2 *Submissions*

The public consultation phase ran from 22 April 2021 to 01 July 2021 and 1,251 submissions were received. This includes submissions from the public and statutory consultees e.g., the Environmental Protection Agency, Irish Water, Department of Education etc. The broad breakdown of submissions by Volume of the Plan is as follows:

Volume One Main Policy Material – 214 submissions

Volume Two Heritage and Amenity – 30 submissions

Volume Three North Cork- 128 submissions

Volume Four South Cork – 543 submissions

Volume Five West Cork- 328 submissions

Volume Six Environmental Reports – 8 submissions

The breakdown of submissions at a Municipal District Level is as follows;

Fermoy MD-59 submissions

Kanturk Mallow MD-69 submissions

Carrigaline MD-171 submissions

Cobh MD-143 submissions

East Cork MD-157 submissions

Macroom MD-72 submissions

Bandon Kinsale MD-129 submissions

West Cork MD-197 submissions

A list of submissions is included in Appendix A. Volume One Part 2 of this report contains a full list of each submission, including the name of the Interested Party, submission Reference Number, PPU Summary of Submission, and the Chief Executive's Response and Recommendation on each submission.

Access to Submissions

All submissions received are available to view online through the Councils website **yourcouncil**

tab <https://www.yourcouncil.ie/en> . Go to View Submissions, Planning Policy Consultations , Draft Cork County Development Plan 2021, insert name or reference number.

1.3 Structure of the Report

This report is set out as follows :

Volume One Key Issues, Response and Recommendations

Volume One Part 1 : Key Issues, Responses and Recommendations : This contains a discussion on the key issues arising in Volumes One – Six of the Plan, the Chief Executive’s Response and Recommendation in relation to same and includes the following;

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

Section 2 sets out **Chief Executive’s Responses and Recommendations to the Key Issues Raised:** Provides a detailed discussion of the key issues raised in relation to Volumes One and Two of the Draft Plan.

Sections 3 to 5 sets out **Chief Executives Response and Recommendations on the Key Issues raised.** Provides a detailed discussion of the key issues raised in relation to Volume Three North Cork, Volume Four South Cork and Volume Five West Cork of the Draft Plan.

The report contains the following appendices:

- Appendix A: Full List of Submissions by Interested Party (A-Z by Volume).
- Appendix B: List of Prescribed Authorities notified.
- Appendix C: List of Environmental Authorities notified.
- Appendix D: List of Late Submissions
- Appendix E: List of Invalid Submissions

Volume One Part 2: Chief Executive’s Response and Recommendations to each individual submission in a series of tables based on submissions to each individual chapter of Volume One and Two and to each Individual Municipal District in Volumes three, Four and Five. This section provides a summary of each individual submission, together with the Chief Executive’s Response and Recommendation in relation to the submission. In some cases, the response refers back to the discussion in Part 1 above. Volume One Part 2 will consist of four parts (a to d) dealing with Volumes One/Two, Three, Four and Five separately.

Volume Two : Proposed Amendments to the Draft Plan

Volume Two Part 1: Proposed Amendments to the Draft Plan Volumes One Main Policy Material and Volume Two Heritage and Amenity.

Volume Two Part 2: Proposed Amendments to the Draft Plan Volume Three North Cork (Fermoy and Kanturk Mallow MDs).

Volume Two Part 3: Proposed Amendments to the Draft Plan Volume Four South Cork (Carrigaline, Cobh, East Cork and Macroom MD's).

Volume Two Part 4: Proposed Amendments to the Draft Plan Volume Four West Cork (Bandon/Kinsale and West Cork MD's)

Volume Three: Updated Strategic Flood Risk Assessment/ Updated Joint Housing Strategy and Housing Need Demand Assessment and Draft Joint Retail Strategy

Volume Three Part 1: Updated Strategic Flood Risk Assessment; This assessment is currently been finalised and will be circulated along with any additional consequential amendments to Members as soon as possible under separate cover.

Volume Three Part 2: Updated Joint Housing Strategy and Housing Need Demand Assessment; This updated Strategy is current been revised to take account of the recent publication of the Draft CDP Guidelines, the Affordable Housing Act and accompanying Circular and will be circulated for members consideration along with any additional consequential amendments as soon as possible under separate cover.

Volume Three Part 3: Draft Joint Retail Strategy; This Strategy is currently been finalised and will be circulated for Members consideration along with any additional consequential amendments as soon as possible.

Proposed Amendment Number System

Each proposed Amendment to the Draft Plan has been given a specific reference number which relates it to the specific Draft Plan Volume, Chapter or Settlement as appropriate. For example a Proposed Amendment to Volume One Chapter 2 Core Strategy is numbered 1.2.X and so on or If it was a Proposed Amendment to Volume Four South Cork, East Cork MD, Youghal it would be 4.3.4.X

1.4 Legal Background to the Chief Executive's Report

Section 12(4) of the Planning and Development Act 2000, as amended, requires that the Chief Executive prepare a report on any submissions or observations received during the public consultation stage and submit the report to the members of the authority for their consideration.

- a) The Act requires that the Chief Executive's Report shall:
- b) list the persons or bodies who made submissions or observations.
- c) provide a summary of —
 - o the recommendations, submissions and observations made by the Office of the Planning Regulator, and
 - o the submissions and observations made by any other persons, in relation to the draft development plan.
- d) give the response of the Chief Executive to the issues raised, taking account of any directions of the members of the authority, the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or

- objectives of the Government or of any Minister of the Government and, if appropriate, any observations made by the Minister for Arts, Heritage, Gaeltacht and the Islands.
- e) The report shall contain a summary of the observations, submissions and recommendations made by the Office of the Planning Regulator.
 - f) The report shall summarise the issues raised, and recommendations made by the Regional Assembly in its written submission and outline the recommendations of the Chief Executive in relation to the manner in which those issues and recommendations should be addressed in the development plan.

The members of a planning authority then have a further twelve-week period to consider the draft plan and the report of the Chief Executive.

Section 12(5) states as follows;

The members of a planning authority shall consider the draft plan and the report of the chief executive.

Following the consideration of the draft development plan and the Chief Executive's report, it appears to the members of the authority that the draft should be accepted or amended, they may, by resolution, accept or amend the draft and make the development plan accordingly. Where a proposed amendment to the plan would be a *material* alteration, the planning authority shall publish notice of the proposed amendment in at least one newspaper circulating in its area and send notice and a copy of the proposed amendment to the Minister, the Office of the Planning Regulator, the Board and the prescribed authorities.

Amendments to the draft plan are also subject to Strategic Environmental Assessment and Habitats Directive Assessment and Strategic Flood Risk Assessment.

Where a planning authority, after considering a submission /observation / recommendation from the Minister / Office of the Planning Regulator / Regional Assembly, decides not to comply with any recommendation made in the draft plan and report, it shall so inform the Office of the Minister / Planning Regulator or Regional Assembly, as the case may be, as soon as practicable by notice in writing outlining the reasons for the decision.

In making the development plan, the members shall be restricted to considering the proper planning and sustainable development of the area to which the development plan relates, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or any Minister of the Government. Section 12 (18) of the Act defines statutory obligations – “statutory obligations’ includes, in relation to a local authority, the obligation to ensure that the development plan is consistent with—

(a) the national and regional development objectives specified in—

- (i) the National Planning Framework, and
- (ii) the Regional Spatial and Economic Strategy, and

(b) specific planning policy requirements specified in guidelines under subsection (1) of section 28.”

The consideration of a draft plan and the chief executive's report under paragraph (a) shall be completed within 12 weeks of the submission of the chief executive's report to the members of the authority.

1.5 Next Steps

The Section 12(4) Chief Executive's Report will be submitted to the Members of Cork County Council in electronic form on Friday 24th September 2021 for their consideration. A hard copy will be sent to Members on Thursday 1st October 2021.

Meetings are proposed at Municipal district Level to discuss the report during late October/early November in accordance with the following provisional schedule:

Municipal District	Suggested Meeting Dates TBC
Carrigaline	Tuesday 19 th October 2021
Bandon/ Kinsale	Wednesday 20 th October 2021
Fermoy	Thursday 21 st October 2021
Macroom	Friday 22 nd October 2021
West Cork	Monday 1 st November 2021
East Cork	Wednesday 3 rd November 2021
Cobh	Thursday 4 th November 2021
Kanturk/ Mallow	Thursday 11 th November 2021

Discussion of Volume One and Two at **Development Committee 15th October 2021** and on **19th November 2021**. Further additional Special Development Committee Meetings may be required with dates yet to be confirmed.

Council Meeting to resolve to publish amendments to the Plan 13th December 2021

Last Date for resolution re amendments Friday 17 December 2021

1.6 Requirement for Environmental Assessment

As part of the Review process, the potential for Environmental impacts must be considered and the practice for achieving this is through the carrying out of Strategic Environmental Assessment (SEA), Habitats Directive Assessment and Strategic Flood Risk Assessment (SFRA) on all the Proposed Amendments.

2 Chief Executive's Response and Recommendations on the Key Issues - Volume One and Volume Two

2.1 Introduction

This section of the report sets out the key issues arising from the submissions and the justification supporting the Chief Executive's recommendation as to whether the plan needs to be amended, or not.

The submissions from the Office of the Planning Regulator and the Southern Regional Assembly are dealt with individually below, and the remainder of the submissions are dealt with by reference to the section of the Plan they relate to.

Detailed text and maps in relation to Proposed Amendments to the Draft Plan can be found in **Volume Two, Parts 1 to 4.**

2.2 Issues raised by the Office of the Planning Regulator

The OPR has evaluated and assessed the Draft Plan under the provisions of sections 31AM(1) and (2) of the *Planning and Development Act 2000*, as amended (the Act).

Recommendations issued by the Office relate to clear breaches of the relevant legislative provisions, of the national or regional policy framework and/or of the policy of Government, as set out in the Ministerial guidelines under section 28. As such, the planning authority is required **to implement or address recommendation(s)** made by the Office in order to ensure consistency with the relevant policy and legislative provisions.

Observations take the form of a request for further information, justification on a particular matter, or clarification regarding particular provisions of a plan on issues that are required to ensure alignment with policy and legislative provisions. The planning authority is requested by the Office **to action** an observation.

Advice A submission also can include advice on matters that the Office considers would contribute positively to the proper planning and sustainable development of the area. The planning authority is requested by the Office **to give full consideration** to the advice contained in a submission.

Overview

The Planning Authority welcomes the OPR's acknowledgement of the considerable work undertaken in the preparation of the Draft Plan against the backdrop of an evolving national and regional planning policy and regulatory context. The submission notes that the Draft Plan has proactively embraced many of the challenges and opportunities identified in the NPF and the RSES, which support the National Strategic Outcomes of the NPF through:

- setting out of an overall framework for the spatial development of the county which prioritises the development of the main towns and key villages in the Metropolitan Area

consistent with the settlement framework of the RSES and the Cork MASP and with the National Strategic Objective for compact growth;

- refining of the existing land use zoning for the county to support the National Strategic Objective for compact growth;
- by integrating the development growth strategy for the county with existing and/or proposed high quality public transport infrastructure and providing appropriate policy support for the promotion of active and sustainable transport modes and the implementation of the Cork Metropolitan Area Transport Strategy consistent with the National Strategic Objective for sustainable mobility;
- protection and improvement of environmental, heritage and amenities across the county consistent with the National Strategic Objective for enhanced amenities and heritage; and
- provision of a strategy for renewable energy in the county, based on environmental capacity through sieve analysis and having regard to the ambitions of the State for renewable energy development consistent with the National Strategic Objective for transition to sustainable energy.

In particular, the OPR acknowledges and welcomes the work undertaken by the Planning Authority to include all land use zoning objectives in the county development plan, which is extensive for a county of this size. Commends the planning authority for facing this challenge and successfully completing the task within the time constraints of the plan drafting stage. This body of work will benefit all parties by providing certainty at the point of the adoption of the plan and will facilitate the efficient implementation of the plan including the delivery of planned housing and economic development.

Residential Land Supply

The OPR commends the Council for its approach to revisiting the extent of historical residential zonings in the approach to the draft Plan from 2,064ha to 836ha. This will more readily enable the planning authority and other agencies to focus delivery of essential infrastructure, services and facilities on more precise locations where housing can be more rapidly be developed, supported by physical and social infrastructure and amenities.

Compact Growth

The Office notes the significant work that has been done by Cork County Council in more realistically re-appraising the extent of legacy land use zoning objectives for residential development in its plan-preparation process, re-focusing the extent of new residential lands from 2,064ha to 836ha.

This approach supports the national and regional policy objectives for compact growth and is a significant achievement given the pressures that are on the Council to deliver housing development and the time constraints within which the plan preparations were carried out.

Regeneration, Implementation and Delivery

The Office welcomes the approach to regeneration in the Draft Plan. In particular Chapter 9, addressing town centres and retail, takes a holistic view of the different uses which together make

up vibrant centres. Objective TCR 9-1: Town Centres sets out a positive approach to promote town centre development, including the town centres first approach with more proactive land management and a more engaged and holistic approach detailed by the planning authority. The other objectives on vacancy (TCR 9-2), the retail hierarchy (TCR 9-3 to TCR 9-12, table 9-1) and town centre-focused retail (TCR 9-13) are all reasonable and consistent with the guidelines.

The identification of individual regeneration sites in the settlement plans (Volumes 3-5) are also welcomed in view of the requirements of RPO 43 Regeneration, Brownfield and Infill Development.

The Office is satisfied that the Draft Plan, combined with the proposals and objectives relating to settlements and place making, has the potential to drive regeneration across the range of settlements.

Tiered Approach to Zoning

The Office welcomes the Council's inclusion of a high level overview of the critical infrastructure for the core strategy attached as Appendix D to the Draft Plan.

Residential Density

The Office considers the overall proposed approach to residential density, as set out in Chapter 4 of the draft Plan (sections 4.7 to 4.10) to constitute a positive and rational approach to the application of appropriate residential standards across the diverse range of settlement contexts in the county. The approach aligns reasonably well with the advice contained in the Sustainable Residential Developments in Urban Areas (Cities, Towns and Villages) Guidelines for Planning Authorities (DEHLG, 2009) (SRDUA guidelines), as clarified by Circular Letter NRUP 2/2021.

Rural Housing and Rural Regeneration

The Council's rural housing policy approach is considered to be evidence-based, reasonable and consistent with the legislative and policy context, including NPO 19 and the Sustainable Rural Housing Guidelines for Planning Authorities (2005).

The policy approach of the Council (RP 5-1) to discourage urban generated housing in rural areas and to direct same to urban centres, towns and villages, including through the provision of a mix of house types in towns and villages to provide an alternative to individual housing, will support the regeneration of rural villages and small towns.

The proposed policy approach will encourage small scale rural business and tourism (RP 5-28), will also encourage employment growth in county towns to support the town and wider rural population and will promote innovation and diversification in rural economies (EC 8-11) and diversification in agriculture and farms (EC 8-12), in addition to protecting mineral extraction activities (EC 8-13), forestry (EC 8-14) and fishing / aquaculture (EC 8-15) will support the development of rural based economic development. Extensive land has also been zoned in small towns and rural villages across the county to facilitate employment generation development.

The draft Plan can therefore be seen to strongly support the development of rural areas in a planned and sustainable manner.

Retail

The Office welcomes the level of work that the planning authority has expended in developing a strategy for retail development, including working with Cork City Council to develop a Joint Retail Strategy (JRS) for the Metropolitan Area.

Employment and Enterprise

The Draft Plan introduces a highly strategic and well-considered approach to the development of employment and enterprise development in the county, focussed on strategic employment locations, in particular.

Sustainable Transport and Accessibility

The Office welcomes the overall provisions of the Draft Plan to transport set out in Chapter 12. The policy approach, which is underpinned by two key concepts - integrated approach to land use transport planning, and implementation of the Avoid-Shift-Improve (ASI) framework approach – and aims to achieve seven clear and relevant objectives.

The Office considers this approach consistent with the requirement under section 10(2)(n) of the Act to include objectives for sustainable settlement and transport strategies, which can be anticipated to secure a reduction in energy use and GHG emissions, which is acknowledged in the chapter.

The Office supports the objective under TM 12-1 that new employment and residential development will be consolidated and intensified to render it serviceable by public transport and highly accessible by active modes.

The modal shift baseline data and targets for settlements across the county is an important addition to the draft Plan and is commended by the Office. It will provide the planning authority with the tools to plan for and measure the effectiveness of its sustainable transport strategy, consistent with the requirements of section 10(2)(n).

The proposed parking standards in the draft Plan, including maximum standards for cars (within the Metropolitan Area) and minimum standards for bicycles, are considered generally appropriate in view of the requirements for criteria based standards under NPO 13.

Climate Action

The Office welcomes the inclusion of a dedicated chapter on climate action and the detailing of the actions and objectives relevant to the achievement of reduced energy demand and reduced anthropogenic GHG emissions, and to the necessity to adapt to climate change. The overall strategy, in terms of the focus of growth on the Metropolitan Area and on the rail network, and on the mains towns and key villages, and the overall strategy in terms of transport and mobility is consistent with the promotion of sustainable settlement and transport strategies, in addition to the NPF and the RSES.

Renewable Energy

The Office commends the Planning Authority for providing a coherent, rational and well-balanced renewable energy strategy in Chapter 14 - Energy and Communications, covering a wide range of renewable energy types and providing a justified approach to the consideration of onshore wind energy projects through the application of sieve analysis. This is considered to be best practice and is consistent with the Wind Energy Development Guidelines (2006).

The Office welcomes the inclusion of the estimated contribution of the Planning Authority to the Government's renewable energy targets, which is consistent with the SPPR of Circular Letter PL 5/2017 - Interim Guidelines.

Environment, Heritage and Amenities

The Office commends the comprehensive and systematic approach taken by the planning authority in addressing the wide range of issues relevant to the protection, preservation and improvement of environmental and built heritage and amenities, including Chapter 11 - Water, Chapter 14 - Green Infrastructure, Chapter 15 - Biodiversity and Chapter 16 - Built and Cultural Heritage, Volume 2 - Heritage and Amenity, the GIS mapping and the environmental reports.

Would like to take the opportunity to commend the planning authority for its use of interactive GIS in the plan-making process, which is considered to represent best practice and can be anticipated to increase the public's understanding of the Plan and how it relates to their local area.

Recommendations and Observations from the OPR

The OPR in response to the publication of the Draft Plan made a submission which **included 10 recommendations and 4 observations.**

Core Strategy

Recommendation One: Core Strategy population and housing target:

The planning authority is required to revise the Core Strategy, including population and housing projections for the 6-year period of the Plan, as follows:

- (i) The population projections must be calculated in accordance with the provisions of the ‘NPF Implementation Roadmap’ regarding transitional population projections and the population projections under the RSES for the Southern Regional Assembly. This will require the omission of the additional headroom applied in the core strategy population calculations for the period post 2026.**
- (ii) The housing targets must be calculated in accordance with the ‘Housing Supply Target Methodology for Development Planning, Guidelines for Planning Authorities’. For County Cork, this will require the omission of the adjustment that has been applied under adjustment F in the calculations in appendix B5 of the draft Plan.**

Chief Executive Response

The National Planning Framework Implementation Roadmap sets out the population projections for each of the counties to 2026 and to 2031. It allows that planning authorities where population is projected to grow at or above the national average baseline may apply up to 25% additional headroom up to 2026 with a view to converging with the 2031 population projection in the period 2026-2031. Cork County Council is one of the planning authorities where this provision applies.

The Draft Plan Core Strategy as stated in Chapter 2 and Appendix B set out ambitious population and housing growth targets which in the opinion of Cork County Council are consistent with the requirements of the NPF, NPF Roadmap and the RESE. These ambitious targets reflected the historically strong population growth of the County over the last 50 years. The population target for the Plan period to 2028 using 2016 census as the base year was 60,913 which in the Planning Authorities view is in line with achieving the 2031 target population as set out in the RSES of 66,000. The population growth figures were then used to calculate the number of households and houses that would be needed over the period up to 2028.

However, the publication of the Section 28 Guidelines: Housing Supply Target Methodology for Development Planning (HST) in December 2020 introduced a new methodology for calculating the number of households generated by a given level of population growth which we would have to have regard to. The preparation of the Draft Core Strategy up to that point had been based on the guidance set out in the NPF, NPF Roadmap, the RESE and clarifications from the Department of Housing, Heritage and Local Government around the meaning of the NPF Roadmap. This work was completed in December 2020. It was not possible in the time left before publication of the Draft

Plan to carry out a full review of the implications of the HST Guidelines. However, Cork County Council made every effort to comply with the new requirements and revised its approach in order to show that we had regard to the HST Guidelines.

The result was a Draft Core Strategy that aimed to deliver 29,352 units, requiring the zoning of 836ha of residential land over the period from Q4 2020 to Q4 2028 (33 quarters). The Planning Authorities view is that this scale of development is required to ensure that the National and Regional Targets are met over the Plan period.

However, the OPR in their submission to the Draft Plan have identified a number of areas where it would appear to them that the approach followed in the preparation of the Core Strategy is not consistent with the above. The cumulative effect of the approach the Office understands the Planning Authority has adopted is to arrive at a significantly higher level of growth over the Plan period than provided for under the NPF or RSES.

The key areas of concern for the OPR are namely;

- That while we applied the additional headroom correctly to 2026, we then carried it forward 2031 which effectively increases the projected population for 2031 from 398,000 to 405,650. Also, population growth can only be calculated for the plan period which in our case is to Q2 2028, we included the period to the end of 2028. Population growth can also only be calculated for the plan period, which according to current timeline is up to Q2 2028 i.e. from Q3 2022 to Q2 2028 (24 quarters). Therefore, the Draft Core Strategy figure exceed that figure by 6 months. This results in a further over-calculation of population growth and housing requirements for the plan period.
- The Housing Supply Target Methodology for Development Planning, Guidelines for Planning Authorities, sets out the latest required methodology for determining housing supply targets for the plan period. The Guidelines, and associated Circular, provide for two possible adjustments to the NPF 50:50 targets in circumstances where (a) housing completions over previous years are significantly below the average annual number of homes required to meet the NPF targets (Adjustment 'E'), or (b) increased growth rates in the short term where housing completions are currently exceeding the average annual targets (Adjustment 'F'). The draft Plan calculates housing supply for the County on the basis of Adjustment F which results in a housing target of 29,316 to 2028 (appendix B5). However, according to the CSO data, average annual housing completions since 2017 are c.1,200 per annum. The NPF target for the same period equates to almost 2,170 per annum. As such, average annual targets are not being exceeded in Cork County, and therefore in the OPR's opinion Adjustment F is not applicable.

It is accepted that the Draft plan must be consistent with the NPF and RSES, which would include the population targets incorporated into the Southern Regional Assembly Regional Spatial Economic Strategy. The OPR stated in its submission that, "The draft Plan calculation of c.4500 units per annum is not, therefore consistent with the NPF and the Guidelines, and the Core Strategy must be reviewed without the inclusion of Adjustment F". However, if the parameters of the objectives of NPF are broad enough to allow different housing targets, all of which are consistent with the NPF (and indeed the RSES), then it would seem that is not correct as the OPR have stated in the

submission that the draft plan must be consistent with the Guidelines, as the generally applicable standard is “to have regard” to Guidelines as set out in section 28(1) of the 2000 Act. This is further reinforced by considering section 10(2A)(b) where it is specifically stated that the requirement is to “take account” of any policies of the Minister in relation to national and regional population targets. The requirement to have regard or take account requires a bona fide consideration and reasons where these guidelines or policies are not being followed.

The Planning Authority having reviewed this matter have revised the population and units targets to address the issues raised while having regard to the HST Guidelines and showing consistency with the NPF and RSES as follows;

i) The population targets have been adjusted to comply with the NPF Roadmap by not projecting forward the 25% population boost beyond 2026. This has resulted in a minor adjustment to the 2028 population target from 60,913 to **59,170**.

ii) Adjustment F of the HST Guidelines has been omitted. This means that adjustment E is also no longer justified. Therefore, having adjusted for the following;

- Exclude actual and estimated housing growth from 2017 to Q2 2022.
- Exclude Future Growth from Q3 and Q4 2028
- Adjusted population growth beyond 2026.
- Targets for Population and Housing only for the **6 years of the Plan** (Q3 2022 to Q2 2028)(24 quarters).

Based on the above adjustments a revised HST Table (B5) has been prepared. This gives a new “Plan Housing Demand” (D) figure of **18,293 units**.

Table 2.X Household Projections for County Cork Q3 2022- Q2 2028				
	Cork County Council Q2 2022-Q2 2028	Total Households	Number of Relevant Years	Annual Average Households
A	ESRI NPF scenario projected new household demand 2017 to end Q2 2028	24,910	11.5	2,166
B	Actual new housing supply 2017 to end Q2 2022 (estimated future delivery projected pro rata from year to date)	6,783	5.5	1,233
C	Homeless households (latest data), and unmet demand as at most recent Census	166	-	-
D	Plan Housing Demand = Total (A-B+C) (Projected ESRI NPF demand - new completions) = Unmet demand	18,293	6	3,049
D1	25% Population Allocation to 2026	4,318	-	-
Total	Plan Housing Demand = Total (A-B+C) (Projected ESRI NPF demand - new completions) = Unmet demand	22,611	6	3,769

The differences between the Draft Plan Core Strategy Approach and the Revised Approach are set out in the Table below

	Draft Plan: April 2021	Revised Approach September 2021
Core Strategy	Overall Units: Draft Plan 29,353 and a Population increase 2016-2028 of 60,914 This was based on:	Proposed Amendment Units: 22,611 and a Population increase 2016-2028 of 59,170 This is based on:
Summary:	The Draft CDP uses CCC Methodology which the current 2014 CDP is based on, and this was adjusted to align as closely as possible with the HST figure for Cork County: 29,316	The Proposed Amendment uses the HST Methodology and the NPF Roadmap, to arrive at a total unit allocation for the County and this is applied at SPA level by apportioning unit growth and population growth by the same percentage per SPA. Metropolitan Cork: 47% Greater Cork Ring: 30% North Cork: 11% West Cork: 12% This ensures alignment with the Population Targets in the RSES in 2026 and 2031.
Other considerations which have led to the change in the total units required for the County:		
HST	A dual approach which sought to align Planning Authority Methodology with the HST Guidelines	Single approach units are derived only from the HST Guidelines (and NPF Roadmap) and are proportionally allocated. (see above)
HST / Roadmap	Includes 17% of the possible 25% Population Boost Allocation to match HST calculation. This boost is only applied to Metropolitan Cork SPA.	Includes full 25% Population Boost Allocation to 2026. This boost is applied to all SPAs in accordance with the overall population increase to 2028.
HST	Adding 25% to F in the HST.	Adding 25% to D which is the baseline for the plan period.
HST	Subtracts the completed units from CSO data up to Q3 2020 (4,488 total units accounted for)	In addition to these completed units to Q3 2020 (right) this methodology also estimates the likely completed units up to the beginning of the plan period Q3 2022. (6,783 units accounted for) as required by the methodology.
HST / Population	Plan Period: Q3 2020 to Q4 2028 (33 Quarters) of Growth	Plan Period: 6 years Q3 2022 to Q2 2028 (24 Quarters) of Growth
Population	Uses <i>varying</i> average household size per SPA for the years 2016, 2026 and 2028	Uses <i>single</i> average household size for the County in 2028 (2.62 decimalized)
Population	Includes a Vacancy Rate per SPA from 2016 Census	No Vacancy Rate per SPA applied

The full 25% population headroom of 11,250 to 2026 in accordance with the objectives of the NPF and RSES is then applied and has been distributed across all 4 Strategic Planning Areas. This gives an additional housing unit boost of 4,318 units giving a revised housing unit requirement for the Plan period of **22,611 units**.

The 22,611 housing units have then been distributed across the four Strategic Planning Areas leading to adjustments to the “Net New Units Required for the Plan Period Figure” to reflect the revised allocation. This will also have an impact in some cases on the amount of greenfield residentially zoned land required.

The revised distribution has taken account of settlements place in the network, level of existing and proposed services provision, impacts of updated SFRA, amount of Tier 1 and Tier 2 lands available, historic growth rates and the need to ensure a balanced allocation across the County. The revised population and housing unit allocations are set out in the Tables below.

The 22,611 units has been distributed across the Settlements Network as set out in the revised Core Strategy Tables, **see Proposed Amendment No 1.2.10 and Proposed Amendment No.**

The Core Strategy Table identifies the need to provide a minimum of **628ha** of residentially zoned land (including Additional Provision) across the Main Towns and Key Villages (>1,500).

The changes to the population and housing unit targets brought about by the need to have regard to HST Guidelines require adjustments to the residentially zoned land supply with the recategorization of some residentially zoned sites in order to ensure that the maximum amount of lands identified in the Draft Plan for residential development are retained and available over the 6 year plan period. The recent publication of the Draft County Development Plan Guidelines has assisted with this process as they contain some potentially useful policy tools which are discussed further below.

Draft County Development Plan Guidelines- “Additional Provision”

The Draft County Development Plan Guidelines from the Department of Housing, Heritage and Local Government were published on 9th August 2021 for public consultation until 8th October 2021. The Draft Guidelines include a number of provisions to ensure sufficient provision of housing lands/sites such as **“Additional Provision”**

The Draft Guidelines state that

“In providing housing sites for development within settlements, it may be necessary to zone more serviced land and sites for residential (or a mixture of residential and other uses), than would equate to meeting precisely the projected housing demand for that settlement. This approach recognises that a degree of choice in development sites to be provided locally is desirable to avoid restricting the supply of new housing development through inactivity on a particular landholding or site.

In making provision for housing within settlements in the core strategy of a development plan, in certain instances a planning authority may therefore provide zoned residential sites in addition to

those required to meet the settlement housing supply target. This means that a planning authority, after identifying the site/land requirements to meet the housing supply target for that settlement, may also identify additional sites/lands to ensure sufficient choice for development potential is safeguarded.

Where the planning authority considers it necessary to employ this mechanism for 'Additional Provision' of residential lands in a particular settlement, it must be clearly set out in the core strategy.

In proposing the extent of any such additional landholdings, the planning authority must take into consideration **all** of the following:-

- a) There is no automatic presumption of Additional Provision land or sites to meet housing supply targets in any development plan. The extent of any Additional Provision must be comprehensively identified, quantified and explained in the core strategy and shall not exceed 20-25% of the required quantum of zoned land and sites in settlements in any planning authority area as a whole, for any six-year plan period;
- b) Housing supply and population targets for the relevant six-year development plan period, and the location and level of servicing of lands already zoned for development, in accordance with 4.4.1 and 4.4.2 of the Guidelines above;
- c) The need to ensure a minimum of 30% of all new residential development in settlements outside cities and 50% in cities and their suburbs, must comprise brownfield or infill development within the boundary/built footprint of the existing built-up area;
- d) Any parts of strategic and sustainable development sites that will be phased and built out over a longer period than the six-year development plan (such as large-scale urban regeneration areas, transport-led development sites or SDZs) may be included over and above as Additional Provision lands (per section 4.4.4 below);
- e) Additional Provision must not comprise land and sites that are not serviced or serviceable within the six-year plan period (save for the exception of strategic and sustainable development sites in section 4.4.4);
- f) The location of zoned lands and sites within the settlement must be consistent with sequential development patterns, town centre first principles, proximity to services and facilities and the need to reduce carbon emissions;
- g) Additional Provision must be phased in a clear sequence of priority to facilitate development management decisions and development monitoring by the planning authority and An Bord Pleanála
- h) Additional Provision must be compatible with the core strategy regarding the proportion of projected housing demand to be met on unzoned land in rural areas.

Accordingly, on a settlement basis, the precise extent to which zoned lands and sites in excess of that required to match the agreed housing supply target are provided, is to be determined by the planning authority. Such proposals will be assessed and evaluated by the Office of the Planning Regulator in accordance with these Guidelines.”

The Planning Authority take the view that **“Additional Provision”** will apply as required to most Main Towns and Key Villages (>1,500 population) as it is critically important that the maximum amount of residentially zoned land is available to ensure an adequate supply of housing given the current severely dysfunctional housing market where supply of new houses is trailing well behind demand and there is significant unmet demand in the market all cross the county which remains to be satisfied. The supply of new houses has been significantly impacted by constraints in water services infrastructure across the county, many of which are due to be addressed under the Irish Water Investment Programme over the lifetime of the next County Development Plan in the period to 2028. Supply has also been disrupted by a range of economic and financial considerations, and most recently by the Covid pandemic. Therefore, in order to meet the reasoning for **“Additional Provision”** as set out in the Draft Guidelines it is critically important that these lands are available immediately to meet the ambitious housing delivery targets and allow for the orderly transition to a lower level of zoned residential land as set out in the Draft Plan.

See Proposed Amendment No. 1.2.11.

Draft County Development Plan Guidelines- “Long Term Strategic and Sustainable Development Sites”

The Draft Guidelines also make provision for **“Long Term Strategic and Sustainable Development Sites”**. The Draft Guidelines state that “Strategic and Sustainable Development Sites are key development sites that may comprise lands and sites for urban regeneration and/or transport-led development. They may comprise either brownfield/infill or greenfield land and may also be subject to Strategic Development Zone (SDZ) status, or other relevant planning-related designation. Such sites are characterised by:

- their potential for significant residential development to be delivered over a timescale greater than a single six-year development plan period;
- their significant scale – generally several thousand new homes as a new urban extension to a City or NPF Regional Centre
- A requirement to be aligned and supported by significant water services, transport and other infrastructural investment. The extended timescale needed to deliver such infrastructure will require certainty in terms of zoning status to ensure such long-term planning and investment.

It is necessary for the development plan core strategy to clearly identify such lands and also the proportion of those land that are likely to be developed within the six-year plan period and those that are not likely to be developed within the six-year plan period. While the portion of lands likely to be developed must be included in the plan core strategy, the portion that are ‘not likely’ to be developed within the plan period should be identified by a ‘Long-Term Strategic and Sustainable Development Site’ designation, reflecting that they will deliver housing within the subsequent development plan period (i.e. more than 6 years).

This is to ensure clarity in respect of scheduled housing development on the site in accordance with identified phasing and servicing constraints for the planning authority or An Bord Pleanála when considering any planning applications for housing development. The portion of any Long-Term Strategic and Sustainable Development Sites that are not likely to be developed within the six-year

plan period may be considered as **further additional provision** over and above the 20-25% threshold figure referred to above”

This aim of this approach i.e. a long term view is required on very large sites over more than one plan period to ensure orderly planning and infrastructure delivery, is similar to the approach taken in the Draft Plan Core Strategy as set out in Chapter 2 Core Strategy, Section 2.14 and Table 2.10. It is intended to review this approach to ensure that the Plan makes sufficient provision for the long-term deliverability of certain key strategic sites such as the Urban Expansion Areas in Metropolitan Cork and the Monard SDZ. Flexibility must be provided for to ensure that these key sites are facilitated to deliver the maximum number of housing units as quickly as possible.

Distribution of the Revised Housing Units Figure

As stated above the **22,611** housing units were then distributed across the main towns, key villages, villages and rural areas. The reduction of 6,741 units on the Demand side has led a to significant adjustments across the settlement network. **See New Core Strategy Table Proposed Amendment No. 1.2.13** for a detailed breakdown of the redistribution.

A summary is set out in the **Table below**;

Settlement Type	29,353	%	22,611	%
Main Towns	20,231	69%	14,795	65%
Super Key Villages (> 1,500)	1,782	6%	1,608	7%
Key Villages	2,094	7%	1,320	6%
Villages	1,340	5%	1,176	5%
Rural Housing	3,905	13%	3,712	16%
	29,352	100%	22,611	100%

Management of the Zoned Land Supply to Meet Revised HST Unit Figure

Housing for All

Currently the Draft Plan makes provision for residential zonings (Yellow R), residential reserve (Yellow/green RR) and retaining additional zonings within UEA/SDZ by borrowing development from the future (2028 to 2031 period).

The challenge, as stated previously is to retain the maximum amount of land identified in the Draft Plan for housing delivery/supply despite the reduction in the revised housing unit demand from the HST table. However, to aid this adjustment some additional tools, subject to modification, have been identified in the recently published Draft County Development Plan Guidelines such as **“Additional Provision”** and **“Long Term Strategic and Sustainable Development Sites (or Further Additional Provision)”**.

Approach to Identifying the Residential Zoning Requirements to meet revised HST figure for the Plan Period of 22,611 units.

Therefore, using the existing tools set out in the Draft Plan plus the Cork County Council interpretation of the tools identified in the Draft CDP Guidelines the following approach has been taken to the review of the Residential Land Supply

1. Identify residential zonings that contribute to the overall 22,611 total **(Base) See Proposed Amendment No. 1.2.9, 1.2.10 and 1.2.11.**
2. The numbers within No.1 above will include Sites outside UEA's and Sites within UEA's **(Long Term Strategic (Likely). (All included in CS numbers).**
3. Then quantify **"Additional Provision"** from 1 above (up to 25% of zoned land). **(Identified in CS on Supply side). See Proposed Amendment No. 1.2.11**
4. Sites within UEA's that not included in No.1 above considered **Long Term Strategic and Sustainable Development Sites** (less likely) or **"Further Additional Provision"**. These sites are not included in the Core Strategy Table, but the details are set out in the Core Strategy under a different section. **See Proposed Amendment No. 1.2.11**
5. All above considered Phase 1 in order to ensure that adequate choice, sufficient headroom and allow maximum flexibility to ensure the delivery of the UEA's/Long Term Strategic Sites.
6. **"Residential Reserve"** potential future lands that may subject to certain criteria come into play in second half of the Plan Period. Not counted in the Core Strategy Table but the details are set out in the Core Strategy under a different section. **See Proposed Amendment No. 1.2.12**
7. In some cases, sites zoned residential in the Draft Plan have been redesignated at **"Existing Residential and Other Uses"**, and therefore removed from Core Strategy supply side as they are expected to be fully developed before or soon after the Plan comes into effect.

Chief Executive's Recommendation

Amend Volume One Main Policy Material, Chapter 2 Core Strategy and Appendix B Tables B1 to B5).

See Amendment No's 1.2.3 to 1.2.16 including New Core Strategy Table Proposed Amendment No. 1.2.13.

Amend Draft Joint Housing Strategy/HNDA

Work on changes to the Draft Joint Housing Strategy/HNDA are ongoing and will be made available for the members consideration and online as soon as possible.

Recommendation Two - Core strategy, settlement hierarchy and distribution of growth:

The planning authority is required to provide a revised core strategy in volume 1 of the draft Plan, and in particular, to:

- (i) provide a single core strategy table for the county as a whole;
- (ii) set out a settlement hierarchy for the entire county that is consistent with the settlement typology under section 3.2 and table 3.3 of the RSES, including the identification of the designated Key towns of Mallow and Clonakilty as a distinct settlement tier, the application of the 1500 population threshold (CSO 2016) for towns and villages, and the provision for the separate settlement tiers for (I) small towns / village
- (iii) provide the required details (population projections and housing allocation) for individual towns >1500 population and for, in aggregate, (I) town and village settlements
- (iv) ensure that the sum of the population and housing allocations across all the settlements and settlement tiers align fully with the total population and housing targets as may be revised in accordance with recommendation 1; and
- (v) revise, and where necessary reduce, the population and housing allocations for settlements so that the growth rate is consistent with NPO 9 of the NPF and RPO 11 of the RSES, and to avoid disproportionate levels of new housing development in relatively small settlements with inadequate capacity to provide the necessary services and infrastructure, including public transport accessibility.

Chief Executive Response

It is the Local Authorities view that the Draft Core Strategy demonstrates consistency with the NPF and the RSES and the requirements of Section 28 Guidelines. The Draft Core Strategy set out clearly how the Planning authority intended to meet the population targets as set out in the NPF, NPF Roadmap and RSES for 2026 and 2031. The Draft Core Strategy in Appendix B1 to B4 set out in detail the distribution of population across the 4 Strategic Planning Areas at each level of the settlement network in compliance with the Department's Guidance Note on Core Strategies (November 2010), which clarifies that the key statistics regarding distribution of future population and housing, are included in a core strategy table.

It should be noted that the Draft Core Strategy was prepared in the absence of any updated guidance on the preparation of Core Strategies in particular given the publication of the HST Guidelines setting out a new methodology for the setting of Core Strategy unit targets without any clear indications of how this approach related to the population targets set out in the NPF, NPF Roadmap and the RSES. The Local Authorities approach therefore was to provide as much information as possible in as clear a manner as possible to aid understanding of the Core Strategy.

The Local Authority acknowledge the OPR's comment that approach provides useful supporting information in view of the large size of the county but does not agree that a single large table over a number of pages will make it easier for stakeholders, including the general public, to clearly understand the proposed distribution of growth across the county. However, it is intended to provide for both approaches to ensure the maximum degree of clarity.

The Local Authority acknowledge the OPR's comment that the core strategy tables do not currently designate or identify the Key towns of Mallow and Clonakilty as a tier and it is intended to address this matter.

The Local Authority note the OPR's comment in relation to the individual settlement hierarchies for each of the four SPAs are based on different criteria and do not consistently follow the settlement typology approach in table 3.3 of the RSES. However, given the size of the County, which is in effect 4 medium sized counties a one size fits all approach would not be appropriate. There are a number of County Towns identified which are under 1,500 population, such as Newmarket, Buttevant, Schull and Castletownbere, but these settlements play a key role in serving often peripheral areas of the County and/or have significant strategic economic and service functions. These need to be recognised so that these County Towns can be supported in providing key services for those communities both in the towns and their surrounding rural hinterlands.

The Local Authority note the OPR's comment with regard to the distribution of projected population growth between the four Strategic Planning Areas as appearing reasonable, it does not accept that the housing growth allocation does not fully correspond with same. The Local Authority will however be reviewing the population and housing growth allocations in response to Recommendation 1.

The Local Authority acknowledge the OPR's comment with regard to the growth levels within many settlements across all settlement tiers appearing excessive in view of NPO 9 which limits growth to 30% (between 2016 and 2040) for all settlements other than the five cities and their suburbs, the regional growth centres and the key towns designated under the RSES. The Local Authority also notes comments that indicating a higher level of growth rates for the Metropolitan Area main towns and key villages along the suburban rail network is justifiable and indeed desirable. As part of the response to Recommendation 1 the Local Authority have reviewed the population allocations and adjusted them accordingly. However, in some case it is considered that growth rates of higher than 30% are not only desirable but critically important to support the states and local authorities existing and planned future infrastructure investment in places such as Carrigtwohill and Midleton.

The allocation of growth targets seeks to ensure that the growth would be sustainable and in keeping with the scale of the settlements. It also aims to ensure that there is capacity to accommodate the additional growth without damage to the settlement's character and the carrying capacity of their environment and infrastructure. In accordance with the NPF the population growth rates are generally not proposed in excess of 30% of the 2016 population. However, in Bantry were the CSO boundary has resulted in an artificially deflated census baseline population and to reflect its enhanced status in the RSES a special exception is made as it exceeds the 30% by 4%. Using our own population estimates based on Geodirectory and the 2016 development boundary for Bantry this figure reduces to 26%.

The extent of residential development and to a lesser extent mixed use residential development, which has occurred since the 2016 Census will affect the growth of future housing within the Plan period. In respect of settlements which saw uniform growth rates over the 2016 population, the requirement for additional housing will result in some settlements having a greater need for additional housing than others of similar size. The units which are under construction or are substantially complete have been accounted for in accordance with the Draft Development Plan Guidelines (2021).

In limited circumstances, where there is outstanding planning permission for dwelling units, such developments or commitments may result in these settlements already breaching or close to breaching the 30% rate, this is evident in some of our Key Villages which are to exceed 1,500 people over the lifetime of the plan, within the Cork County Metropolitan Area such as Glounthaune and Killumney Ovens. In these cases, it is considered important that an allowance for growth on sites without the benefit of planning permission, taking into account spare capacity or the imminent construction of additional water infrastructure which failed to materialise over the course of the previous plan period is made.

The Local Authority is determined to ensure that the allocation of population and housing growth leads to the efficient delivery of infrastructure and services by the Local Authority and other agencies to support the rapid delivery of housing in the right locations.

It is intended to provide a revised Countywide Core Strategy Table which fully reflects the distribution of population and housing growth to all of the settlement tiers including aggregate population targets for villages (other than key villages tier) and rural areas outside of towns and villages.

The Local Authority do not accept that Draft Core Strategy Tables B1 to B4 indicated that the sum of the projected population growth for the settlements and/or settlement tiers exceeds the total projected population provided for in the Draft Plan.

In response to the specific issues raised in Recommendation 2 the Local Authority will;

(i) Prepare a single core strategy table combining updated Tables B1 to B4 can be incorporated into the Core Strategy Chapter of the Plan. This revised Core Strategy Table will also have regard to the Draft CDP Guidelines. A revised B5 HST Table will also be incorporated into Core Strategy Chapter text itself.

(ii) The Settlement Hierarchy in the Draft Plan is set out in Objective CS 2-7 Network of Settlements, page 44-46. Objective CS 2-7 is supported by Table 2.6 RSES Settlement Typology as applicable to Cork County Council and Table 2.7 Sustainable Development Framework for County Cork, pages 29 to 31. It should be noted that the SRA have no comment on the Council's compliance with Section 3.2 and Table 3.3. of the RSES and therefore it is considered that the Draft Plan is consistent with the RSES. The Network of Settlements will be revised to reflect the Key Villages >1,500 population and those < 1,500 population.

(iii) The Draft Plan sets out the population targets and housing units required for towns and villages of greater than 1,500 population in Core Strategy Tables B1 to B4 (See also (i) above. Consideration

will be given to how best to represent aggregate population for town and village settlements <1500 and the open countryside.

(iv) The Draft Plan population and housing allocations across all settlements and settlements tiers align fully with the total population and housing targets for the County. These figures will now be adjusted to take account of impacts of Recommendation No.1 and this will be reflected in the updated single Core strategy Table.

(v) The population and housing allocations will be reviewed and adjusted where appropriate in particular having regard to changes arising from Recommendation No.1 to comply with NPO 9 of the NPF and RPO 11 of the RSES. However, it is the Councils strong view that growth in excess of 30% is considered justified in Metropolitan Cork to ensure that wider NPF and RSES/Cork MASP population and housing targets are met.

It is the Councils view that the level of growth allocated to the Key Towns is in compliance with the requirements of RPO 11 of the RSES. It is also noted that the SRA raised no issue with the approach taken in the Draft Plan.

Chief Executives Recommendation

Amend Volume One Main Policy Material, Chapter 2 Core Strategy.

See Amendment No's See Amendment No's 1.2.3 to 1.2.16 and New Core Strategy Table 1.2.13.

Recommendation 3 - Residential Land Supply

The planning authority is required to;

- (i) review the quantity of land zoned for residential or a mixture of residential and other uses in the core strategy (table 2.8 and tables B1 to B4, as appropriate) to ensure consistency with the housing supply targets, as required under the section 28 Housing Supply Targets Methodology for Development Planning Guidelines for Planning Authorities (December, 2020), having regard to current guidelines relating to residential density; and
- (ii) review density assumptions used to estimate the quantity of zoned land arising from the Housing Supply Targets in the revised Core Strategy having regard to the recommended residential densities for large towns, small towns and villages in the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (2009). The planning authority shall take account of any amendments made in response to the recommendations and observations set out in this submission, in particular Recommendations 1 and 2. The zoning of all lands must also be reviewed based on the Tiered Approach to Zoning (recommendation 6).

Chief Executive Response

The Local Authority acknowledge the OPR's comment commending the Council for its approach to revisiting the extent of historical residential zonings in the approach to the draft Plan from 2,064ha to 836ha, but does accept that this is set within the context of the existing largescale over-zoning in the county. Significant additional headroom was provided in more peripheral areas of the County to ensure that there was sufficient opportunity/choice to allow for residential development in the County Towns and to provide sufficient alternatives to individual rural housing.

The housing yield from zoned land only relates to both lands zoned residential (RE) and mixed use Special Policy Areas (X) where there is a residential component. The Draft Plan sets out a range of density standards which are applied appropriately to settlements in the different levels of the network and that also allow for flexibilities to be applied taking account of the individual site characteristics.

The submission suggests that consideration should be given to defining on the land use zoning maps those lands that will contribute to the compact growth target (>30% of housing units) to accommodate infill/brownfield development consistent with the definition under the NPF, which should be reflected in the Core Strategy table. However, the level of brownfield/infill/built footprint development is indicated in the Draft Core Strategy for each Main Town and Key Village over 1,500 population. The ambitious targets for brownfield/built footprint development have been retained and, in some cases increased in the revised Core Strategy prepared on foot of Recommendation No.1.

Also in this regard the Local Authority acknowledges that the OPR's welcome for the approach to regeneration in the Draft Plan and in particular Chapter 9, addressing town centres and retail, which takes a holistic view of the different uses which together make up vibrant centres, making particular reference to policy Objectives, TCR 9-1, 9-2, 9-3 to 9-12 and 9-13. Also welcomes the identification

of individual regeneration sites and is satisfied that the plan has the potential to drive regeneration across the range of settlements. These policies and objectives highlight the Local Authorities commitment to delivering compact growth and in particular housing on brownfield/built footprint lands.

In response to the specific issues raised in Recommendation 2 the Local Authority will;

i)The residential land supply will be adjusted to take account of the changes set out in response to Recommendation 1 and the amount of zoned land required to meet Q2 2028 targets will be managed to ensure that there is a sufficient supply of serviced zoned land in the right locations across the County.

(ii)The Council will review housing density assumptions as appropriate See also response to Recommendation No.6

Chief Executive's Recommendation

Amend Volume One Main Policy Material, Chapter 2 Core Strategy

See Amendment No's No's 1.2.3 to 1.2.16 and including New Core Strategy Table Proposed Amendment No. 1.2.13

Amend Text and Zoning Maps in Volumes Three North Cork, Volume Four South Cork and Volume Five West Cork. See Proposed Amendments in Volume Two Part II North Cork, Part III South Cork and Part IV West Cork

Recommendation 4 – Approach to development in Carrigaline:

The planning authority is required to omit proposed land use zonings CL-RR01, CL-HT-01 and CL-B-02 at the northeast of Carrigaline to maintain a separation between Carrigaline and Ringaskiddy in order to prevent the two settlements from merging into a single conurbation.

Chief Executive Response

Carrigaline is the largest town in the County and has experienced significant population and housing growth over a long period of time. Also, there is a lack of sufficient employment land within the town which influences the high car dependency. IDA have indicated that there is a requirement to identify additional employment lands in the area. The proposal to develop the Fernhill UEA is a prudent and strategic response to these strategic issues ensuring that future housing and employment land supply is properly planned for over the lifetime of the Plan. The proposal has been fully assessed as part of the preparation of the Carrigaline Transport and Public Realm Strategy (TPREP) to ensure that it has strong sustainable walking and cycling links with the town and the town centre to encourage modal shift away from cars. Development of these lands will be subject to other lands been developed or shown not to be available and subject to the opening of the M28 and the preparation of a Framework Plan which will address the issues raised.

The Local Authority consider the identification of these lands for more detailed planning over the lifetime of the Plan is a prudent proper planning approach to help guide the future development of Carrigaline in a sustainable manner.

It is intended to revise the requirements of the Framework Plan to ensure that the future development of the site while making provision for a strategic landscape corridor with Ringaskiddy to be retained.

Chief Executive's Recommendation

Amend Volume Four South Cork, Part 1 Carrigaline MD, Fernhill Urban Expansion Area text Paragraphs 1.3.104 to 1.3.111 and Objectives CL RR-01, CL B-02 and CL HT-01, pages 27 and 31.

See Amendment No's 4.1.3.2, 4.1.3.20 and 4.1.3.21

Recommendation 5 – Approach to development in Carrigtwohill:

The planning authority is required to: (i) omit the proposed extension of the Industrial land use zoning CT-I-01 to the west of Carrigtwohill; and (ii) to provide for the phased, sequential development of residential lands in Carrigtwohill having regard to the capacity constraints for wastewater treatment in this area.

Chief Executive's Response

i) Carrigtwohill is a key employment centre in the County with over 3,782 jobs (2016 census) and is recognised as a Strategic Employment Location in the Draft Plan. There are currently 63.9ha of Business and General Employment Land and 184.1ha of Industrial land zoned in the Draft Plan.

Both TII and the NTA raise concerns about the 28.2ha extension of the CT-I-01 site given in particular the capacity constraints on the Cobh Cross Junction which is already congested. The Draft Plan has ambitious population/houses and jobs targets for Carrigtwohill and there is significant merit in retaining any additional capacity for the proposed residential developments, including the Carrigtwohill North UEA and further employment developments centred around the existing IDA owned lands in the town. Therefore, it is considered at this stage to be prudent to amend the Draft Plan omitting the extension of CT I-01.

(ii) IW view is that once the load transfer projects from Midleton are completed, capacity to cater for the full population targets proposed in the Draft CDP for Carrigtwohill will not be available. The Carrigtwohill WWTP will still be able to cater for a portion of the Carrigtwohill population target but not all of it. However, this issue can be managed by the careful phasing of development which is already part of the proposals for the UEA. The phasing arrangements are set out in Table 4.2.7 Volume Three South Cork Part 1, Cobh MD. Also, adjustments to the population/housing unit's targets will have an impact on this matter.

The submission welcomes the Council's inclusion of a high level overview of the critical infrastructure for the core strategy attached as Appendix D to the draft Plan, however it does not distinguish between lands that are fully serviced (tier 1) and land that has outstanding requirements for specific service/infrastructure provision, but which can feasibly be provided during the plan period (tier 2), nor does it appear to include any cost estimates for the delivery of that infrastructure. It is intended to provide residential site specific infrastructure assessment in a new Appendix D2, see response to Recommendation No. 6.

Chief Executive's Recommendation

Amend Volume Four South Cork, Part 1 Cobh MD Land Use Zoning Map by removing extension to Objective I-01 on page 117.

Proposed Amendment No.4.2.3.1 and 4.2.3.1

Recommendation 6 - Tiered approach to zoning:

The planning authority is required to elaborate and expand upon its infrastructural assessment, as necessary, to fully address the status of all lands proposed to be zoned under the plan in accordance with the methodology for a tiered approach to land zoning under Appendix 3 of the NPF, relating to existing development services, i.e. road and footpath access including public lighting, foul sewer drainage, surface water drainage, water supply and/or additional service capacity.

The written infrastructural assessment is required to determine which lands are tier 1 serviced zoned lands and which lands are tier 2 serviceable zoned land (i.e. they can feasibly be serviced during the plan period to accommodate development). Lands which cannot be serviced during the period should not be zoned or taken into account in the core strategy for calculation purposes.

The inclusion of a reasonable estimate of the full cost of delivery of the required infrastructure to the identified zoned lands, as required, in addition to the identification of tier 1 and tier 2 lands on the land use zoning maps would assist the implementation of the plan and provide important information to all stakeholders.

Chief Executive's Response

In relation to residentially zoned land Cork County Council in preparing the Draft Plan has done extensive infrastructure assessment to identify infrastructure constraints and to guide the identification of Tier One and Tier Two lands. The amount of Tier One and Tier Two residential lands has been identified at a settlement level for all the Main Towns and Key Villages over 1,500 population across the County. It is proposed to provide further information and identify whether the individual residentially zoned sites in each Main Town and Key Village >1,500 are Tier One or Tier Two.

The key infrastructure requirements to facilitate the development of the Tier Two lands is set out in Appendix D of the Draft Plan at a settlement level. Additional information at an individual zoned site level will be provided to give a better understanding of the infrastructure requirements of each residentially zoned site. This will be set out in new Appendix D2

In relation to other zoned lands it is not possible given the statutory time constraints to carry out the required analysis given the size and scale of the County. However, it is proposed to include a commitment to carry out an Employment Land Availability Study within two years of adopting the Plan which will include an assessment of the infrastructure requirements of each employment site which will inform the application of Tiering.

The feasibility of including the Tiering on land use zoning maps will be considered to assess whether it is practical or not within the time available. However as stated above this information will be available in Table format for each site.

It is not possible given the statutory time constraints to provide a useful estimate of infrastructure costs given the significant amount of infrastructure required and the current uncertainties around raw material costs. The Local Authority through its Active Land Management will be doing

furthermore detailed work on this issue and the approach been taken is set out in Chapter 19 Implementation and Delivery.

Chief Executive's Recommendation

Amend Volume One Main Policy Material, Appendix D with the insertion on new Appendix D2 Site Specific Infrastructure Assessment of sites Zoned for Residential Development.

Proposed Amendment No. 1.2.20, 1.19.2 and 1.19.3

Recommendation 7 - Residential density:

The planning authority is required to amend the following proposed standards:

- (i) **Key village <1500 and villages – The proposed low density rate of 5-20uph is significantly below the rate of 15-20uph referred to in the guidelines. The guidelines provides that where they are applied, such rates should be limited to no more than 20% of planned new housing stock per settlement.**
- (ii) **Smaller towns (1500) - The draft Plan suggests that the high density rate (50uph+) would apply to the town centres, which may not be appropriate for settlements of this size in view of the guidelines.**
- (iii) **Where the proposed density approach is amended in line with this recommendation, the extent of land use zoning should be amended accordingly.**

The Local Authority acknowledge the OPR's comment that the overall proposed approach to residential density, as set out in Chapter 4 of the Draft Plan (sections 4.7 to 4.10) to constitute a positive and rational approach to the application of appropriate residential standards across the diverse settlement's contexts of the county.

The Planning Authority will consider what mechanism(s) it might employ to ensure that all relevant development management standards will be easily accessible to members of the public as part of the Plan Implementation.

i)The approach set out in the Draft Plan to Housing Density in Hou 4-7 and Table 4.1 aims to make provision for a certain level of serviced sites/low density development up to 20% in towns < 5,000 population and key Village > 1,500 population. In smaller Key Villages and Villages, it is the normal density applied. The Local Authorities view it that such an approach allows the offering of a range of densities to ensure that there is an option for the full range of house types and sizes within the settlement network. This will support the development of smaller settlements and provide an alternative to individual rural housing. This will be a key component in making such settlements an attractive choice for people to locate, driving the much needed regeneration of these settlements and the retention of critical social and community infrastructure.

(ii) It is intended to adjust density standard applied to smaller towns and villages centres as requested.

(iii)Any changes to the housing densities applied will be reflected in the extent of land use zoning as appropriate.

Chief Executive's Recommendation

Amend paragraph 4.7.8, Objective Hou 4-7 Housing Density on Residentially Zoned Land and Table 4-1 Settlement Density Location Guide in Volume One, Chapter 4 Housing.

See Amendment No's.1.4.5, 1.4.6 and 1.4.8

Recommendation 8 – Traveller Accommodation

The planning authority is required to include objectives in the plan for the provision of accommodation for Travellers, and the use of particular areas for that purpose in accordance with the legislative requirements under section 10(2)(i) of the Act. This will include the identification of specific locations in the land use zoning maps for the county.

Chief Executive's Response

Circular 35/2018 issued from the Department of Housing, Planning and Local Government to all local authorities on the 19th July 2018 notifying all local authorities of the requirement to prepare and adopt a 5 year Traveller Accommodation Programme covering the period 1st July 2019 – 30th June 2024. Consultation in the preparation of the Traveller Accommodation Programme was essential in order to ensure that the concerns of all those affected by the Plan were considered and to ensure a fully comprehensive response to accommodation needs of travellers was produced. The Traveller Accommodation Programme 2019-2024 was adopted at a meeting of the full council held on the 23rd September 2019.

It was taken that those Traveller Households whose current accommodation is in private rented accommodation and those future family households needs can be met in private rented accommodation.

The location of Standard Housing/Acquisition Units will be dependent on availability of those units over the course of the plan and any allocation will be made in accordance with Cork County Council's Allocation Scheme. Likewise, the location of HAP units will be dependent on a number of factors including availability of same from the private rented sector over the course of the Programme.

Therefore, there is no requirement at this stage to identify individual sites and needs are planned to be met from existing sites or from existing housing stock. It is intended to address the issue of traveller accommodation plans based on the current Traveller Accommodation Programme 2019-2024.

Chief Executive's Recommendation

Amend Paragraphs 4.5.8, 4.5.9, 4.5.10 and Objective Hou 4-4: Housing for Travellers.

See Amendment No. 1.4.9

Amend proposed to the Draft Joint Housing Strategy to provide more details on the plans contained in the current Traveller Accommodation Programme 2019-2024. Work on changes to the Draft Joint Housing Strategy/HNDA are ongoing and will be made available for the members consideration and online as soon as possible.

Recommendation 9 - Joint Retail Strategy

Having regard to the requirements of the Guidelines for Planning Authorities Retail Planning Guidelines (DECLG, 2012) the planning authority is required to prepare an appropriately detailed Joint Retail Strategy with Cork City Council to secure plan-led development for retail within the two neighbouring authorities. The Joint Retail Strategy is required to:

- (i) address the functional area of the two authorities, not just the Metropolitan Area;
- (ii) inform the core strategy, retail hierarchy and retail policy approach of the county development plan consistent with the provisions of the Guidelines, including in particular the key messages, the five national policy objectives in section 2.5, and the detailed 'Development Plan and Retailing' requirements as set out under section 3.3;
- (iii) identify the additional retail floor space required to support the settlement hierarchy, the quantity and type of retail floor space requirements by constituent authorities, and provide guidance on the location and function of retail objectives taking account of the Retail Planning Guidelines policy objectives and the relevant settlement hierarchy; and
- (iv) having regard to the Minister's letter under section 9.7 of the Act concerning co-ordination of the objectives for retail outlet centres, the Joint Retail Strategy is required, in particular, to consider the implications of retail developments contemplated in the draft Plan such as outlet centres referred to under section 9.11 of the draft Plan.

Chief Executive's Response

(i)Cork County Council continue to be committed to working jointly with Cork City Council to prepare a Joint Retail Strategy for the Cork MASP Area which will set out a plan led approach for the future retail provision within the MASP. It is the view of Cork County Council that the preparation of a Joint Retail Strategy for the MASP area only is the appropriate planning approach in particular given the size and scale of the County. It is noted that in recent correspondence in relation to the Draft Waterford City and County Development Plan Waterford City and County Council have been asked to do a Joint Retail Study only covering the Waterford MASP Area. It is also noted that the SRA had no concerns over the approach taken by Cork County and City Council's in relation to the geographic extent of the Joint Retail Strategy. Given the significant amount of additional work involved it would not be possible within the current statutory CDP review timelines to carry out a Joint Retail Strategy for the entire County and adopt the Development Plan on time. It should also be noted the Cork County and City Council prepared the previous Joint Retail Strategy on the same basis and this was not raised as an issue by Department at the time. Cork County Council will continue work on progressing the Draft Joint Retail Strategy with a view to including it and any policy outcomes as a Proposed Amendment to its Draft Plan. If a Joint Retail Study for the whole County is required, then it could only be commenced after the adoption of the County and City Development Plans.

(ii)and(iii) Cork County Council as stated above are fully committed to the preparation of a Joint Retail Strategy which will inform the core strategy, retail hierarchy and retail policy approach of the plan consistent with the provisions of the Guidelines and identify the additional retail floor space required to support the settlement hierarchy, the quantity and type of retail floor space

requirements, and provide guidance on the location and function of retail objectives taking account of the Retail Planning Guidelines policy objectives and the relevant settlement hierarchy.

(iv) The section 9(7) notice is currently under legal challenge in Judicial Review proceedings. Accordingly, the matters outlined below and the Council's actions in respect of the section 9(7) notice are without prejudice to the determination of these proceedings and the implications this may have for the section 9(7) notice.

Cork County Council are willing to co-ordinate its 2022-2028 Development Plan in respect of retail outlet centres. In doing so, the matter of a timeframe, such that policy on retail outlet centres can be incorporated into the current statutory timeline for the making of the Councils Development Plan arises. This matter has been given careful and detailed consideration including at meetings with Corporate Policy Group and Full Council. The timeframe remaining for the Council to determine any amendments to its published Draft Development Plan requires such amendments to be determined by Council by the 17th December 2021. As Cork County Council and Cork City Council are currently working on a joint retail strategy for the Cork Metropolitan Area this matter has been considered over a series of meetings held between Directors of Service for Planning and Senior Planners of both Councils. This concluded with a meeting between both Chief Executive's and the senior staff.

Arising from such deliberations in Cork County Councils case it is not possible, within the timeframe remaining as above outlined, to incorporate consideration of retail outlet centres into the current work being undertaken jointly with the City Council on retail strategy, such that this Council could incorporate any co-ordinated policy that might arise into the making of its Development Plan. It is Cork County Council's clear understanding the City Council recognise and accepts this position and also considers that it would also be very challenging for them to meet its remaining draft Development Plan timeline. If a joint position is what is desired, then the critical path timeline is that of Cork County Council.

The OPR, having regard to the section 9(7) notice, desires to have the matter of retail outlet centres jointly considered and Cork County Council acknowledges this. While consideration of such matter cannot be incorporated into the current County Development Plan making process this Council is committed to working jointly with the City Council post adoption of both Council's Development Plan, on the specific matter of policy development for retail outlet centres. Such work would be with a view towards incorporation of co-ordinated policy where necessary and where determined by Cork County Council into its policy objectives for retail outlet centres.

Chief Executive's Recommendation

No Amendment Required.

Recommendation 10 - Flood risk management

The planning authority is required to review the Strategic Flood Risk Assessment, in consultation with the OPW, to ensure consistency with the said Guidelines. The land use zoning objectives under the draft Plan are also required to be reviewed and amended, as appropriate, having regard to the revised SFRA, and in accordance with the application of the sequential approach, and the Justification Test where appropriate, and having regard to potential climate change effects.

Chief Executive's Response

The Local Authority acknowledge the OPR's comment that the plan-making Justification Test does not appear to have been applied or reported on in the preparation of the draft Plan in accordance with the detailed requirements and advice of the Guidelines. It is also noted that the Justification Test is required to be carried out for all areas zoned to accommodate future development, including, inter alia, infill and regeneration. In consultation with the OPW, the submission also has raised issue with the proposed Town Centre/Neighbourhood Centre zonings at Mitchelstown (MH-T-01), Mallow (MW-T08), Kanturk (KT-T-01 and KT-T-02) and Carrigaline (CL-T-01 and potentially CL-T02) and with the Community zoning proposed at Castletownbere (CR-C-01).

The Local Authority having consulted with the OPW appointed flood consultants to carry out an updated SFRA. This updated SFRA will use the most up to date mapping sources available, apply the Development Plan Justification test to sites where this approach is warranted and take account of the impacts of climate change to ensure compliance with the Flood Guidelines.

The outcome/recommendations from the updated SFRA will be reflected in an updated policy approach to the assessment of flood risk and adjustments to proposed land use zonings which are shown to be at risk of flooding and are not able to pass the Justification Test.

Historic approach

While a Draft SFRA was issued with the Draft Plan, this was a roll forward of the current approach, being an amalgamation of the policy set out in the 2014 County Development Plan and the 2017 Local Area Plans.

The approach currently being implemented was developed some time ago just after the release of the Flood Guidelines, in consultation with the OPW, and was considered a pragmatic application of the guidelines where significant data gaps still prevailed in relation to flood risk. Since then, there have been considerable advances in data, both in mapping terms, the roll out of Flood Risk Management Plans and the completion of the CFRAMS Programme in 2018. In this context, the approach taken to date needs to be re-visited and updated, taking full advantage of the improved mapping available and adapting our methodology to achieve greater alignment with the Guidelines.

Discussions with the OPW and their subsequent submission to the Draft Plan highlighted a number of areas in need of particular attention. These issues are addressed below with specific comment on how they are to be addressed in the updated SFRA.

Mapping

The Local Authority was aware that the Office of Public Works were preparing new indicative fluvial mapping and in accordance with good practice, it was anticipated that this more up to date mapping would be used for assessing the Draft Plan proposals. However, this mapping was not finalised by OPW on the timeline anticipated and the completed dataset was only received in March 2021. This did not allow sufficient time for this updated mapping to be used for the flood zones in the Draft Plan.

New flood zone maps have now been prepared utilising the best available data for any given location, being a combination of NIFM, CFRAM, Lower Lee FRS, first cycle PFRA maps, ICPSS.

Improved data in some locations has resulted in the reduction in flood extent in the flood zones while in a small number of cases the extent has increased.

Plan-Making Justification Test

The Plan Making Justification Test has not been carried out as part of any previous SFRA (either CDP or LAP) and zoning lands in flood risk areas which do not pass a Justification Test is not in keeping with the Sequential Approach required by the Guidelines. To address this, all Draft Plan zonings, including the existing built up area of settlements, have been assessed against the updated flood zone maps and sites requiring a Justification Test have been identified, including specific parts of the built up area. Justification Tests in accordance with Chapter 4 of the Guidelines will inform the final zoning regime and policies of the Plan.

Policy Approach

The existing flooding policy is being reviewed to reflect the proper application of the sequential approach to flood risk. As highlighted by the OPW, currently in the Draft Plan it is for the developer to assess the appropriateness of developing the flood risk lands. However, in accordance with the correct application of the sequential approach, this assessment has been done at plan making stage and resulting in the undertaking of a number of Plan -making Justification Tests as outlined above.

The new policy will require all proposals for development to provide an assessment of flood risk. Previously this was confined to only those proposals located in Flood Zone A or B. The level of detail will vary depending on the risks identified. This is in order to address surface water, pluvial and groundwater flood risks and also consideration of climate change impacts. More detailed policy in relation to such assessments will be provided.

The sequential approach will be applied at all stages of the planning process including in the layout and design of development sites.

New policy in relation to Minor developments will be included. An assessment of risk will be required. Generally, the approach to deal with flood protection would involve raising the ground floor levels above the level of extreme high tides; exceptions may be made in limited circumstances for commercial and business development; residential use would not be permitted at ground floor level in high risk zones.

Impacts of climate change will need to be considered for all proposed development. Guidance will be provided on the allowances to be made for increased flows for fluvial flooding and increase in sea level for tidal flooding.

There will be new policy in relation to flood resilient design. The site specific FRA must demonstrate that appropriate mitigation measures can be put in place and that residual risks can be managed to acceptable levels.

Chief Executive's Recommendation

Amend Volume One Main Policy Material, Chapter 10 Water Management, Section 11.11 Flooding, Volume Six Draft Strategic Flood Risk Assessment and Flood Risk Mapping for all affected Settlements (Volumes Three North Cork, Volume Four South Cork and Volume Five West Work.

See Amendment No's 1.11.1.

The Updated Strategic Flood Risk Assessment will be finalised as soon as possible and circulated for consideration along with any further consequential amendments.

Observation 1 – Aggregates Resource Mapping

Having regard to the provisions of Quarries and Ancillary Activities Guidelines for Planning Authorities (DEHLG, 2004) and to the important role that extraction activities play in the rural economy, the planning authority is advised to prioritise the identification of major mineral deposits in the development Plan, including through mapping as appropriate.

Chief Executive's Response

The Local Authority note the OPR's comments that while the Draft Plan considers the existing registered quarries in the county, it does not identify or map the location of major deposits as advised by the section 28 Quarries and Ancillary Activities Guidelines for Planning Authorities (DEHLG, 2004) and the guidelines are not referenced in the Plan.

Objective EC 8-13 in Volume One Main Policy Material, Chapter 8 Economic Development will be amended to include reference to the current Guidelines.

It is the intention of the Local Authority during the lifetime of the Plan to prepare a Minerals Strategy Plan which include mapping of existing resources as set out in Objective EC 8-13(b), page 167 of the Draft Plan. It would not be feasible to carry out this detailed work at this stage of the Plan review process given the current time constraints.

Chief Executive's Recommendation

Amend Objective EC 8-13 in Volume One Main Policy Material, Chapter 8 Economic Development to include reference to the Quarries and Ancillary Activities Guidelines for Planning Authorities (DEHLG, 2004) Guidelines.

See Proposed Amendment No.1.8.5 and 1.8.23.

Observation 2 – Employment and enterprise:

The planning authority is requested to reconsider the approach to economic and enterprise zonings throughout the county, having regard to the requirement to:

- (i) implement the Tiered Approach to Zoning under NPO 72a-c of the NPF; and
- (ii) mitigate climate change through sustainable settlement and transport strategies under section 10(2)(a) of the Act, including future-proofing through more compact forms of development including the prioritisation of locations that are served, or that over the lifetime of the Plan, will be served by the public transport and active travel networks necessary to facilitate sustainable travel.

Chief Executive's Response

As stated, as part of response to Recommendation No. 6 above it is not possible at this stage of the Plan Review process to carry out the required analysis on employment lands given the size and scale of the County. However, it is proposed to include a commitment to carry out an Employment Land Availability Study during the lifetime of the Plan which will include an assessment of the infrastructure requirements of each employment site which will inform the application of Tiering, consider how best to support the delivery of compact growth and provisions availability of sustainable travel options.

However, it should be noted that the Draft Plan in providing for employment zonings within the settlement network has provided a range of options which reduces the demand for more remote rural sites which assists with the delivery of compact growth and provision of sustainable transport options. Also, it should be noted that in exceptional cases some types of economic development can only be accommodated on more remote sites and that this type of development needs to be provided for in a careful and considered manner.

In some cases, it is not possible to identify suitable lands for larger employment uses while supporting compact growth due to topographical reasons, lack of adequate road infrastructure or availability of suitable sites and therefore more peripheral sites have been identified. This issue will be reassessed as part of the Employment Land Availability Study to be carried out within two years of the Plan being adopted.

Chief Executive's Recommendation

Amend Volume One Main Policy Material, Chapter 8 Economic Development by inserting additional text setting out the commitment to carry out an Employment Land Availability Study within two years of the Plan being adopted.

See Proposed Amendment No. 1.8.4

The submission welcomes the overall provisions of the draft Plan to transport set out in Chapter 12 and considers the approach consistent with the requirement under section 10(2)(n) of the Act to include objectives for sustainable settlement and transport strategies, which can be anticipated to secure a reduction in energy use and GHG emissions, which it notes is acknowledged in the chapter.

Observation 3 – Sustainable Transport and Accessibility

The planning authority is advised that the following amendments would further improve the overall sustainability of the approach to transport under Chapter 12:

- (i) the ASI framework, and the initiatives, objectives and programme measures detailed in Table 12.1 Integrated Land Use and Transport should be revised to more accurately align with the ASI framework;**
- (ii) the commitment to implementing DMURS under TM 12-1 should refer to its implementation in the preparation of all statutory (LAPs) and non-statutory plan (e.g. master plans) and through the development management process;**
- (iii) Local Transport Plans should be provided for all towns where the population is projected to grow to, or near to the 10,000 person threshold under the core strategy, including Carrigtwohill, Bandon and Youghal, and should prioritise, in particular, the preparation of an LTP or LTPs for Carrigaline and Ringaskiddy, and for Carrigtwohill, Glounthaune and Midleton, in consultation with the NTA and TII;**
- (iv) the extent and location of Business and General Employment and for Industry zonings for settlements outside of the Metropolitan Area should be reviewed and revised, as necessary, to give effect to the objective (TM 12-1) of the plan that new employment development will be consolidated and intensified to render it serviceable by public transport and highly accessible by active modes; and**
- (v) include or highlight the range of policy measures to facilitate a modal shift for people living in rural areas, including those living in small towns and villages and in the open countryside, and provide targets and monitoring for same over the plan period.**

Chief Executive's Response

The Local Authority acknowledges the OPR's welcoming of the overall provisions of the Draft Plan to transport set out in Chapter 12 and considers the approach consistent with the requirement under section 10(2)(n) of the Act to include objectives for sustainable settlement and transport strategies, which can be anticipated to secure a reduction in energy use and GHG emissions, which it notes is acknowledged in the chapter.

1. The ASI framework diagram used by the OPR refers only to energy efficiency by vehicle and engine design or carbon efficiency by alternative vehicles and fuels under the 'Improve' element of the framework. As such is considered appropriate to amend Table 12.1 Integrated Land Use and Transport Strategy so that details under the 'Improve' column are better aligned with their framework diagram. Accordingly, reference to EV charging and associated objectives will be

retained under the 'Improve' column and other references will be included under the 'Shift' column of that table

2. It is proposed to amend TM12-1 so that the commitment to implementing DMURS will refer to its implementation in the preparation of all statutory and non-statutory plans and through the development management process.

3. It is proposed to amend relevant objective TM-12-1 g) in relation to Local Transport Plans to state that they will be prepared for key towns and larger towns with a population at or approaching 10,000 population over 10,000 where considered appropriate in order to maximise the integration of land use and transport planning. Additional amendments regarding Local Transport Plans are also proposed and it is also proposed to include a new section, Local Transport Plans to provide further detail regarding the role of Local Transport Plans. The preparation of Local Transport Plans for other, smaller settlements, such as Glounthaune cannot be committed to in the current plan but may proceed in the future should funding become available.

4. As far as possible, the extent and location of Business and General Employment and Industry zonings for settlements outside of the Metropolitan Area give effect to the objective (TM 12-1) of the plan that new employment development will be consolidated and intensified to render it serviceable by public transport and highly accessible by active modes. It is recognised that outside of Metropolitan Cork, not all employment zonings will comply with this ambition where public transport and active travel infrastructure provision is weaker. It is considered important to retain these zonings to strengthen employment opportunities outside of Metropolitan Cork while also supporting improvements to the public transport offering and active travel infrastructure. It is proposed to include additional text in the Plan regarding Local Link and Connecting Ireland. Connecting Ireland aims to improve the quantity, quality and utility of public transport outside of the major urban areas. This approach is also complemented by text in the Plan supporting remote working and digital hubs (see Chapter 8 Economy and Employment). See proposed amendment, Volume 2, Part 1, Transport and Mobility regarding proposed changes to strengthen active travel objectives and proposed additional text regarding Connecting Ireland.

5. There are a range of policies and objectives in the Plan to achieve modal shift that are applicable to rural and urban areas. It is recognised however that both the public transport offering, and active travel infrastructure provision is weaker in rural areas. The Plan supports the Local Link programme and it is also proposed to amend the Plan to include reference to Connecting Ireland (see above). A key focus of the Plan is also reducing the need to travel, or the distance travelled, in the first instance (the 'Avoid' element of the ASI framework) and this is supported in the Plan through revision of the settlement hierarchy, compact growth approach to development, support for remote working and provision of E-Centres/Digital Hubs is given in the Economy and Employment Chapter of the Plan – see section 8.7 and 8.8. The Local Authority will continue to monitor travel patterns through use of Census POWSCAR data, and a commitment is given in the Plan to exploring other data sources including the generation of additional primary transport data. It will also monitor use of digital/remote working hubs. It is intended that the Local Authority will consult with the NTA with a view to scoping additional travel pattern profiling. This will assist monitoring of modal shift in rural areas. While specific targets for modal shift in rural areas have not been set out in the Plan this does not preclude promoting modal shift as much as possible, through implementation of the objectives of the plan, and monitoring the extend of modal shift achieved.

Chief Executive's Recommendation

Amend Volume One Main Policy Material Chapter 12 Transport and Mobility including proposed changes to strengthen active travel objectives and proposed additional text regarding Connecting Ireland.

See Proposed Amendment No's 1.12.7, 1.12.14, 1.12.15, 1.12.16, 1.12.17, 1.12.18, 1.12.19, 1.12.20, 1.12.21, 1.12.22, 1.12.26, 1.12.28, 1.12.29, 1.12.30, 1.12.33, 1.12.34, 1.12.56,

Other Matters

Observation 4 – Local Area Plans:

The Office would encourage the planning authority to include appropriate objectives relating to the priority for the preparation for LAPs for its relevant settlements, and to commit to the preparation of Local Transport Plans as part of the LAP making process, where appropriate, in consultation with the NTA and TII.

Chief Executive's Response

The Local Authority acknowledge the OPR's welcome for the inclusion of land use zoning into the County Development Plan for all settlements, especially given the scale of the task presented by a County the scale of Cork. In addition, the inclusion of settlement plans for the entire county is useful and provides certainty on policy as soon as the plan is made, thereby aiding immediate implementation. In relation to the preparation of Local Area Plans the Local Authority will prepare such Plans where their preparation will act as a key implementation mechanism, especially to promote regeneration and the delivery of significant housing and/or employment growth. Where Local Area Plans are prepared, they will be accompanied by Local Transport Plan where appropriate. Such Local Transport Plans will be prepared in consultation with the NTA and TII.

Chief Executive's Recommendation

Amend Volume One Main Policy Material, Chapter 19 Implementation and Delivery to include text highlighting the role that Local Area Plans could play as a key CDP policy implementation mechanism.

See Proposed Amendment No.1.19.5

2.3 Issues raised by the Southern Regional Assembly

The submission from the SRA acknowledges and commends the work undertaken in the preparation of the Draft Plan and notes the clear alignment between the principles of the Draft Plan and the National Planning Framework (NPF), Regional Spatial Economic Strategy (RSES) and Cork Metropolitan Area Strategic Plan (MASP). It is considered that the Draft Plan provides a comprehensive basis for addressing the opportunities and challenges for Cork and marks a significant step on the pathway to transformative change identified in Project Ireland 2040.

The submission notes that the plan is generally aligned with the Regional Policy Objectives of the RSES and Cork MASP, as appropriate, in relation to the following key issues, while also making recommendations for further clarification in respect of some of them: population distribution and housing growth to 2028, Monard SDZ, Cork Harbour Cluster, Carrigaline, Cobh, Midleton, Carrigtwohill, Mallow, Clonakilty, Climate Action, Rural Areas, Placemaking and Town Centre First, Economic Development, Transport and Mobility, Marine, Green Infrastructure and Biodiversity, Social and Community. Submission notes the context of the SEA and the work yet to be done on updating the SFRA.

The submission makes ten specific recommendations as follows:

Recommendation No 1: Clarification on Methodology for Growth Projection to 2028.

- additional clarity and analysis on the population projections is needed to strengthen the Core Strategy and would assist in demonstrating that the approach followed is consistent with the RSES (RPO 3, RPO 11 and Section 3.3)
- The methodology on how the figures of Table 2.2 and Table 2.3 of Chapter 2 Core Strategy were derived should be clarified (to confirm compliance with the RSES population targets, headroom and method used for determining the population growth projection to 2028 etc.)

Chief Executive's Response

The Core Strategy Methodology has been completely revised. See discussion the Key Issues, Responses and Recommendations in Volume One Part One of this Report and proposed Amendments to Volume One Chapter Two of the Plan in Volume Two Part One of this report **(Amendment Nos 1.2.3 – 1.2.16)**.

Chief Executive's Recommendation

Amendment Required: See Volume Two Part One of this report **(Amendment Nos 1.2.3 – 1.2.16)**.

Recommendation 2: Indicators for Achieving Compact Growth Targets

- The feasibility of disaggregating further the zoned greenfield sites within the built-up footprint close to town centres, from the total residential zoned land yield, as an addition to the yield of units from built footprint (smaller infill and refurbishments etc) should be explored. This would help demonstrate that the path to a minimum of 30% compact growth is being achieved at the settlement level in accordance with the objectives of the Plan and would support monitoring.

Chief Executive's Response

As per (1) above .

Chief Executive's Recommendation

Amendment Required: See Volume Two Part One of this report (**Amendment Nos 1.2.3 – 1.2.16**).

Recommendation No 3: Mallow Key Town Objective for Water and Wastewater Infrastructure

- Proposals for Mallow (29% growth to 2028) should include a specific targeted and time-bound, where possible, objective for water and wastewater infrastructure including water storage capacity, foul sewer extensions and water sewer extensions in support of General Objective MW-GO-02 for Mallow. This would need to be agreed with Irish Water and outcome of this issues should inform the final Core Strategy and final growth projection for Mallow.

Chief Executive's Response

The capacity of water services infrastructure has informed the growth target for Mallow. Construction of an upgrade to the Mallow wastewater treatment plant is underway and will be completed in the early part of the lifetime of the Plan. The latest IW assessment of drinking water capacity has indicated that currently it is envisaged that there is capacity available in the Mallow Water Resource Zone to cater for planned growth, but some network upgrades (which are not currently planned by IW) may be needed to allow for further interconnection of water supply zones in order to cater for full growth identified. An amendment to Chapter 11 is proposed to provide greater clarity on the need for developer funding of network upgrades or extensions where there are no committed IW projects in place. In addition, the provisions of WM 11-9 ensure that new development cannot proceed until adequate wastewater infrastructure is in place and that adequate assimilative capacity in the receiving waterbody is retained. In these circumstances an additional objective for water services infrastructure is not considered to be warranted.

Chief Executive's Recommendation

Amendment Required. See Volume Two Part One of this report . **Amendment No 1.11.2.**

Recommendation No 4: Clonakilty Key Town Objective for Water and Wastewater Infrastructure

- Proposals for Clonakilty (39% growth to 2028) should include a specific targeted and time-bound, where possible, objective for infrastructure addressing new water supply, foul sewer extension and storm water drainage (integrating SuDS) in support of General Objective CK-GO-02 for Clonakilty. This would need to be agreed with Irish Water and outcome of this issues should inform the final Core Strategy and final growth projection for Clonakilty.

Chief Executive's Response

Adequate drinking water supply is acknowledged as a constraining factor on the delivery of the growth target for Clonakilty. Engagement with Irish Water is ongoing and options for improving capacity are currently being reviewed and prioritised through the full options assessment (FOA) stage process as part of the National Water Resource Plan. It is envisaged that the outcome of the FOA, i.e. a preferred option will be available in Q3 2021, however, as this process is still in review it is not possible to provide a time-bound objective at this time regarding the delivery of any solution. Adequate wastewater

Chief Executive's Recommendation

No amendment required.

Recommendation 5: Future Proofing and Retrofitting Buildings

- In alignment with RPO 38 and RPO 106 (Retrofitting and Future Proofing), it is recommended that objectives for climate action and the built environment be strengthened to promote greater energy efficiency and future proof our Region's building stock, e.g. within Chapter 4 Housing and/or Chapter 17 Climate Action.

Chief Executive's Response

An amendment is proposed to address this issue.

Chief Executive's Recommendation

Amendment Required: See Chapter Three Amendment No. 1.3.10 in Volume Two Part One of this Report.

Recommendation 6: Serviced Sites Initiatives

- It would be beneficial to include a specific objective in support of serviced sites initiatives for new homes within the existing footprint of smaller town and village settlements – e.g. in Section 3.7 Rural Placemaking, to align with RSES Policy Objective 26 (g) Towns and Villages.

Chief Executive’s Response

An amendment is proposed to address this issue.

Chief Executive’s Recommendation

Amendment Required: See **proposed amendments 1.3.16 and 1.4.10** in Volume Two Part One of this Report.

Recommendation 7: Strengthen Objectives for Skills, Further Education and Training, Life-Long Learning and a Learning Region

- It is recommended that objectives re support for skills, further education and training and life-long learning initiatives throughout the County be included / strengthened to support Objective EC8-4 Economic Resilience and support development of economic diversity, resilience and growth and a Learning Region. Such objectives would also align and support RSES RPOs 63 and RPOs 186-190 under Section 7.1.9 Skills and Talent.

Chief Executive’s Response

An amendment is proposed to address this issue.

Chief Executive’s Recommendation

Amendment Required: See **proposed amendment 1.8.6** in Volume Two Part One of this Report.

Recommendation 8: Connectivity and Interactions Between the County's Employment Network and Region's Economic Drivers

- It would be beneficial if the plans support for digital and transport connectivity for interaction between the County's Employment Network and Region's Economic Drivers (Cities and Metropolitan Areas, Economic Corridors and other Key Towns and Networks , especially those with close cross boundary interactions) were strengthened.
- Additional principles or an objective reinforcing the need for infrastructure delivery to enhance regional connectivity (multi-modal transport and digital) would reinforce the important interaction between economic development (Ch 8), transport and movement (Ch 12) and energy and telecommunications (Ch 13) and in turn would be supported under RSES RPOs 68 and RPO 166 in addition to Cork MASP Objective 4 Metropolitan Cork Area Regional Interactions.

Chief Executive's Response

An amendment is proposed to address this issue.

Chief Executive's Recommendation

Amendment Required: **See proposed amendment 1.13.8.** n Volume Two Part One of this Report.

Recommendation 9: Placemaking for Enterprise Development

- There is a strengthening opportunity under Section 8.9 Placemaking for Enterprise Development and Objective EC 8-3 Placemaking to build upon the active land management initiatives of the Council in framing guiding principles for placemaking for enterprise development and the use of tools such as Health Place Audits for Placemaking (RSES Section 4.7 and RPO 61) which are supportive of the principles of the Draft Development Plan Ch 8 Economic Development and Ch 3 Settlements and Placemaking.

Chief Executive's Response

An amendment is proposed to address this issue.

Chief Executive's Recommendation

Amendment Required. **See proposed amendment 1.8.8.** on Volume Two Part One of this Report.

Recommendation 10: Strengthen Objectives for Smart Mobility and Multi-Modal Travel Integration.

- In complement to Objectives TM 12-2 Active Travel, TM 12-3 Rail and TM 12-5 Bus, a specific objective supporting infrastructure and facilities for Smart Mobility (aligned with RPO 161) and Multi-Modal Travel Integration (aligned with RPO 162) for other modes in addition to Park and Ride would be beneficial to encourage innovation in sustainable mobility and support the achievement of modal change targets for different settlements under Table 12.5 “2028 Target Share for Commuting to Work”.

Chief Executive’s Response

An amendment is proposed to address this issue.

Chief Executive’s Recommendation

Amendment Required. **See proposed amendment 1.12.54.** in Volume Two Part One of this Report.

Recommendation 11: Metropolitan Cork Open Space, Recreation and Greenbelt Strategy

- Further to the narrative under Section 14.5 Recreation and Amenity, it would be beneficial to include specific reference within an objective (as part of Objective GI 14-4 Recreation and Amenity or separate objective) to prepare the Metropolitan Cork Open Space, Recreation and Greenbelt Strategy in alignment with Cork MASP Policy Objective 17 as part of the implementation of the Development Plan.

Chief Executive’s Response

An amendment is proposed to address this issue.

Chief Executive’s Recommendation

Amendment Required. **See proposed amendment 1.14.21.** in Volume Two Part One of this Report.

Recommendation 12: Smart Cork

- It would be beneficial to include an overarching objective in the Development Plan to achieve Smart initiatives, leveraging from collaborations such as the Cork Smart Gateway, for Smart City initiatives extending to towns, villages and rural areas in Cork, assisting the implementation of Cork’s Digital Strategy and supporting a Smart Region, in alignment with RSES RPO 133 Smart Cities, RPO 134 Smart Cities and a Smart Region and Cork MASP Objective 11 Transit

Chief Executive’s Response

An amendment is proposed to address this issue.

Chief Executive’s Recommendation

Amendment Required. **See proposed amendment 1.13.24.** in Volume Two Part One of this Report.

2.3 Issues raised in relation to Core Strategy, Housing and Settlements

There were a number of submissions received in relation to the Core Strategy and Housing Chapters covering wide ranging issues including the approach to the amount of residentially zoned land required, proposals for additional residential zonings, extensions to settlement boundaries, approach to density, traveller accommodation, and the Joint Housing Strategy and Housing Needs Demand Assessment (HNDA) itself.

There were also significant matters raised by the OPR relating to the number of housing units planned to be delivered over the plan period and the amount of zoned land required to deliver those units. The OPR made a number of recommendations and observations in relating to the Core Strategy and Housing Supply, residential density, traveller accommodation, infrastructure provision/tiering which have been addressed in the section dealing with the issues raised by the Office of the Planning Regulator.

In the midst of all of this new legislation was enacted and the Government's Housing Policy document, 'Housing For All' was published. These changes are wide ranging and will have direct implications on the Core Strategy and the Housing Strategy itself and housing policy generally in this CDP. These implications will also lead to changes in the amount and the composition of zoned land identified at the individual settlement level required for the Plan period.

Joint Housing Strategy and HNDA

Affordable Housing Act 2021/Changes to Part V

The Affordable Housing Act was signed into law in July 2021. As well as defining new Cost Rental and Affordable Purchase tenures, the Act includes several changes to Part V of the Planning and Development Act 2000 directly relevant to Housing Strategies. These include:

- Section 94 of the 2000 Act is amended to include a requirement that a Housing Strategy makes an estimate of need for affordable purchase and cost rental housing (including through a new assessment of rental affordability);
- Section 94 is also amended to restore Part V housing requirements (now including both social and affordable housing) to 20% of land granted residential planning permission, at least half of which must be for social housing;
- Section 96 is amended to strengthen requirements to deliver the full 20% Part V contribution on sites regardless of other provisions of the Development Plan, and to allow an exemption for the new 20% contribution for land bought between 2016 and 2021 and granted permission between 2021 and 2026;
- Section 97 is amended to reduce the size of developments exempt from Part V requirements to developments of 4 homes or fewer.

These changes were further elaborated by Housing Circular 28/2021, issued on 3rd September 2021 (the day changes came into operation). The Circular states that "The amendments to section 94 require Housing Strategies made after September 2021 to include an estimate of the need, if any, for cost rental housing in the administrative area of the local authority and two new subsections outline the matters to which the local authority should have regard when estimating a cost rental housing need and clarify that the Chief Executive will have the task of estimating cost rental and affordable housing need in the period until the next Housing Strategy is prepared" Therefore, Chief Executives

will now need to estimate the need for affordable and cost rental housing in the administrative areas of their local authorities for deemed inclusion in their Housing Strategies.

The Circular also states that the Housing Need and Demand Assessment Tool published in April may be used to make an estimate of need. The HNDA Guidance published with the Tool in April makes clear that the HNDA Tool was designed to anticipate and meet the requirements of Part V, and the Tool includes a rental assessment that broadly aligns with the expanded methodology set out in the Affordable Housing Act. However, it should be noted that the Tool treats Cost Rental and Affordable Purchase as essentially the same tenure (collectively termed “affordability constraint”).

Other relevant issues – Housing for All

The new national housing strategy, Housing for All, was published on the 2nd of September. Amongst other measures, it includes the expansion of Part V as a major action. It sets annual national targets for social and affordable housing, and states that these will be translated into Local Authority-level targets through new five-year Local Authority Housing Delivery Action Plans. It also states that these plans must be prepared by Local Authorities (although with some targets provided by the Department) and submitted to the Minister no later than December 2021. It states these plans can be informed by the HNDA Tool and Guidance and should be consistent with Development Plans.

Settlements

There have been a number of submissions relating to the removal of settlement boundaries from smaller villages, village nuclei and other locations and removing them from the settlement network. Also, a number of submissions requesting boundary extensions to settlements within the draft Plan and to some of those where boundary has been removed. In some cases where small adjustments have been proposed it is recommended that an amendment is made. However, any significant boundary extensions have not generally been accepted.

Chief Executive's Response

Issues raised by Office of the Planning Regulator

The response to the issues raised by the OPR are set out in the section "Response to Issues raised by the OPR".

Implications for the Cork Joint Housing Strategy

These changes raise several issues for the Cork Joint Housing Strategy as drafted earlier this year. These include:

- The policy review and policy objectives are now out-of-date with respect to the Affordable Housing Act and, critically, to the increased Part V requirements.
- Cork County Council (and the Council's Development Plan) will require an estimate of the need for affordable purchase/cost rental housing.
- This estimate of need would also provide the evidence base for a breakdown of the 20% Part V requirements into social and affordable. While the Government has indicated a general expectation that this would usually be broken into 10% social and 10% affordable, this is not set in legislation, and if there is no need/support for affordable housing then Part V requirements may be delivered through social housing.
- The previous HNDA modelling methodology preceded the Affordable Housing Act and as a result did not fully account for newly-defined tenures such as Cost Rental.
-

It is recommended that Policy Objective 5 of the Strategy be redrafted to state the new Part V requirement of 20% social and affordable housing, and that sections of the narrative (e.g. in Section 2 Policy Review and Section 6 Delivery Mechanisms) that are rendered out of date by the Affordable Housing Act be updated, subject to agreement with Cork City Council as this is a Joint Housing Strategy. Regardless of the legal requirements, the Strategy would be more robust if it were to broadly reflect the Part V regime that will be in force over the lifetime of the plan.

Ideally, Policy Objective 5 should also break this 20% requirement down into social and affordable percentages (e.g. 10% for each).

Alternatively, the HNDA Toolkit could be run separately to the Housing Strategy, and a brief annex included to summarise its results for Cork County with particular focus on affordable housing. Together with the broader data and findings of the Housing Strategy, this annex would provide the justification for including a Part V affordable housing requirement on the basis that the HNDA Tool has been designed to deliver this. This would also refer to the forthcoming Cork County Housing Delivery Action Plan which will set more detailed targets. We anticipate this would have several benefits:

- It would retain Strategic Planning Area level modelling;
- It would minimise changes to the text of the draft strategy;
- It would minimise confusion and allow the strategy to focus on the Housing Supply Targets;
- It may minimise potential for the strategy to contradict Department-issued targets and the Council's later Housing Delivery Action Plan.

Settlements

A review of the settlement network across the County was carried out as part of the preparation of the Draft CDP. This review was based on services provision, size of settlement and potential to deliver housing over the next Plan period to 2028 led to the recommendation for the removal of the development boundary of most village nuclei, other locations and some smaller villages. Any future housing proposals in these settlements will be assessed on the basis of the rural housing policy applicable in the area. Full detail of the network review is set out in Background Document No. 4 Settlements and Placemaking available at <https://www.corkcoco.ie/sites/default/files/2020-03/background-document-no-4-settlements-and-placemaking.pdf> Therefore, it is not proposed to reintroduce boundaries where they were removed in the draft Plan.

Chief Executive's Recommendation

Update all references and policy / legislative guidance and that the Draft Joint Housing Strategy/HNDA be updated to take account of the new Part V requirements, including a breakdown by tenure and would also facilitate an update of the population and housing requirement from the amendments to the Core Strategic of the CDP. Work on changes to the Draft Joint Housing Strategy/HNDA are ongoing and will be made available for the members consideration and published online as soon as possible.

Proposed Amendments No's 1.4.1 to 1.4.3

2.4 Issues raised in relation to Rural

A total of 21 of the submissions were received relating directly to Chapter 5 Rural. The majority of the submissions raised issues relating to the Rural Housing policy, primarily requesting changes to the policy. A number of submissions sought additional categories of housing need, while others suggested that self-sustaining eco-type villages or rural nucleus type development should be considered throughout rural areas. Submissions also sought additional text in relation to heritage and biodiversity issues. There was also a request to update the policy to reflect the recent Government publication *Our Rural Future*.

The Draft plan approach to the rural housing policy is consistent with the current rural housing guidelines. While these guidelines date from the 2005, the Department have indicated that new guidelines are currently being drafted to address rural housing issues in the context of the National Planning Framework and to take account of the implications of the Flemish Decree and broader settlement context. The rural housing policy in this plan is based on the 2005 guidelines, which remains in force, until such time as new guidelines are prepared.

The submission of the Office of the Planning Regulator stated, that the Draft Plan *Rural Housing approach is considered to be evidence-based, reasonable and consistent with the legislative and policy context, including NPO 19 and the Sustainable Rural Housing Guidelines for Planning Authorities 2005.*

Their submission also noted that the approach to discourage urban generated housing in rural areas and to direct same to urban centres, town and villages through the provision of a mix of house types in towns and villages to provide an alternative to individual housing, will support regeneration of rural villages and small towns.

Furthermore, the OPR submission supports the Council's policy approach to encourage small scale rural business and tourism under objective RP 5-28.

It is proposed to insert additional text to reflect the recent policy framework *Our Rural Future*. Many of the themes of *Our Rural Future* are integral to the Rural Chapter, and to the overall Plan. These include the need to promote a strong network of towns and villages which supports access to and delivery of local services, to maximise the opportunities through digital connectivity, to promote employment opportunities, to sustain rural populations enabling people to live in their rural areas and to assist people in the creation of resilient rural communities.

Chief Executive's Recommendation

Having regard to the above, it is considered that the Draft Plan rural housing policies are evidence-based, reasonable and consistent with the legislative and policy context, including NPO 19 and the Sustainable Rural Housing Guidelines for Planning Authorities 2005.

See amendments in Volume Two Part One of the Chief Executive's Report for the amendments in relation to the natural heritage and biodiversity issues and *Our Rural Future*.

2.5 Issues raised in relation to Marine, Coastal and Islands

Similar to the Housing Chapter of the Plan, a number of policy and legislative publications were issued over the summer months which will have wide reaching changes to marine planning in Ireland. Firstly, the National Marine Policy Framework (2021) was published and this will be reflected through the amendments to the plan. In addition, some submissions called for clarification on the roles and responsibilities regarding the Marine Planning Process and Appendix A of the NMPF outlines all Public Bodies with Marine Responsibilities.

In addition, the Maritime Area Planning Bill (the MAP Bill), which is the new legislative framework for forward planning, development management and enforcement in Ireland's offshore area was published on the 9th of August, 2021. This has also been reflected through the amendments to the plan.

The submissions to the Marine, Coastal and Islands chapter of the draft plan were largely focussed on the support of and improvements and access to coastal amenities, particularly facilities for recreational amenities including bathing areas and also to support renewable energy related infrastructure.

The Department of Agriculture Marine and Food requested that the plan would recognise that the Common Fisheries Policy supports sustainable fishing for a long-term stable food supply, which is now included by amendment.

There have also been calls to support a Coastal Erosion policy for the County in consultation with all relevant stakeholders. It has also been requested that all proposals for development will be subject to ecological impact assessment and, where necessary, Appropriate Assessment, with a view to ensuring the avoidance of negative impacts on designated sites, protected species and on sites or locations of high biodiversity value. Similarly, it is suggested that specific reference is made to the impact of aquaculture developments from an ecological, social and scientific perspective.

Finally, specific requests were made regarding the need for the implementation of a county level strategic approach to coastal protection (subject to SEA and AA) and to the deployment of coastal defences and to best manage development within the coastal zone taking account of its environmental, ecological, heritage and landscape values.

Chief Executive's Response

The publication of the NMPF and the Maritime Area Planning Bill (the MAP Bill) will bring huge opportunities for County Cork. The latter MAP Bill, once enacted, will put in place a comprehensive and coherent planning system for the entire Maritime Area. Access to the Maritime Area as key recreation point has been referenced and the Local Authority will continue to play a key role here. All updates from Government Departments and Public Bodies including the National Parks and Wildlife Services will be included through the amendment process.

Chief Executive's Recommendation

Update and reference new policy and legislative requirements were appropriate. Include support for a County level Coastal Erosion policy in consultation with all relevant stakeholders.

Proposed Amendment No's 1.7.1 to 1.7.11

2.6 Issues raised in relation to Tourism

Sixty submissions were received in relation to Chapter 10 Tourism. Fifty-four of the submissions relate specifically to the 'Lee to Sea' Greenway from Inniscarra to the Crosshaven and call for the acceleration of plans for the delivery of the full length of the project. The submissions suggest that the 'Lee to Sea' would be the foremost active travel project in the county and would be a wonderful leisure amenity that thousands of people could enjoy. It suggests that it would be a gateway attraction and would be the best-connected greenway in Ireland. Submissions call for the commissioning of a feasibility study of the western section of the route (Inniscarra to Ballincollig) as a short-term priority.

Fáilte Ireland gave a very detailed submission with key proposals for the tourism Chapter. Other submissions raised issues in relation to the provision for different forms of tourism accommodation and facilities to be included in the plan, seeking for increased promotion for outdoor recreation and promotion of food tourism, the need for more details on Blueway's/Bridleways and several requests to acknowledge the importance of various tourism assets in the county.

Chief Executive's Response

The Planning Authority fully recognises the advantages of greenways in supporting active travel, recreation and tourism, and Section 10.2, of Chapter 10 of Volume One of the Draft Plan, provides the up to date position regarding several different greenway projects that are being considered in different areas of county. (see <https://www.corkcoco.ie/sites/default/files/2021-05/volume-1-main-policy-material-2.pdf>).

CMATS recognises the Ballincollig to Crosshaven section of the 'Lee to Sea' route as a short to medium term project and the RSES also identifies this as a transport priority for Metropolitan Cork. CMATS identifies the western section of the 'Lee to Sea' route, from Inniscarra to Ballincollig, is a longer-term project as part of the secondary cycle network. Further studies are needed to assess the feasibility of the route.

As noted in the Chapter 12 Transport and Mobility, the development of greenway strategy for the County is needed to guide consideration and prioritisation of future greenway development. In this context, the reference to the 'Lee to Sea' as a long-term project in paragraph 10.12.10 of Chapter 10 of the Draft Plan will be removed.

It is further considered that the objectives of the Plan (TM 12.12) could be amended to include an objective re the delivery of the Cork Harbour Greenway, as a component of the Lee to Sea Greenway, subject to environmental assessment and to develop a greenway strategy for the County to guide consideration of future greenway identification and development in a plan-led approach. The objectives will also acknowledge that cycleways/ greenways and upgrades to same should be sensitively designed having regard to environmental, nature conservation, landscape and other heritage considerations, and include appropriate setbacks from water courses.

The Planning Authority welcomes the detailed contribution made by Fáilte Ireland in relation to the Tourism Chapter. These proposals will be addressed throughout the Tourism Chapter where it is deemed appropriate.

It is of the view that Section 10. 15 Managing the Provision of Tourist Accommodation and Chapter 5 Rural is strong enough and addresses these issues and therefore no amendment is required for further details on the provision for different forms of accommodation for tourism. The Plan has

incorporated throughout the chapter the need for sustainable tourism and amendments have been made to strengthen Greenways, Blueway's, food tourism and outdoor recreation.

Chief Executive's Recommendation

It is recommended that the draft plan be amended as follows:

1. The reference to the 'Lee to Sea' as a long-term project in paragraph 10.12.10 of Chapter 10 of the Draft Plan will be removed. See proposed amendment in Volume Two Part 1.
2. Objective TM 12.12 of the Plan will be amended to include an objective re the delivery of the Cork Harbour Greenway, as a component of the Lee to Sea Greenway, subject to environmental assessment. See proposed amendment in Volume Two Part 1.
3. Objective TM 12.2 of the Plan shall be amended to include reference to the development of a greenway strategy for the County to guide consideration of future greenway identification and development in a plan-led approach. See proposed amendment in Volume Two Part 1.
4. Objective TM 12.2 of the Plan shall be amended to ensure that cycleways/ greenways and upgrades to same should be sensitively designed having regard to environmental, nature conservation, landscape and other heritage considerations, and include appropriate set-backs from water courses. See proposed amendment in Volume Two Part 1.
5. It is proposed that the issues highlighted in the Fáilte Ireland submission will be addressed where appropriate and will be included as an amendment in Volume Two Part One.
6. The Planning Authority considers the text that refers to Tourism Accommodation strong enough and the only change to be made is amendment no. 1.10.17.
7. See Volume Two Part One for all tourism amendments.

2.7 Issues raised in relation to Water Management

Flooding and OPW Submission

A number of submissions have raised issues relating to the Flooding policy of the Draft Plan, including the Office of Public Works who are the lead agency for flood risk management in Ireland. Queries have been raised in various submissions in relation to the accuracy of the flood zone mapping but also the general approach to flood risk set out in the plan and its alignment with national flood risk management guidelines.

Chief Executive's Response

The shortcomings with the current policy approach and mapping was acknowledged in the preliminary Strategic Flood Risk Assessment and the Draft Plan, with the expressed intention to update these documents and reflect any changes required in Amendments to the Draft Plan.

Specific queries raised by the OPW are addressed as follows;

Flood zone mapping

An updated SFRA has now been prepared, including new flood zone maps based on best available data for any given location. Improved data in some locations has resulted in the reduction in flood extent in the flood zones while in a small number of cases the extent has increased. PFRA and NIFM mapping has been used with appropriate caution and limitations as outlined in Circular PL 2/2014. The updated SFRA will include an appendix outlining the dataset used for each settlement to create the flood zone mapping. Pluvial flooding has been addressed at a high level, not through maps or at a settlement specific level, unless there is known evidence of pluvial risk and groundwater risk has been noted in the text.

Sequential approach and Justification Tests

All Draft Plan zonings, including the existing built up area of settlements, have been assessed against the updated flood zone maps and sites requiring a Justification Test have been identified and a Justification Test completed, including specific parts of the built up area. This has informed proposed changes to the zoning in settlements which are subject to amendments set out in a separate part of this document. Where there is no land use proposed, the sequential approach will be used by default.

The existing flooding policy has been reviewed to reflect the proper application of the sequential approach to flood risk. The new policy will require all proposals for development to provide an assessment of flood risk.

The level of detail will vary depending on the risks identified. This is in order to address surface water, pluvial and groundwater flood risks and also consideration of climate change impacts. The sequential approach will be applied at all stages of the planning process including in the layout and design of development sites.

New policy in relation to 'Minor developments' will be included.

Flood Relief Schemes

The updated SFRA contains a list of flood relief schemes (completed, ongoing and planned). An amendment is proposed to the Draft Plan to ensure the protection, and access for maintenance, of flood relief and arterial drainage schemes.

Climate Change

Climate change impacts and mitigation at both the Plan Making and Development Management stages of the planning process have been considered as part of the updated SFRA. An amendment is also proposed to the Draft Plan to highlight this issue and guidance will be provided on the allowances to be made for increased flows for fluvial flooding and increase in sea level for tidal flooding. There will also be new policy in relation to flood resilient design.

Coastal Change

Erosion maps have been reviewed and addressed in the findings of the SFRA. Reference has also been included to the Inter-Departmental Group on Coastal Change Management.

Natural Water retention measures and SuDS

Amendments are proposed to provide additional text in relation to nature based solutions and a specific objective in relation to Water Sensitive Urban Design.

Construction, Replacement or Alteration of Bridges and Culverts over Watercourses

An appropriate amendment to objective WM11-11 is proposed.

Settlement and site specific comments have been addressed in the course of the updating of the SFRA.

Chief Executive's Recommendation

Amend the flooding policy and flood zone maps of the Draft Plan to reflect the findings of the updated Strategic Flood Risk Assessment.

Amend the Draft Plan to include new objectives in relation to flood relief schemes and arterial drainage schemes.

Publish the updated Strategic Flood Risk Assessment as a supporting document and part of the updated environmental assessment of the Plan.

Water services in Towns and Villages

Submissions have raised issues in relation to the inadequacy of water services infrastructure in the towns and smaller settlements of the County. This has in many cases seen a reduced growth target for the settlement to that applied in the 2017 Local Area Plan. It has been suggested that the reduced target will affect the potential investment by Irish Water in infrastructure in these locations.

Chief Executive's Response

The lack of adequate water services infrastructure is not unique to the smaller settlements of the County but, as set out in Table 11.3 of the Draft Plan, some of our larger towns and Key Villages have a deficit in capacity to cater for planned growth. In allocating growth, account has been taken of the current capacity of infrastructure and committed investment plans of Irish Water. While Irish Water Investment Plans and Programmes are welcomed and supported, they are not sufficient to deal with the overall infrastructure deficit and this is particularly the case in the multitude of smaller settlements of the County.

Growth must be targeted to locations where there is a reasonable prospect of delivery and the lack of existing infrastructure, or any plan to deliver same in the lifetime of the Plan, has meant that hard decisions have had to be made in relation to unit's targets for villages. Although it has been suggested that the reduced target will affect the potential investment by Irish Water in infrastructure in these locations, current plans do not prioritise the delivery of infrastructure in these locations. The current growth targets are therefore considered to be the most suitable match with current known capacity and planned investment, making efficient use of existing infrastructure and protecting water quality.

Recognising the need to support growth in smaller settlements, Irish Water have established the Small Towns and Villages Growth Programme to provide funding for water and wastewater treatment plant growth capacity which would not otherwise be provided for in their 2020-2024 Capital Investment Plan. They are currently reviewing the nominations for the Programme to determine which project(s) will be funded, taking into account the order of priority provided by the

local authority, the allocation available and the potential solutions and cost estimates. Local Authorities will be notified of successful projects from Q2 2021 onwards, as project details are agreed. Thus far, only a single project (Killumney-Ovens) has been notified.

Chief Executive's Recommendation

Continue to work with Irish Water and other stakeholders to deliver enhanced water services through the implementation of a variety of investment plans and programmes.

2.8 Issues raised in relation to Transport and Mobility

A wide range of suggestions and comments were made in relation to Transport and Mobility raising a number of issues.

The following are considered to be the key issues raised in relation to Chapter 12 Transport and Mobility.

- (a) Mode Share targets
- (b) Local Transport Plans

Mode Share Targets

A number of submissions made queried the Mode Share targets used in Table 12.5: 2028 Target Share for Commuting to Work. Some suggested that the mode share targets used should be more ambitious than CMATS. Particular concern was expressed at the cycling mode share targets and a number of submissions suggested that the cycle mode share target should be increased to 10% in line with The National Cycle Policy Framework. One submission misunderstood the CMATS targets, also shown in the Draft Plan, as being overall targets for the Draft Plan.

Chief Executive's Response

The Draft Plan makes reference to the range of existing mode share targets of relevance to Cork and it sets out the targets in Smarter Travel (National Sustainable Transport Policy), CMATS and Cork Metropolitan Area Cycle Network Plan which set targets to be achieved in the following periods respectively: 2009-2020, 2011-2040 and 2018-2025. The National Cycle Policy Framework target is to 2020. These targets vary between representing work related commuting, am peak mode share, all journeys, or non specified journey types.

Table 12.5 of the Draft Plan sets out a mode share target for each town in relation to commuting only to correspond with the commuting baseline data set out in Table 12.3. As strategy documents such as CMATS had already dedicated resources to developing specific mode share targets these were considered when developing targets for the Draft Plan.

As a starting point, the adopted walking mode share target of CMATS, to 2040, was applied to the available mode share data for each town to translate it to a 2028 walking mode target for each town. While CMATS uses an AM peak mode cycling target of 4% in 2040 in Metropolitan Cork, for the Draft Plan, given emerging data regarding active travel investment, a much higher cycling mode target for commuting of 4% to 2028 was applied. This was applied to both Metropolitan and Non Metropolitan Cork. A 60% car commuting target was used for each town and the balance was the target used for public transport.

The approach taken seeks to be reasonable and given the significance of the use of the private car nationally, and particularly in Cork, much higher targets may have seemed unrealistic. For example, 82% of commuters travelling to work in Cork County were using a private car in 2016 compared to 66% nationally. If a target of 45% mode share for the private car (such as is used in Smarter Travel) was used it may be seen as unrealistic to achieve such a modal shift over the 6 year lifetime of the County Development Plan.

The comprehensive objectives in the Draft Plan reflect the Council's strong commitment to delivering significant modal shift to sustainable transport modes. The Plan aims to integrate land use and transport planning and deliver liveable towns as a key climate action measure.

Irrespective of specific targets, there is a need to increase the uptake of sustainable transport as much as possible. The Council will also seek to monitor any progress that is made in this regard as comprehensively as possible. Given the recent investment in new active travel infrastructure, Bandon and Carrigaline TPREPs, Little Island Sustainable Transport Interventions with recent Part 8 approval, the level of planned active travel infrastructure, increased use of ebikes, smart mobility enhancement, etc. the targets identified may be significantly exceeded. Most importantly, targets will not limit efforts to promote modal shift.

The Department of Transport's 'Smarter Travel: A Sustainable Transport Future, A New Transport Policy for Ireland 2009-2020', set mode share targets for work related commuting – targets which are reflected in the Regional, Spatial and Economic Strategy for the Southern Region (RSES). This is referred to in paragraph 12.5.4 which outlines that the policy is currently under review and further outlines that, should the updated policy set sustainable transport targets, these will apply in County Cork.

There is an objective in the Draft Plan to develop Local Transport Plans for certain towns. These will be able to look at transport at a more local, granular level this may inform further refinement of specific mode share targets. It may also take a broader overview and look at transport for all purposes, rather than having a focus on commuting as data tells us that commuting to work only accounts for about 24% of all trip purposes. Also, it is intended that the Council will consult with the NTA with a view to scoping additional travel pattern profiling.

Chief Executive's Recommendation

No amendment proposed.

Local Transport Plans

Submissions from the OPR, TII and the NTA made reference to Local Transport Plans (LTPs). Both the TII and the NTA request that LTPs be based on the Area Based Transport Assessment approach and make reference to TII/NTA guidance/advice notes. The NTA questions the 10,000 population threshold for the requirement for delivery of LTPs and the OPR recommends that LTPs should be provided for all towns where the population is projected to grow to, or near to the 10,000 person threshold under the core strategy and it recommends prioritising the preparation of LTP for particular towns.

Other recommendations in relation to LTPs include undertaking consultation with TII and NTA and using Local Transport Plans for the Metropolitan Area towns to inform mode share targets.

Chief Executive's Response

It is considered appropriate and reasonable to prepare Local Transport Plans for towns with a population at or approaching 10,000. It is therefore proposed to amend objective TM-12-1 g) in relation to Local Transport Plans to state that they will be prepared for key towns and larger towns with a population at or approaching 10,000 in order to maximise the integration of land use and transport planning. The preparation of Local Transport Plans for other, smaller settlements, such as Glounthaune cannot be committed to in the current plan but may proceed in the future should funding become available. See proposed amendment, Volume 2, Part 1, Transport and Mobility.

It is considered that in analysing permeability to facilitate delivery of the 10-minute town concept the potential for optimising climate change mitigation and adaptation, providing protection for biodiversity and enhancing public realm should be outlined in the LTP objective.

It is noted that TII/NTA published an ABTA How to Guide, Guidance Document Pilot Methodology in September 2021 and reference to this is included in the new objective in relation to LTPs.

Other proposed changes include consolidation of LTP objectives; inclusion of additional text to state that a LTP, where it exists, will inform any Traffic and Transport assessment or mobility management plan that is required; and the inclusion of text to outline that where a LTP exists it will determine the appropriate level of parking provision.

The Draft Plan acknowledged the role of LTPs in relation to the 10-minute town concept in policy objective TM 12.2. It is considered appropriate to highlight and expand this by including a new Local Transport Plans section in Chapter 12 to provide further detail regarding their role and scope. This new text will also reflect a number of changes to the Draft Plan objectives regarding LTPs.

Chief Executive's Recommendation

Amend the Draft plan to include a section outlining the role and scope of Local Transport Plans and referencing other processes that it will inform.

Amend the Draft Plan to revise and clarify the population threshold for the requirement of Local Transport Plan preparation and to include text regarding optimising the potential for climate change mitigation and adaptation, providing protection for biodiversity and enhancing public realm.

Amend the Draft Plan to include a reference to ABTA How to Guide, Guidance Document Pilot Methodology in September 2021 (TII/NTA).

2.9 Issues raised in relation to Energy and Telecommunications

Twenty-Eight submissions were received in relation to Chapter 13 Energy and Telecommunications. The Principal issues raised in the submissions are as follows:

1. Requests a review of the wind energy strategy, outlines various proposals for the criteria for onshore wind developments and requests an additional objective for the repowering of existing wind farms.
2. Highlights new opportunities for the infrastructure at the Kinsale Gas fields.
3. Requests a less restrictive approach to the criteria for solar farm applications while others have suggested and specified on certain additional criteria needed.
4. Requests made to include a section to identify the need to reduce our energy demand and highlights the need to elaborate on our renewable energy provision and to set out specific targets for the County.
5. Gives suggestions on how to strengthen the offshore renewable energy sector.

Chief Executive's Response

Energy Generation and energy related activity has changed significantly in recent years and will continue to change as we move away from reliance on fossil fuels and turn to renewable energy to reach carbon neutrality.

In light of recent and ongoing changes to guidelines and climate / energy policy at a national level, the Planning Authority will prepare a renewable energy strategy for the county during the life of the new Plan, and this will include a review of the wind energy strategy. The Planning Authority acknowledges that there are wind farms coming to the end of their life scattered around the county and an amendment is required to objective ET13.4 to include wording for repowering in appropriate locations.

The Plan acknowledges that the Kinsale Gas Fields infrastructure has significant potential for future uses for gas storage. The Planning Authority welcomes these opportunities and supports the use of this significant infrastructural asset to assist the transition to renewable energy sources.

The Planning Authority recognises the need for solar energy to meet our national renewable energy targets. The Climate Action Plan 2019 required the delivery of 1.5 GW of grid scale solar energy nationally by 2030. In the absence of national guidelines, the Planning Authority has included a list of criteria that is considered strong enough and appropriate for assessing solar farm applications. Like wind energy, solar energy will be considered further as part of the commitment to prepare a renewable energy strategy over the lifetime of the plan

Reducing our energy demand is key to help reduce our greenhouse gas emissions. Section 13.2 Strategic Policy and Legislation outlines all the International, European, National, Regional and Local mandatory targets and policies which have been reflected throughout the chapter.

Offshore renewable energy is an emerging sector and will help meet our renewable energy targets. Cork has significant infrastructure which is either in place or currently being developed with additional projects in the pipeline. The advantages of the scale and length of the Cork Coastline and the land-based infrastructure available in the county will need to be maximised and used to full

potential and therefore the Planning Authority fully supports developments and the expansion of this sector where appropriate.

Chief Executive's Recommendation

It is recommended that the draft plan be amended as follows:

1. See Amendment No. 1.13.1 outlining our commitment to prepare a renewable energy strategy which will include a review of the wind and solar energy.
2. The Planning Authority welcomes proposals for the Kinsale Gas Fields infrastructure and the potential it has to be used as a significant asset for energy storage.
3. See amendment numbers No.1.13.4, No.1.13.14 and No. 1.13.25 for amendment to the solar farm section.
4. Reducing our demand is a priority in this plan and has been referenced throughout the Energy chapter. Also see amendment in Volume Two Part One.
5. See amendments No's.1.13.11, 1.13.21, 1,13,30 for offshore renewable energy.
6. See Volume Two Part One for all Energy and Telecommunications amendments.

2.10 Issues raised in relation to Green Infrastructure and Recreation

Rights of Way

A number of submissions seeking new rights of way or strengthening of text in relation to rights of way were proposed for the plan. Some submissions highlighted the need for the plan to comply with the requirements of the act.

Chief Executive's Response

S.10(2)(o) of the Planning and Development Act requires that a development plan include objectives for 'the preservation of public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility, which public rights of way shall be identified both by marking them on at least one of the maps forming part of the development plan and by indicating their location on a list appended to the development plan'. This is, by its nature, a lengthy process which will be considered through the lifetime of this Development Plan.

Chief Executive's Recommendation

Update Objective GI 14-8 to state that Council will examine the feasibility of identifying and mapping Public Rights of Way across the county in the context of emerging national guidance over the lifetime of the plan.

Nature Based Solutions

Several submissions to the plan highlighted the increasing important role of nature based solutions to more traditional infrastructural challenges and that such solutions should be promoted or referenced in the plan.

Chief Executive's Response

Increasingly green and blue infrastructure interventions are being considered as 'nature based solutions'. Nature-based solutions to societal change are solutions that are inspired and supported by nature, which are cost-effective, simultaneously provide environmental, social and economic benefits and help build resilience. It would be beneficial if the Plan gave greater support to the implementation of Nature Based Solutions and in particular their role in climate change mitigation and adaptation.

Chief Executive's Recommendation

It is proposed that text be strengthened in Chapter 14 as an amendment including objective text. Text and an objective in relation to Water Sensitive Urban Design as a nature based solution is also proposed for Chapter 11 Water Management.

Urban Greening methodologies

Submissions to the Draft Plan have highlighted the emergence of new planning and modelling tools to assist in the planning of green infrastructure and green areas. In particular, the Green Factor tool, which appears under varying names, has emerged in many cities around the world to assess the

sustainability of landscape designs and construction based on the proportion of green areas and built-up areas and has been highlighted in submissions. It has been suggested that the plan should incorporate the concept of 'urban greening plans' for large towns throughout the county.

Chief Executive's Response

The 2030 EU Biodiversity Strategy promotes the concept of 'Urban Greening Plans' particularly for urban areas/cities with a population of 20,000 or more. Such plans can include measures to create biodiverse and accessible urban forests, parks and gardens; urban farms; green roofs and walls; tree-lined streets; urban meadows; and urban hedges. At present there is no town within the county with a population of greater than 20,000.

There are different methodologies continuing to advance and emerge and in the absence of an agreed national methodology or approach, the Council is not in a position to promote any one methodology but will continue to monitor advancements in this area and consider the uptake of such models where applicable.

Chief Executive's Recommendation

Over the lifetime of this plan, approaches which continue to enhance green infrastructure and biodiversity will be considered and encouraged where practical.

Blue Infrastructure

Several submissions sought to highlight that green infrastructure also includes blue infrastructure and the importance of blue infrastructure.

Chief Executive's Response

Generally, the Planning and Development Act refers to the zoning of land and typically the zonings found in a development plan are land focused. Open space/green infrastructure zonings within the plan have tended to be no different, however there are instances where the GI zoning washes over a waterbody. It is not considered to be practical or desirable to seek to zone all rivers, streams and other waterbodies given the range and scale of such features across the settlement network.

Blue infrastructure at the settlement level (main town primarily) is generally represented on the green and blue infrastructure network map/diagram. These maps have helped to inform the green infrastructure zoning approach and the drafting of specific objectives and have provided a focus for consideration of waterbodies at the core of multi-functional green and blue infrastructure corridors.

The objective in preparing settlement level zoning where practical has been to 'promote rivers and streams (and their wider riparian corridors) as one of the natural foundations for multi-functional green and blue infrastructure corridors recognising these as the primary green and blue zones within settlements'. See paragraph 14.3.2 and objectives GI 14-1 and GB 14-2.

There are also many more objectives within the plan which provide sufficient protection for waterbodies lakes rivers etc

In the interests of clarity, although reference is made to green infrastructure, it is accepted that this term means blue infrastructure and the Plan would benefit from text supporting this definition.

Chief Executive's Recommendation

Amend the Plan to include additional text relating to the relationship between green and blue infrastructure.

Green Infrastructure Diagrams

There were several submissions referencing the green infrastructure diagrams for the main towns included in the draft Plan. The role of these diagrams was not always correctly interpreted.

Chief Executive's Response

These green infrastructure maps are diagrammatic only and have been used to illustrate the strength of the green network and corridors within the main towns. They are considered particularly useful for highlighting opportunities to strengthen the network or corridor and for individual developers to get a greater understanding on how their proposal may contribute and connect to the green infrastructure of the town.

Chief Executive's Recommendation

Amend the Plan to include clarifying text on the role of green infrastructure diagrams.

2.11 Issues raised in relation to Biodiversity and Environment

Biodiversity

Biodiversity loss and the general Biodiversity crisis

Numerous submissions highlighted the biodiversity crisis we are in and what is perceived as the lack of ambition and urgency in the Plan to address it.

Chief Executive's Response

There is a comprehensive suite of robust policies in the Plan that protect biodiversity across the County, not just on sites designated for protection. Objectives BE 15-1- 15-9, GE 14-1 and WM 11-2 set out the policy in relation to the protection of biodiversity; committing to compliance with the National Biodiversity Action Plan and national biodiversity policy, updating the County Biodiversity Action Plan and protecting sites, habitats and species through a number of mechanisms including:

1. Integration of biodiversity considerations in all council policy documents;
2. Implementation of biodiversity sensitive management on Council owned and managed land;
3. Ensuring that biodiversity issues are considered at all stages of the development management (planning) process; and
4. Supporting biodiversity friendly projects initiated through the community.

In addition, protection of biodiversity is included as policy at settlement level in all main towns and villages in the Plan. Key features of the green and blue infrastructure network are identified in all towns and there are objectives to provide for the protection of these features. In addition, biodiversity protection caveats are included in specific zoning objectives in all relevant settlements. Objectives relating to the development of tourism, renewable energy, transport and housing development also include caveats relating to the protection of biodiversity.

As a key principle for biodiversity, the Plan signals a shift from solely protection to proactive rehabilitation and enhancement. The Plan has committed to delivering a net gain for green infrastructure in Objective GI 14-1 and no net loss in Objective BE 15-6. However, it is recognised that this net gain principle needs to be better reflected in the language used in Chapter 15.

Chief Executive's Recommendation

Amendments are therefore recommended to Objective BE 15-5 and Objective BE 15-6 in Chapter 15 to better align with the net gain policy set out in Chapter 14 Green Infrastructure for biodiversity enhancement.

County Biodiversity Action Plan

Many of the submissions correctly flagged that the County Biodiversity Action Plan is out of date and a new one is needed. Other submissions also specified what measures should be included in a new Biodiversity Action Plan.

Chief Executive's Response

The Plan should be clearer in stating the commitment of the planning authority to deliver a new county-wide Biodiversity Action Plan following the adoption of the new National Biodiversity Action Plan which is due next year.

Chief Executive's Recommendation

It is therefore recommended that the text in Paragraph 15.2.3 be strengthened to commit to commencing the process of developing a new County Biodiversity Action Plan within 12 months of the adoption of the Plan.

Baseline Data and Monitoring

Many of the submissions raised significant concerns regarding the lack of baseline data on biodiversity and inadequate biodiversity monitoring targets and indicators set out in the Plan. Concerns were raised that the actions required to bring about real change for biodiversity enhancement and restoration are not set out in the Plan.

Chief Executive's Response

It is recognised that there are significant data gaps in the biodiversity baseline, and these are identified in the Plan in the Strategic Environmental Assessment baseline in Volume 6. Data collection and collation is on-going, and the Planning Authority will continue to work with other organisations and agencies which are relied upon for much of the data. The Planning Authority is awaiting national guidance and carbon budgets to inform more detailed climate targets and indicators at local level. Objective BE 15-1 commits to implementation of the County Biodiversity Action Plan which will likely include objectives relating to biodiversity data collection. Zoning objectives and green infrastructure mapping were informed by baseline data on protected sites data and detailed habitat mapping completed by the Council for the purpose of informing plan policy.

Chief Executive's Recommendation

The Planning Authority will improve on reporting by establishing a strong, frequent and ongoing monitoring system for the Plan as a permanent function in line with the Draft Development Plan Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage August 2021.

In addition, the Planning Authority will place particular focus on biodiversity monitoring during the lifetime of the Plan which will be predominately delivered through the Strategic Environmental Assessment (SEA) monitoring process. In light of the submissions, the biodiversity monitoring targets and indicators in Volume 6 of the Draft Plan are being reviewed and revised with a focus on more tangible measurements and accounting methodologies to better link policy with delivery e.g. the number actions of the County Biodiversity Action Plan implemented and measuring the level of ecological inputs into Council land-use plans and policies, Part VIIIs and planning applications where possible. This will be updated as an addendum to the SEA Environmental Report.

Operational Matters

There were a number of submissions requesting changes to the way the Council manages biodiversity on a day-to-day basis such as avoiding the use of insecticides and herbicides, staffing and organisational change, use of social media apps, using a light touch approach to woodland creation/regeneration, adopting a 'leave no trace' across the County, using swift boxes in developments, specifying lighting design in certain areas, stopping the use of plastic weed barriers and glyphosate etc.

There were also a number of submissions that called for the Planning Authority to adopt an ecosystem services approach to inform plans and projects.

Chief Executive's Response

The submissions were considered in the overall policy context as striving to deliver best practice on the ground. Such detailed requirements are not strategic policy within the scope of the Development Plan so the focus was placed on drafting robust biodiversity protection and enhancement policies in the Plan, achieving best practice overall and delivering guidelines during the lifetime of the Plan where important design and operational details can be specified i.e. lighting guidelines and updating the biodiversity in planning guidance. Objective BE 15-13(d) commits to updating the lighting guidelines and amendments are recommended to commit to updating the Council's 'Biodiversity and the Planning Process' Guidance document during the lifetime of the plan.

The updated County Biodiversity Action Plan is also a key delivery tool and is considered to offer a suitable forum for many of the detailed 'best practice' requests to be discussed and agreed. In addition, the Roads Division of the Council are currently drafting guidelines for the maintenance of road boundaries in consultation with the ecology unit, with the aim of including commitments to protect hedgerows, treelines and roadside verges consistent with the All-Ireland Pollinator Plan Transport Corridors Guidelines.

Ecosystems Services are discussed in Chapter 14 Green Infrastructure and Recreation which highlights the synergies between Green Infrastructure and an Ecosystems Services approach. Cork County Council is already involved in a number of projects which continue to advance the ecosystem services approach such as the BRIDE Nature Project (Biodiversity Regeneration in a Dairying Environment - Farming with Nature) and an Interreg Europe project, entitled Delta Lady- Floating Cultures in River Deltas. Such projects have the potential to inform environmental policy at European, National and sub-national levels.

Chief Executive's Recommendation

Amendments to Paragraph 15.7.1 are recommended to commit to updating the Council's 'Biodiversity and the Planning Process' Guidance during the lifetime of the Plan. It is also recommended that the text in Paragraph 15.2.3 be strengthened to commit to commencing the process of developing a new County Biodiversity Action Plan within 12 months of the Plan being adopted, where much of the operational and maintenance details can be considered further where appropriate. In addition, the Council will continue to engage in supporting and progressing the use of an ecosystem services approach in the advancement of plans and projects across the county.

Environment

Light Pollution

There were a number of submissions that raised concerns about light pollution and its impacts on people, wildlife, insects and the tourism. The Beara Peninsula is identified as an important asset of natural night sky heritage. Many submissions requested that the value of the unpolluted night sky be recognised and protected in the Plan. Recognition of the Cork Sky Friendly Manifesto is also requested in the Plan. Without preserving dark sky places, there is a real risk of losing our natural night skies to light pollution across the County.

Chief Executive's Response

The Plan seeks to control light pollution and address down-lighting through Objective BE 15-13. In addition, Objective BE 15-13(d) commits to reviewing and updating Cork County Council's Policy Guidelines for Public Lighting to take account of impacts of public lighting on wildlife and will provide best practice guidance on the preventing and minimising light pollution. There is scope to expand Objective BE 15-13(d) to include consideration of unpolluted night skies.

It is recognised that the unpolluted night sky is a heritage and tourism asset for the County and that work should begin on how best to identify these assets and collate data on these areas with a view to informing policy in this area.

Light pollution policies in Chapter 15 (including the recommended amendments regarding dark sky reserve) could be better cross referenced in other chapters of the Plan where relevant e.g. tourism, placemaking etc.

Chief Executive's Recommendation

It is recommended that text be added to Section 15.11.3 to recognise and manage dark sky assets in the County and include key design principles for lighting. In addition, amendments to Objective BE 15-13 (c) are recommended to include reference to the Dark Sky and an amendment to Objective BE 15-13(d) is recommended to ensure the new lighting guidelines also consider impacts of public lighting on unpolluted night skies. Furthermore, cross reference to the Chapter 15 light pollution policies is recommended in Chapter 3 Settlements and Placemaking and Chapter 10 Tourism.

2.12 Issues raised in relation to Built and Cultural Heritage

The following were the main issues raised in relation to Housing:

- (a) Archaeological Legislative Framework
- (b) Architectural Heritage Review
- (c) Linguistic Heritage
- (d) The Arts

Archaeological Legislation framework

Recommendation made by the Department of Housing, Local Government and Heritage to introduce additional wording which would strengthening the archaeological policy framework in a number of locations in the Chapter.

Chief Executive's Response

The Plan supports the use of additional text to strengthen the archaeological policy framework in the Plan as advocated by the Department of Housing, Local Government and Heritage.

Chief Executive's Recommendation

PROPOSED AMENDMENT NO. 1.16.1, 1.16.2, 1.16.3, 1.16.4, 1.16.6, 1.16.7 and 1.16.8

Architectural Heritage Review

Request that Cork County Council undertake a comprehensive review of its Record of Protected Structures in line with National Inventory of Architectural Heritage and request that the council considers the inclusion of the buildings identified in the attached submission on the RPS as part of the draft plan.

Chief Executive's Response

The County Development Plan is currently updating the Record of Protected Structures as part of the Plan Review process. This includes the addition of a number of structures currently on the NIAH. As resources allow further updates can be undertaken as part of Cork County Council's commitment to the management of the County's built heritage.

Chief Executive's Recommendation

PROPOSED AMENDMENT NO. 1.16.9

Linguistic Heritage

A number of submissions have raised issues relating to the Gaeltacht and Linguistic Heritage which relate to a number of Chapters including Chapter 10 Tourism, Chapter 16 Built and Cultural Heritage, Volume 4 South Cork Municipal District (Múscraí Gaeltacht) and Volume 5 West Cork Municipal District (Oileán Chléire).

Udarás na Gaeltachta's submission states that reference needs to be made in Section 16.1.4 to the Language Planning areas under this section and to the Gaeltacht Service Towns identified as part of the process. It also recommends strengthening the wording of Objective HE 16-22 to refer to the Language Plan being implemented in Múscraí.

The submission also makes reference to the role of Comharchumann Forbartha Mhúscraí Teoranta to provide a community development service to the wider community in the Múscraí Gaeltacht for the benefit of the local area, for the continuance and preservation of the Irish language, and with the promotion of tradition always at the heart of our area of work. The Comharchumann exists to assist and support the community groups and voluntary committees active in the local area in any way possible. This should be referenced in the Plan. A map of the Cork Language Planning Areas marked in blue and Gaeltacht Service Towns in yellow is provided.

Cork County Irish Office has made a number of recommendations including requesting additional text to acknowledge and encourage continued collaboration to planning and development in the Gaeltacht areas, improved policy references and a number of development management issues.

Chief Executive's Response

The County Development Plan supports the provision of additional text supporting the Múscraí Plan, Language Planning, continued collaboration between local stakeholders and Government agencies in the promotion of Irish as the community language. A new map will also be included illustrating the extents of Múscraí Gaeltacht and Oileán Chléire along with the Service Towns of Macroom and Cork City.

Chief Executive's Recommendation

PROPOSED AMENDMENT NO. PROPOSED AMENDMENT NO. 1.16.27, 1.16.28, 1.16.29, 1.16.30

The Arts

A number of observations and recommendations were made relating to the provision of Arts facilities and policy within the Draft Plan in both Chapters 3 Settlements and Placemaking and Chapter 16. The Arts Council requested additional text be included in recognition of synergies between the County Development Plan and the existing County Arts Plan and Creativity Strategy.

Both the Arts Council and Cork County Council Arts, Culture and Languages SPC requested the inclusion of an evidence-based needs assessment to support existing text in the Draft Plan; additional policy objectives and/or spatial strategy which indicates the Council's intention to pursue specific arts and arts infrastructure projects (identified as part of its 'Spatial Framework') and

acknowledgement of the Art Council's recently announced 3-year 'Creative Places' investment programme for the West Cork islands which is being prepared in partnership with Cork County Council in tandem with policy objectives.

The Arts Council also recommend the inclusion of policy objectives and/or spatial strategy in the Development Plan which indicates the Council's intention to pursue specific arts and arts infrastructure projects (identified as part of its 'Spatial Framework') in association with the County Arts Office, through the National URDF funding programme or, such other funding programmes during the lifetime of the Development Plan.

Cork County Council Arts, Culture and Languages SPC requested the inclusion of several additional references in the Plan relating to the following:

- The need for accessible cultural space in a number of large towns within the County and reference to the proposed redevelopment of Skibbereen Town Hall for the performing arts.
- That objectives to enable the establishment of a medium scale commercial studio facility located within the County administrative area is included in the Development plan. The lack of any accessible studio and post-production facility is hindering the development of the Cork region as a location for incoming and indigenous film production. Cork has a wide range of film locations including rural countryside, coastal settings, distinctive rural town settings etc. In this regard, objectives to preserve and protect the visual amenity of locations of high scenic value should be fostered.
- Reference to the Council's policy on Public Art be included.
- The emergence of interest in mural art is providing opportunities for communities to enhance the appearance of buildings and sites. The Plan should include objectives promoting mural painting as an acceptable measure within the placemaking process subject to clear guidelines and standards.
- Specific objectives supporting the development of Cultural trails to be included in the Development Plan.

Chief Executive's Response

The Planning Authority agrees with the recommended approach to strengthen the policy framework and include objectives to monitor progress of Arts infrastructure throughout the County. Additional text and accompanying objectives will be included.

Request made by Cork County Council Arts, Culture and Languages SPC to include objectives to enable the establishment of a medium scale commercial studio facility located within the County administrative area has been considered and is supported in the Development plan via an amendment to the Land-use zoning categories.

Related objectives seeking to preserve and protect the visual amenity of locations of high scenic value are included in Chapter 14 Green Infrastructure and Recreation. **No Amendment Proposed.**

Additional text relating to the Council's policy on Public Art will be included.

The emergence of interest in mural art is providing opportunities for communities to enhance the appearance of buildings and sites. This is, however, a matter for development management as the impacts of murals on the built environment needs careful consideration in terms of context, content and its contribution to Placemaking.

Additional text can be provided in Chapter 10 to support the development of Cultural trails.

Chief Executive's Recommendation

PROPOSED AMENDMENT NO. 1.16.31, 1.16.32, 1.10.XX and 1.18.12

2.13 Issues raised in relation to Volume 2: Heritage and Amenity

The following were the main issues raised in relation to Volume 2: Heritage and Amenity:

- (a) Additions and deletions to Record of Protected Structures
- (b) Architectural Conservation Areas amendments and additions.

Additions and deletions to Record of Protected Structures

A number of new additions to the Record of Protected Structures were proposed via submissions.

Chief Executive's Response

The Planning Authority supports the inclusion of 5 additional Protected Structures. Additional text is proposed in Chapter 16 regarding plans to further update the Record of Protected Structures over the lifetime of the Plan.

The removal of RPS ID 0805 in Heir Island is an administrative issue only and its removal is recommended. The request to remove RPS ID 1102 (thatch cottage, Freemount) and RPS ID 1041, Charleville are supported as the architectural merit of the remains have been compromised.

The Planning Authority is not supporting the removal of the Grain store in Youghal and Silver Dollar Bar in Castletownbere. **No Amendment Proposed.**

Chief Executive's Recommendation

PROPOSED AMENDMENT NO. 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.18, 2.1.9, 2.1.10 and 1.16.9.

Architectural Conservation Areas amendments and additions

There have been 5 submissions relating to Architectural Conservation Area additions/ amendments. These include 2 no. requests for extensions/ amendments to existing Architectural Conservation Areas at Cobh and Mitchelstown.

Submissions were received relating to requests for new ACAs at Guileen and Belvelly.

Chief Executive's Response

The Planning Authority supports extensions/ amendments to existing Architectural Conservation Areas at Cobh and Mitchelstown.

Additional text is proposed in Chapter 16 regarding the designation of further Architectural Conservation Areas over the lifetime of the Plan.

Chief Executive's Recommendation

PROPOSED AMENDMENT NO. 2.1.6, 2.1.7 and 1.16.10

2.14 Issues raised in relation to Climate Action

While only three submissions to the Draft Plan were submitted under the Climate Action Chapter heading, Climate action was a significant concern evident in a large number of submissions. Submissions made to a number of Volume One Chapters, including Chapter 12 Transport and Mobility, Chapter 3 Settlements and Placemaking, Chapter 8 Economic Development, Chapter 13 Energy and Telecommunications, Chapter 15 Biodiversity and Environment, as well as Municipal District chapters, are also of relevance to climate action with many specifically referring to climate action measures. See individual submissions for responses.

Issues submitted specifically under Climate Action include a recommendation that the pre-eminence of climate considerations, to be applied throughout the plan, is emphasised; that climate action is to underpin the Plan; and that climate action measures are to be crosscutting. Other recommendations are chapter specific and relate to energy efficiency, compact growth, sustainable transport, biodiversity and other topics.

This reflects the fact that climate action, as an integral aspect of sustainable development, permeates all sections of the Plan. The Plan sets out an approach centred on the core principle of sustainability with a focus on creating vibrant, liveable, climate resilient communities. It mitigates climate change through sustainable settlement strategies including delivering more compact forms of development and integrating land use and transport planning to facilitate sustainable travel. It sets out crosscutting spatial planning policies that have been formulated to address the urgent need for climate action.

A number of submissions raise the issue of GHG emissions and carbon budgeting. This relates to emerging national policy and guidelines. Of note, Action 15 of the 2019 Climate Action Plan provides for the development of a methodology and guidance for local authorities to estimate and evaluate the greenhouse gas emissions impact of strategies for future development as part of the County Development Plan process. It is expected that Local Climate Action Plans, to be prepared in accordance with the requirements of the Climate Action Bill, may address GHG emissions / carbon budgeting with a view to mitigation considerations also.

Chief Executive's Response

The Climate Action chapter reflects key climate action measures in other chapters. While no new amendments are currently proposed to the Climate Action chapter it will be updated and amended to reflect proposed new text or objectives in other chapters that will have a positive climate change mitigation or adaptation impact. Note that, given the dynamic nature of international and national climate policy context, an undertaking is given in the Draft Plan to keep the County Development Plan under review to ensure continued consistency with relevant guidelines.

Chief Executive's Recommendation

No Amendment Required

3 Chief Executive's Response and Recommendations to the Key Issues: Volume Three North Cork

3.1 Fermoy Municipal District

Fifty-eight of the submissions received relate directly to the Fermoy Municipal District. All of the submissions relate to the settlements and these are discussed below by settlement type.

The majority of the submission concern the zoning of land. Many submissions seek the retention of residential zonings included in the 2017 LAP, or the retention of a smaller settlement boundary, where these were discontinued in the Draft Plan. Some submissions sought extensions to village boundaries and a larger allocation of growth to the villages. Several submissions seek the zoning of greenbelt for new industrial / business use close to the M8.

The level of new housing growth allocated to the Fermoy Municipal district has been reduced as part of the amendments to the Core Strategy, in line with overall reductions across the county. Additional lands are not therefore required for residential use, and it has been necessary to make further adjustments to the supply since the Draft Plan was published to reduce the amount of land zoned for residential use in the Towns and Super Key villages and to further reduce the scale of growth allocated to some villages.

3.2 Main Settlements

Fermoy

A total of 10 submissions were received in relation to Fermoy town:

- five submission relate to the rezoning of greenbelt lands for industrial / business uses,
- one submission sought the inclusion of greenbelt land for residential use,
- two submissions support uses within the existing residential area
- one submission sought rezoning of green infrastructure land (floodplain)
- one community submission raises a number of issues for Fermoy re the scale of growth, vacancy, need for more investment in amenity facilities, traffic issues etc.

Chief Executive's Recommendation

Amendments proposed for Fermoy relate to reductions in the scale of growth provided for by the Core Strategy, adjustments to the zoned land supply, and updated flood risk mapping. No changes have been made to the employment land supply although the wider amendments to the plan include a commitment to review the employment land supply of the county within two years of the plan being adopted. See amendments in Volume Two Part Two of the Chief Executive's Report.

Mitchelstown

A total of 15 submissions were received in relation to Mitchelstown:

- Eight submission relate to the retention of 2017 LAP zonings for residential use / new residential zonings.
- Three submission seek the zoning of land for employment / industrial use
- Three submissions are seeking expansion of town centre zoning / zoning for retail warehousing.
- Two submissions raise general issues for the town / seeks support for the development of a protected structure (mill).
-

Chief Executive's Recommendation

Amendments proposed for Mitchelstown relate to reductions in the scale of growth provided for by the Core Strategy, adjustments to the zoned land supply, updated flood risk mapping and new green infrastructure zoning to reflect flood risk. No changes have been made to the employment land supply although the wider amendments to the plan include a commitment to review the employment land supply of the county within two years of the plan being adopted. See amendments in Volume Two Part Two of the Chief Executive's Report. See amendments in Volume Two Part Two.

3.3 Key Villages and Villages

There were 31 submissions received in relation to the key villages and villages in the Fermoy MD. The primary issues arising from these submissions were boundary extensions or a request for residential zoning in all settlements expect for Glenville, Bartlemy and Ballynoe. There was also requests for Aghern and Coolagown to be reinstated as settlements in the County Development Plan 2028.

Chief Executive's Recommendation

Amendments proposed for the key villages and village relate to reductions in the scale of growth provided for by the Core Strategy, some minor zoning / boundary adjustments (Rathcormack, Ballyhooly, Castlelyons / Bridebridge, Castletownroche, Conna and Killavullen and updated flood risk mapping. See amendments in Volume Two Part Two of the Chief Executive's Report. See amendments in Volume Two Part Two.

3.4 Submissions for the Fermoy Municipal District

The following submissions were received in connection with the Fermoy Municipal District.

Select suitable colour for tables from previous project

Fermoy Municipal District		
No.	Name of Interested Party	Submission reference Number
1.	Aldi Stores (Ireland) Ltd	DCDP345452948
2.	Andrew Meade	DCDP345306508
3.	Arthur Coughlan	DCDP345908798
4.	Bill O Keeffe	DCDP345709643
5.	Bill Power	DCDP345992599
6.	Circle K Ireland	DCDP346167864
7.	Cllr Frank O'Flynn	DCDP346130465
8.	Colin & William Higgins	DCDP345898381
9.	Colman O'Flynn	DCDP345467154
10.	ConnaBride Plastics	DCDP344524004
11.	Cork Co-Operative Marts	DCDP346066832
12.	Cork Co-Operative Marts	DCDP346206022
13.	Craigfort Construction Ltd.	DCDP345208653
14.	Crispin Developments Ltd.	DCDP344618836
15.	DANIEL DUANE	DCDP345295096
16.	David Lee	DCDP329506462
17.	Declan & Bernadette Browne	DCDP345332662
18.	Declan & Bernadette Browne	DCDP345339300
19.	Denis Myers	DCDP346163929
20.	Don McAuliffe	DCDP345241131
21.	Donal & Mary O'Flynn	DCDP345770442

22.	Donald & Diarmuid Costello	DCDP346078264
23.	Elaine Cronin	DCDP345285597
24.	Fermoy Forum	DCDP345521967
25.	Fitzgerald Family	DCDP345886342
26.	Frank and Gudrun Shinnick	DCDP345123861
27.	Frank Ross	DCDP344342508
28.	Gerard Hannon	DCDP342561724
29.	Gerard Scannell	DCDP335623388
30.	James Finn	DCDP346229592
31.	James Mangan	DCDP346950494
32.	John & Margaret O Brien	DCDP344021007
33.	John Atkins & Co Ltd	DCDP345936598
34.	John Condon	DCDP344839620
35.	John Condon	DCDP344841411
36.	John Condon	DCDP344841732
37.	John Hynes	DCDP345919831
38.	John Paul Ryan, Lourdes O'Mahony, Ronan Ryan	DCDP339746638
39.	JR Oronco	DCDP344754258
40.	Kieran & Denis Linehan	DCDP346204552
41.	Liz Wilkinson, Mary Prunty and John Cotter	DCDP345683205
42.	Louise McHugh	DCDP328670920
43.	Lucy Weir	DCDP346069658
44.	Martin Dowd	DCDP345489000
45.	Mary Luddy	DCDP344783816

46.	Michael Feeney DCDP344533809	DCDP344533809
47.	Neilus & Mary Murphy	DCDP345596744
48.	Pat Lee	DCDP344255204
49.	Patrick Fitzgibbon	DCDP345936549
50.	Patrick Mulcahy, Miriam Mulcahy & John Mulcahy	DCDP345778986
51.	Philip, Maurice & Philip O'Brien	DCDP346480305
52.	Philomena O'Donnell	DCDP345683682
53.	RDF Architects & Planning Ltd, on behalf of TJ Sheehan Produce Ltd	DCDP334528957
54.	Roche & Kenneally Family	DCDP346231954
55.	Sherwood Oak Ltd.	DCDP344225632
56.	Thomas Hickey	DCDP337489910
57.	Watfore Ltd	DCDP346183948
58.	WRS	DCDP346223640

3.5 Kanturk Mallow Municipal District

There was a total of 67 of the submissions received relating directly to the Kanturk Mallow Municipal District. Most submissions relate to the settlements and these are discussed below by settlement type.

The majority of the submissions concern the zoning of land. Many submissions seek the retention of residential zonings included in the 2017 LAP or propose new residential zonings to the settlement. Some submissions sought extensions to village boundaries and flexibility in the allocation of growth to the villages.

The level of new housing growth allocated to the Kanturk Mallow Municipal District has been reduced as part of the amendments to the Core Strategy, in line with overall reductions across the county. Additional lands are not therefore required for residential use, and it has been necessary to make further adjustments to the supply since the Draft Plan was published to reduce the amount of land zoned for residential use in the Towns.

3.6 Main Settlements

Mallow

A total of 16 submissions were received in relation to Mallow town. Issues raised include;

- Zoning of additional lands for residential use.
- Use of lands in the built up area.
- Adjustments to employment zonings (inclusions and exclusions).

Chief Executive's Recommendation

Amendments proposed for Mallow relate to reductions in the scale of growth provided for by the Core Strategy, adjustments to the zoned land supply, and updated flood risk mapping and consequential green infrastructure zoning. A number of adjustments have also been made to employment lands. See amendments in Volume Two Part Two of the Chief Executive's Report.

Charleville

A total of 25 submissions were received in relation to Charleville. Issues raised include:

- The appropriateness of CV-U-01 road line at Deerpark.
- Delisting of a property.
- The need for traffic calming and improvements for cycling and walking.
- Recognition for the heritage and tourism potential of the town
- Zoning of land for residential use.
- Promote the economic potential of the town and its strengths in agri-food and engineering.
- Protection of the Ballysallagh woodlands.

Chief Executive's Recommendation

Amendments proposed for Charleville relate to reductions in the scale of growth provided for by the Core Strategy, adjustments to the zoned land supply, updated flood risk mapping and new green infrastructure zoning. Some changes have been proposed to the text to reflect the heritage/ tourism/ employment potential of the town and also to address issues of traffic and parking and active travel. See amendments in Volume Two Part Two of the Chief Executive's Report.

Kanturk

A total of 3 submissions were received in relation to Kanturk:

- All submissions related to the zoning of land for residential use.

Chief Executive's Recommendation

Amendments proposed for Kanturk relate to reductions in the scale of growth provided for by the Core Strategy, adjustments to the zoned land supply, updated flood risk mapping and associated adjustments to employment lands. See amendments in Volume Two Part Two of the Chief Executive's Report.

Buttevant

One submission was received in relation to Buttevant seeking extension of the development boundary. And re-opening of Buttevant rail station.

Chief Executive's Recommendation

Amendments proposed for Buttevant relate to reductions in the scale of growth provided for by the Core Strategy and adjustments to the zoned land supply and updated flood risk mapping and new green infrastructure diagram. See amendments in Volume Two Part Two of the Chief Executive's Report.

Newmarket

A total of 5 submissions were received in relation to Newmarket:

- Three related to removing zoning from lands intended for farming.
- One sought zoning be re-instated from 2017 LAP.
- One sought age friendly housing be considered on Community zoning.

Chief Executive's Recommendation

Amendments proposed for Newmarket relate to recognition of lands being required for farming and removed from business zoning, updated flood risk mapping and consequential change to the GB1-2 zone and new green infrastructure diagram. See amendments in Volume Two Part Two of the Chief Executive's Report. See amendments in Volume Two Part Two.

3.7 Key Villages and Villages

There were 18 submissions received in relation to the key villages and villages in the Kanturk Mallow MD. The primary issues arising from these submissions were boundary extensions or a request to review the scale of growth. Support for community initiatives was also sought.

Submissions related to Ballyhea, Banteer, Bweeng, Castlemagner, Churchtown, Dromina, Glantane, Grenagh, Knocknagree, Mourneabbey, New Twopothouse and Rockchapel.

Chief Executive's Recommendation

Amendments proposed for the key villages and village relate to minor changes to boundaries/zonings, re-instatement of road line, corrections to the labelling of sites and updated flood risk mapping. See amendments in Volume Two Part Two of the Chief Executive's Report.

3.8 Submissions for the Kanturk Mallow Municipal District

The following submissions were received in connection with the Kanturk Mallow Municipal District.

Kanturk Mallow Municipal District		
No.	Name of Interested Party	Submission reference Number
1.	Ann Horgan	DCDP344241638
2.	Anne Daly	DCDP345218401
3.	Anne Marie Leahy	DCDP344224230
4.	Anne-Marie Leahy	DCDP345910055
5.	Bernard Hennessy	DCDP343127563
6.	Brian Feehan	DCDP346126047
7.	Brian Feehan	DCDP345853972
8.	Brigid and Sally Daly	DCDP345076969
9.	Caroline Hayes Noronha & Jeffery Noronha	DCDP345522575
10.	Charleville Chamber of Commerce Ltd	DCDP344932650
11.	Charleville Heritage Society	DCDP346124801
12.	Charleville Hotels Ltd	DCDP344341196
13.	Cllr Alan O'Connor	DCDP346170566
14.	Con Lehane	DCDP346136733
15.	Councillor Ian Doyle	DCDP346277958
16.	Councillor Ian Doyle	DCDP346277144
17.	Councillor Ian Doyle	DCDP345873642
18.	Councillor Ian Doyle	DCDP345878921
19.	Councillor Ian Doyle	DCDP345977469
20.	Councillor Ian Doyle	DCDP345979795
21.	David Garvey	DCDP343111494
22.	Deerpark Heights Residents Association	DCDP345927142
23.	Denis Lynch	DCDP345989114

24.	Denis Murphy	DCDP344265028
25.	Greencore plc	DCDP346215098
26.	Grogan Property Holdings Ltd	DCDP346271603
27.	Grogan Property Holdings	DCDP346082370
28.	Hallmark Building Services Ltd.	DCDP344354002
29.	Hallmark Building Services Ltd.	DCDP345606821
30.	John Aherne	DCDP341434005
31.	Kathleen O'Shea	DCDP346121833
32.	Kieran Bolster	DCDP344212138
33.	Lisa O'Donoghue	DCDP345891293
34.	Martin Golden	DCDP346179197
35.	Martin Hogan	DCDP340163724
36.	Mary Barry	DCDP346173464
37.	Masterlink Logistics Limited	DCDP346159153
38.	McCutcheon Halley Planning	DCDP345122139
39.	Michael Moynihan	DCDP342908454
40.	Michael Moynihan	DCDP342908914
41.	Michael Moynihan	DCDP346190996
42.	Michael Moynihan	DCDP346192056
43.	Mourneabbey Community Council	DCDP346250411
44.	Mr. and Mrs. Martin Condon	DCDP346157801
45.	Nagle Natural Heritage & Health Promotion Group	DCDP346286629
46.	Nordale Developments	DCDP346279471
47.	Nordale Developments	DCDP346095202
48.	Oakfield Resources Ltd	DCDP345470430
49.	O'Flynn Construction	DCDP345878087
50.	Pat and Catherine Meskell	DCDP339624541

51.	Pat Curtin	DCDP346131754
52.	Peter and Hilary O'Meara, and Eileen O' Meara	DCDP346043253
53.	PJ Buckley	DCDP344233386
54.	Rachel Daly	DCDP328888899
55.	RDF Architects & Planning Ltd, on behalf of Mr. Pat Mulcahy	DCDP334544130
56.	Sarah O'Gorman	DCDP346113482
57.	Seamus Connolly	DCDP345939961
58.	Sean Walsh	DCDP346183620
59.	Sirio Investment Management	DCDP345496688
60.	Ted Bradley	DCDP346300805
61.	The Planning Partnership	DCDP346257512
62.	The Right Reverend Monsignor O'Brien	DCDP346220386
63.	Thomas Stack	DCDP345655317
64.	Tim Lenihan	DCDP340891385
65.	Turnkey Developments Limited	DCDP346209512
66.	Watfore Ltd	DCDP346109092
67.	Willie Murphy	DCDP346442735

4 Chief Executive's Response and Recommendations to the Key Issues : Volume Four South Cork

4.1 Carrigaline MD

One hundred and seventy-three of the submissions received relate directly to the Carrigaline Municipal District. All of the submissions relate to the settlements and these are discussed below by settlement type.

There are nine settlements located within Carrigaline Municipal District. These consist of two Main Settlements – Carrigaline and Passage West/Glenbrook/Monkstown, two Key Villages – Crosshaven and Bays, and Ringaskiddy (Strategic Employment Location), and five Villages – Ballinhassig, Ballygarvan, Halfway, Minane Bridge and Waterfall.

General Issues

Numerous submissions were received in relation to the zoning for residential development and employment within the settlements of Carrigaline Municipal District, with submissions requesting residential zoning/extension of the development boundary in Carrigaline, Passage West/Glenbrook/Monkstown, Ringaskiddy, Crosshaven and Bays and Waterfall. As a result of the revised Core Strategy figures for Carrigaline MD, which will form part of an amendment, additional lands for residential use are not required as the target has been met within existing zonings.

A general issue across the municipal district is meeting population and housing growth. The residential zonings throughout the district reflect the demand and land supply required to meet the targets prescribed by the Core Strategy, with a sequential approach taken to zonings.

The delivery of the M28 is an imperative issue in relation to the future development of Carrigaline Municipal District. The Fernhill Expansion Area is contingent on the development of the M28. Ringaskiddy as a Strategic Employment Location will be greatly benefitted by the delivery of the M28, providing greater access for Port and trade related business, and access to the large employment base, to and from the city centre and county.

Main Towns

Carrigaline:

A total of 35 submissions were raised in relation to Carrigaline town.

Issues in relation to Shannonpark Urban Expansion Area:

Issues regarding the re-adjusting of the Shannonpark Urban Expansion Area to reflect the current situation on the ground and planning permissions on the site and future plans.

Chief Executive Response

The Planning Authority notes the comment that the current zoning of the Masterplan area for Shannonpark Urban Expansion Area does not reflect how the UEA is progressing. All efforts will be made, where appropriate, to give the most up to date layout of the site based off existing planning permissions and future plans of the developer while also representing the on-site infrastructure and potential flood risk of the site. An amendment is required to adjust the zonings CL-C-02, CL-U-01 to reflect the on-site infrastructure and CL-GC-09 to reflect the flood risk on the site.

Chief Executives Recommendation

See Amendment No. 4.1.3.4.

Issues in relation to Fernhill Urban Expansion Area:

Fernhill Expansion Area consists of three zonings which delivery is contingent on the delivery of the M28 motorway and a subsequent Masterplan. We received numerous 13 submissions regarding the UEA, which outlined contrasting opinions on Fernhill Expansion Area.

Considerations as a result of submissions;

- One proposal to extend area north of Urban Expansion Area (UEA) to from part of the UEA, or from a part of the Residential Reserve. It requests the inclusion of the following reference in the amended Plan with respect to Fernhill: The masterplan to be prepared for the Fernhill Urban Expansion Area will determine the nature and extent of development, including appropriate uses, as well as the phasing of development, linked to infrastructure delivery.
- Include existing dwelling into the Residential Reserve, that is currently zoned under Business.
- Numerous submissions to remove the requirement for a masterplan, or to readjust the wording of the need for a masterplan.
- Numerous submissions received showing support for Fernhill Urban Expansion Area in Carrigaline.

Chief Executive Response

The plan acknowledges the function the Fernhill Expansion Area would play in the settlements of Carrigaline and its hinterland if developed, in terms of the provision of future housing and employment opportunities. An amendment is required to include an existing residential development, currently located within CL-B-02, to be zoned as Existing Residential/Mixed Residential and Other Uses as it is more compatible with this zoning.

Chief Executives Recommendation

See Amendment No. 4.1.3.2.

Issues in relation to Carrigaline Transport and Public Realm Enhancement Plan (TPREP):

The County Development Plan will implement elements such as figures/text/maps from Carrigaline Transport and Public Realm Enhancement Plan.

Chief Executive Response

The County Development Plan will incorporate aspects of the Carrigaline TPREP to highlight the guidance and proposed projects within the plan.

Chief Executives Recommendation

See Amendment No. 4.1.3.21.

Passage West/Glenbrook/Monkstown:

A total of 9 submissions were raised in relation to Passage West/Glenbrook/Monkstown.

Several submissions proposing zonings for residential uses were received regarding Passage West/Glenbrook/Monkstown.

Chief Executive Response

It is not proposed to make any zoning additions on foot of submissions

Chief Executives Recommendation

No Amendments proposed for additional zonings.

Key Villages

Ringaskiddy:

A total of 89 submissions were raised in relation to Ringaskiddy.

Issues regarding the Novartis site:

Approximately 88 submissions were received regarding the Novartis site in Ringaskiddy requesting it be zoned for Green Infrastructure. The 47acre site is considered a public amenity, and ecologically important to protect. It is currently being considered whether to zone the site for Green Infrastructure. Approximately 53 additional submissions were received and were deemed invalid.

Chief Executive Response

The Plan supports long established green infrastructure, and recognises that the Novartis site is one of few public amenities in the settlement of Ringaskiddy. An amendment is required to zone the subject site as Green Infrastructure. The new zoning will include adjustments to include a buffer between the new zoning and the Novartis plant and exclude any housing/warehouses to the west.

Chief Executives Recommendation

See amendment No. 4.1.5.4.

Issues regarding RY-I-16:

The Strategic Flood Risk Assessment identified the severe flood risk on RY-I-16 in Ringaskiddy. It is proposed to zone this site as Green Infrastructure.

Chief Executive Response

The Planning Authority notes this and will proceed with the advice given by the Strategic Environmental Assessment Team and Flood Maps. An amendment is required to remove the Industrial zoning on RY-I-16 and zone as Green Infrastructure.

Chief Executives Recommendation

See Amendment No. 4.1.5.23.

Issues regarding zoning in Ringaskiddy:

A submission suggested that the re-shaping/extending of existing zoning boundaries would help to facilitate the placement of feasible development, that could be delivered during the life of the new development plan, whilst also being cognizant of the visual impact on the surrounding area and adjacent residents. Numerous issues were raised regarding including additional land for development within the development boundary of Ringaskiddy.

Chief Executives Response

Cork County Council recognises the strategic importance of Ringaskiddy and will continue to work with stakeholders to ensure the best approach to the future development of Ringaskiddy.

Cork County Council are preparing to do a Future Employment and Land Suitability Study that will inform the approach to zoned employment lands across the county, including Ringaskiddy. This will be carried out approximately two years after the plan has been adopted.

Chief Executives Recommendation

See Amendment No. 4.1.5.8, Amendment No. 4.1.5.9 and Amendment No. 4.1.5.10.

Need for overall approach to employment in Ringaskiddy provision:

The IDA submission suggested that a strategic review of the area covered by the Ringaskiddy development boundary be undertaken during the first year of the plan, to evaluate the impact of a number of key factors influencing the attractiveness of Ringaskiddy as a location of choice for future FDI in the high technology sectors. These factors include;

1. Changes in the profile of nature and scale of international FDI projects in the life science sectors, and related requirements for serviced sites to meet the needs of these projects.
2. The final route of the new M28, and the impact the route has on (i) the prominence of certain greenfield lands over others, (ii) the means of accessing these industrial zoned lands, and (iii) the natural north/south severance of the peninsula that will be created by the motorway infrastructure.
3. The long-term strategic development of the Port of Cork facilities at Ringaskiddy, including the relocation of the container operations from Tivoli.

Ideally, this review would provide a framework for a new masterplan for the peninsula that would address the above factors in the context of the strategic role that Ringaskiddy has to play in the future of the 'Cork Harbour Economy' (CHE).

Requests made for a fully integrated land use and transportation study is undertaken for port and industrial areas in consultation with stakeholders (Transport Infrastructure Ireland)

Chief Executive Response

Cork County Council recognises the strategic importance of Ringaskiddy and will continue to work with stakeholders to ensure the best approach to the future development of Ringaskiddy.

Cork County Council are preparing to do a Future Employment and Land Suitability Study that will inform the approach to zoned employment lands across the county, including Ringaskiddy. This will be carried out within two years of the plan been adopted.

Chief Executives Recommendation

No amendment required.

Issues regarding RY-I-19:

The Port of Cork submissions highlighted if additional lands at Ringaskiddy are required for lay down and storage at the Port than what is available within the immediate terminal boundary. Requests RY-I-19 be amended to provide for general industrial activities, including port related uses.

Request to consider that adequate land remains within the RY-I-09 site (also zoned for an educational campus) to accommodate the expansion of the educational campus should the demand arise.

Chief Executive Response

Retain RY-I-19 as per the draft plan. The provision for Third Level Educational Campus and enterprise related development including marine related education, enterprise, research and development on the site still stands.

The inclusion of the text regarding Special Conservation Interest bird species was raised through AA and SEA assessment. Their protection is imperative to supporting ecological and biodiversity sustainability.

Chief Executives Recommendation

No amendment required.

Crosshaven and Bays:

A total of 32 submissions were raised in relation to Crosshaven and Bays.

Issues regarding the reconfiguration of CS-I-02:

The reconfiguring CS-I-02 zoning to extend to the curtilage of the house to the east is necessary to reflect the current extent of the boatyard which is partially zoned within the CS-T-01 zoning. The boatyard owners are proposing CS-I-01, CS-I-02 and part of CS-T-01 to form a CS-X-03.

Chief Executive Response

The boundaries of the zonings CS-I-02 and CS-T-01 as depicted in the Draft Plan provide the provision for potential future development of town centre facilities and reflect the Planning Authorities long-term vision of the town centre. The current segment of boatyard which is included in CS-T-01 can continue its marine use under the town centre zoning. An amendment is required to include additional wording to reflect the long-term vision of the town centre in Crosshaven and Bays.

Chief Executives Recommendation

See Amendment No. 4.1.6.7.

Issues regarding walkways in Crosshaven and Bays:

15 submissions were received regarding walkways in Crosshaven and Bays. Specific issues regarding CS-U-01 and CS-U-02 were raised and need careful consideration as to how to proceed with the zonings. The indicative walkways cut through farmland which raises issues with safety, rights of way and environmental concerns.

Chief Executive Response

The walkways CS-U-01 and CS-U-02 have been included in the development plan since 1996. These lines are indicative walkways and not existing routes.

Refer to objective CS-GO-06, which states the Council will work in co-operation with landowners to deliver the proposed amenity routes.

See amendment no. 1.18.8, which states “New roads, walkways and cycleways are also included on zoning maps under this heading and it should be noted that such lines are indicative only and are subject to agreement with landowners and other considerations as appropriate”.

Chief Executives Recommendation

No amendment required.

Villages

A total of 8 submissions were raised in relation to the Villages in Carrigaline Municipal District.

Several submissions proposing zonings for residential uses were received regarding Waterfall and Minane Bridge. Environmental issues were raised regarding Minane Bridge.

Chief Executives Response

It is proposed to amend the route of U-01 to avoid the pNHA. Amendment required regarding the wording to Objective U-01 in Minane Bridge in Table 4.1.27. Additional wording is proposed as an amendment Minane Marsh pNHA in Table 4.1.26.

Chief Executives Recommendation

See amendment 4.1.10.1 and amendment 4.1.10.2.

4.2 Submissions for the Carrigaline Municipal District

The following submissions were received in connection with the Carrigaline Municipal District.

Carrigaline Municipal District		
No.	Name of Interested Party	Submission reference Number
1.	Brian and Tracey Geary	DCDP328524536
2.	Rory Whelan	DCDP341053566
3.	Simon Brewitt	DCDP342758554
4.	Dan McCarthy	DCDP344302169
5.	Lyndon and Sinead Smith, Coakley O'Neill	DCDP344495428
6.	Dan O'Riordan – Cheryl O'Connor, McCutcheon Halley	DCDP344803022
7.	Blake Walsh – McCutcheon Halley	DCDP345289007
8.	Karen	DCDP346208664
9.	Michelle Walsh	DCDP346207237
10.	Dawn O'Leary	DCDP346203630
11.	Lia Harrington	DCDP346191623
12.	Niamh Cuffe	DCDP346127118
13.	Billy Bolster	DCDP346109316
14.	Finbar Whyte and Helen Drislane	DCDP345267927
15.	Patrick Cooney, Martin & Rae Consultants	DCDP344672045
16.	Amy Elizabeth Corkery	DCDP346222915
17.	Brigitte O Flaherty	DCDP345728523
18.	M Lambkin	DCDP346248410
19.	Gavin Owens	DCDP346266750
20.	Cllr. Seamus McGrath	DCDP346497048
21.	Carrigaline United AFC	DCDP345902421

22.	Carrigaline Tennis Club	DCDP346084325
23.	Gobnait O'Callaghan	DCDP345580335
24.	The O'Mahony Family	DCDP345776174
25.	Fernhill Lodge	DCDP345942714
26.	John Saunders	DCDP346180985
27.	Patrick Coughlan	DCDP346079373
28.	Lilija Janovica	DCDP346238719
29.	Astra Construction	DCDP346056817
30.	Astra Constructions	DCDP346066589
31.	The Shrewsbury and Fernhill Residents Group (Point of contact – David Murphy)	DCDP345924074
32.	Kevin Cooney	DCDP346261663
33.	Monkstown, Glenbrook, Passage Branch of Cork Harbour Alliance for a safe Environment, Mary Bowen	DCDP344666407
34.	Fahy Construction Limited	DCDP346169743
35.	Martin Murphy	DCDP345895823
36.	TFT Construction Ltd.	DCDP345799718
37.	The Kenneally Family	DCDP346145646
38.	The Kenneally Family	DCDP346214228
39.	O'Brien and O'Flynn	DCDP345667042
40.	Mary Hayes	DCDP345938443
41.	John Nugent	DCDP333396692
42.	Chris Morris	DCDP342746636
43.	Niamh Morris	DCDP342748042
44.	Stephen O'Driscoll	DCDP343374732
45.	Sheila Stoke	DCDP344894316

46.	Deepak Kumar	DCDP345070509
47.	Shane Somers	DCDP345333058
48.	Jessica Bergkvist	DCDP345289678
49.	Ger Greaney	DCDP346121908
50.	Colm O'Toole	DCDP346071659
51.	Liam O'Toole	DCDP346074932
52.	Joy McCarthy	DCDP346026702
53.	Michael Cahill	DCDP346076246
54.	Nicola Clifford	DCDP346078919
55.	Nicola Chambers	DCDP346229447
56.	Claire Garrett	DCDP345535196
57.	Chloe O'Toole	DCDP346033114
58.	Rodney Daunt	DCDP346081053
59.	Ann Hayes	DCDP346083265(3)
60.	Jamie O'Toole	DCDP346077423
61.	Deirdre O'Reilly	DCDP346087567
62.	Denis Allen	DCDP346116386
63.	B &M. Creedon	DCDP346117775
64.	Maura Higgins O'Driscoll	DCDP346123125
65.	Kevin O'Driscoll	DCDP346130787
66.	Geraldine O'Shea	DCDP346133340
67.	Norma Collins	DCDP346125340
68.	Teresa O'Toole	DCDP346073265
69.	Ita Kirwan	DCDP346132178
70.	Eileen Ashyan	DCDP346224350
71.	Jen Power	DCDP346134776

72.	Clair McSweeney	DCDP346135528
73.	Michael Plichta	DCDP345929734
74.	Phoebe Hadden	DCDP345611073
75.	Sarah Donovan	DCDP345610698
76.	Chris and Miriam McMahon	DCDP345537934
77.	Louise O'Dea	DCDP345541371
78.	Ken Wynman	DCDP345532407
79.	Jolanta Geslak	DCDP345928035
80.	Paddy Quinlan	DCDP345543210
81.	Terry O'Horgan	DCDP345547053
82.	Allen Cotter	DCDP345539226
83.	Martha Harte	DCDP345612929
84.	Kevin O'Leary	DCDP345530207
85.	Dorothy Creedon	DCDP346225468
86.	Slawomir Ponikowski	DCDP345924930
87.	Ewa Plichta	DCDP345926731
88.	Bernadette Connolly	DCDP345964911
89.	Katarzyna Wyczynka	DCDP345923455
90.	Barbara Baranowska	DCDP345903815
91.	Barbara Ksiazek	DCDP345917791
92.	Wtodlimierz Ksiazek	DCDP345916478
93.	Robert Zaczek	DCDP345913767
94.	Ireneusl Ksiazek	DCDP345910992
95.	Karina Zaczek	DCDP345912698
96.	Justyna Ksiazek	DCDP345909947
97.	Katarzyna Smagiel	DCDP345908426

98.	Trish Lee	DCDP345611792
99.	Jane McGrath	DCDP345606943
100.	Sean Fitzpatrick	DCDP345907173
101.	Damian Madejski	DCDP345906196
102.	Marcin Baranowska	DCDP345904970
103.	Breda Good	DCDP345902137
104.	Brendan O'Keeffe	DCDP345294462
105.	Dorota Szumanska	DCDP345925828
106.	S. McCarthy	DCDP345931752
107.	Noel & Marianne O'Sullivan	DCDP345930308
108.	Eoin O'Sullivan	DCDP345932826
109.	Kieran Higgins	DCDP346086370
110.	Kevin O'Connor	DCDP346226897
111.	S A Andrews	DCDP346221641
112.	Mary Cotter	DCDP345534054
113.	Margaret Somers	DCDP346272869
114.	Conrad Martin and other residents	DCDP346148101
115.	Mary Cunningham	DCDP345822776
116.	Marie Anne Cotter	DCDP345463482
117.	Caroline Woods	DCDP345705256
118.	Mary O'Leary, Cork Harbour Alliance for a Safe Environment (CHASE)	DCDP344301407
119.	Mary O'Leary, Cork Harbour Alliance for a Safe Environment	DCDP344296067
120.	Cork Harbour Alliance for a Safe Environment, Mary Bowen	DCDP344678595
121.	Nine multi-national and indigenous life sciences companies based in Co. Cork, AM O'Sullivan PR	DCDP346040506

122.	Cllr. Alan O'Connor	DCDP346171216
123.	Munster Technological University	DCDP345919914
124.	University College Cork	DCDP345457609
125.	Shamrocks Hurling and Football Club	DCDP346180187
126.	Castleventry Ltd and Pat O'Farrell	DCDP346215766
127.	BMOR Limited	DCDP346049697
128.	Shanbally Developments Limited.	DCDP346167304
129.	Alice Cross	DCDP345866053
130.	Crosshaven Community Association	DCDP346085615
131.	Crosshaven Rugby Football Club, Guilfoyles Solicitors	DCDP344691455
132.	Rob Casey	DCDP346291184
133.	Sean and Clara O'Brien	DCDP343431773
134.	Guy Woodroffe	DCDP345013277
135.	Jackie/Jacqueline O'Brien	DCDP344950588
136.	Anthony O'Sullivan	DCDP345302094
137.	Sonia O'Sullivan	DCDP345952452
138.	Simon and Linda Nicholson	DCDP345976542
139.	Valerie Cummins	DCDP345247974
140.	Karen Murphy	DCDP345248332
141.	Bob Costigan	DCDP345660465
142.	Elaine Nicholson and Brian Murphy	DCDP345664283
143.	Arthur O'Leary	DCDP346287263
144.	M. Cheers	DCDP345821908
145.	Billy and Olga Nicholson	DCDP345077423
146.	Privat	DCDP346292185

147.	Liam Cronin	DCDP352461776
148.	Liam Cronin	DCDP345750150
149.	Liam Cronin	DCDP356613531
150.	Dr. Dara Fitzpatrick	DCDP346300468
151.	Hoddersfield Farm	DCDP345076915
152.	Atlantic View Residents Association (AVRA)	DCDP346259692
153.	Green Rebel Marine	DCDP346280856
154.	Brendan Mullins, Margaret Mullins (& extended Mullins Family), Martin Rouse	DCDP345174181
155.	Taurus Developments Limited	DCDP345759280
156.	Lisa Duggan and Paul Simpson	DCDP345937508
157.	Lough Contractors	DCDP346044357
158.	Ballinora and District Community Association Ltd.	DCDP336810448
159.	Gordan and Keith Bryan	DCDP345682321
160.	Emma Frawley	DCDP346290983
161.	Mary Cunningham	DCDP345508001
162.	Tracton Biodiversity Group	DCDP345654039
163.	Helen O'Dowd	DCDP346126826
164.	Billy & Olga Nicholson,	DCDP346493522
165.	Niall Nicholson	DCDP346495436
166.	Cllr Marcia D'Alton	DCDP345987336
167.	Roadstone Ltd.	DCDP346033690
168.	Margaret Mahony	DCDP346114253
169.	Thermo Fisher Scientific	DCDP346173602
170.	Margaret Lucey	DCDP345551978

171.	Clive Gash	DCDP345838257
172.	Late Submission	DCDP350625664
173.	Late Submission	DCDP352755885

4.3 Cobh Municipal District

One hundred and forty eight of the submissions received relate directly to the Cobh Municipal District. Most of the submissions relate to the settlements and these are discussed below by settlement type. In addition, a number of submissions related to areas within the Cork Metropolitan Greenbelt.

General Issues

Main Towns

Carrigtwohill

Approximately 43 submissions were received in relation to Carrigtwohill. In addition, a number of submissions were made under Glounthaune that raised issues in relation to the CT-I-01 zoning in Carrigtwohill.

The main issues arising in Carrigtwohill can be classified under the following headings;

- Scale of CT-I-01
- Density
- Additional Employment Land

CT-I-01

Approximately 30 submissions were received which did not support the CT-I-01 zoning. Circa 21 were made under Carrigtwohill and an additional c9 made under Glounthaune. These submissions mostly raise a concern that the zoning is excessive given the scale of industrial zonings elsewhere in Carrigtwohill and in Little Island with a number of the submissions pointing to the currently vacant CT-I-03 zoning at Ballyadam. Some of the submissions raise a concern that the CT-I-01 zoning would erode the greenbelt and compromise the separate identities of Carrigtwohill and Glounthaune. In addition, some raise concerns regarding noise, pollution and, in particular, traffic along with a fear that the zoning would undermine the benefit of the new cycleway. A number of the submissions raise concern regarding the impact on habitats of this greenfield zoning. Both the TII and the NTA also raise concerns regarding the traffic impact of the zoning .

Chief Executive's Response

The CT-I-01 zoning comprises an area of land (29.9Ha) zoned for industrial use in the 2017 Local Area Plan and an additional 28Ha to the west of this within the Metropolitan Greenbelt between Carrigtwohill and Glounthaune. The submissions make reference to the CT-I-01 zoning generally, and its incursion into the greenbelt , without specific reference to the portion of it that is an expansion of the Local Area Plan zoning.

The SEA of the Draft Plan raised concern regarding the proximity of the additional land to Glounthaune and the consequential impact on the strategic separation between the two settlements as well as the traffic impacts of developing an additional 28 Ha of land at this location. It stated that the proposal to expand CT-I-01 Carrigtwohill westwards needs further consideration having regard to the fact that the expanded settlement boundary would be located approximately 150 metres from Glounthaune's development boundary and the strategic separation between settlements would be eroded, and also having regard to consideration of the traffic impacts, stating that, in particular, any impact on N25 upgrade proposals of development of this scale are unclear.

Additional information that has become available regarding the impact of the development of the proposed site on traffic infrastructure, and in particular the impact on Cobh Cross junction, indicates that while an interim upgrade is proposed for Cobh Cross junction, it does not account for the potential additional traffic likely to result from the CT-I-01 extension. Recent modelling work done for this scheme confirms the lack of capacity at the junction for any additional loading beyond that envisaged in the LAP.

Chief Executive's Recommendation

Amend CT-I-01 to exclude the additional 28Ha that formed an expansion of the 2017 LAP zoning from the zoned site and amend the development boundary accordingly. Amend the wording of objective CT-I-01 to facilitate Industrial type activities including warehousing and distribution while retaining text regarding ecology and buffering/screening. PROPOSED AMENDMENT NO. 4.2.3.1.

Density

There were approximately 8 submissions made under Carrigtwohill which relate to density. Two of these raise a general concern regarding the approach to density in Carrigtwohill and another four raise a concern regarding the density of CT-R-18 which is zoned Medium A. These submissions wished to see land zoned at similar densities to existing development in Carrigtwohill.

An additional submission seeks a reduction in density from high to medium A for the CT-R-04 site and another welcomes rezoning of land from medium B to medium A.

A submission highlights that Carrigtwohill is well suited for compact, sustainable development, and that such development must be encouraged.

Chief Executive's Response

It is worth noting that as well as the submissions referred to above, a number of other submissions have been made in relation to other settlements and in relation to other chapters of the plan such as submissions in relation to Transport which call for more widespread application of high density zonings and/or a much higher number of units to be specified for high density zonings than the 50+ used in the Draft Plan.

National policy is to integrate transport and land use planning and to deliver compact growth. The approach to development in Carrigtwohill has been guided by these policies and in particular has aligned with the national guidelines Sustainable Residential Development in Urban Areas. The

determination of appropriate zonings in Carrigtwohill has been influenced by the town's rail offering, its level of existing and planned employment and other services, with regard to supporting the ten minute town concept.

As highlighted in the Draft Plan, sites within walking distance of the rail present significant opportunity for modal shift away from the private car to public transport, an important tool in implementing climate action measures and enhancing quality of life. It is important that efficient use is made of such sites. There is a significant level of employment in Carrigtwohill and the need to offer people the choice to live close to where they work also supports the requirement to deliver more compact growth and maximise the residential offering in the town.

See key Issue, Density in this volume under Chapter 3, Settlements and Placemaking.

Chief Executive's Recommendation

No amendment is required in relation to the densities of residential zoned lands in Carrigtwohill.

Additional Employment Land

A small number of submissions called for additional employment zonings in Carrigtwohill, requesting an extension to the development boundary into the Metropolitan Greenbelt to the west, south and east of the settlement to accommodate additional zonings. A number of submissions were received in relation to CT-B-02 – one seeking to extend it, another raising a concern with this submission, another two raising a concern with the existing CT-B-02 zoning due to peripherality/connectivity issues. A submission requested that a 1.76Ha site, containing Elm Bar and backlands area, be included within the development boundary as Existing Mixed/General Business/Industrial Uses'.

Chief Executive's Response

It is not proposed to zone additional greenfield land for employment use. It is intended that within 2 years of the adoption of the plan the Planning Authority will complete an employment land availability study which will inform the need for any future changes to employment land provision. See also individual responses to submissions regarding site specific issues.

Chief Executive's Recommendation

No amendment is required.

Cobh

Approximately 24 submissions were received in relation to Cobh. Many of these related to proposals for the sustainable development of Cobh town and they made a range of comments and recommendations that raised more general issues that are also applicable to other areas and that relate to the policies of Volume One of the Draft Plan. These included suggestions regarding energy

efficiency, sustainable transport, biodiversity and climate action. See individual submission responses.

There were a small number of more site specific submissions made regarding Cobh. One related to Rushbrooke dockyard, two related to provision of accommodation for the elderly, one related to the provision of a sports pitch to replace a former pitch, and one related to the phasing of the development of the Ballynoe Urban Expansion area.

Other location specific submissions were made that included issues such as access to strands, rights of way, public transport route proposals, a request for park and ride provision to serve Rushbrooke station and a proposal for an additional architectural conservation area. Some of the more general submissions which related to Volume one issues also include comments on specific zonings.

The main issues arising in Cobh can be classified under the following headings:

CH-I-01.

Transport – alternative access to Cobh, upgrade of R624, public transport, connectivity.

Sustainable development and enhancement of community resiliency.

CH-I-01

One submission was received directly relating to this site from Cork Dockyard Holdings. The submission is generally in favour of the objective of the Draft Plan which provides for the development of the site as a service hub for the offshore marine energy sector however it seeks removal of the wording that this would be subject to environmental assessment and upgrade of R624. It also seeks exclusion of the reference in the objective to part of the site being considered suitable for a Park and Ride facility to serve Rushbrooke station.

Chief Executive's Response:

It is considered that the potential for the materials required for the offshore marine energy service hub to be transferred by sea may reduce reliance on the R624 upgrade to develop the site. Accordingly, it would be appropriate to amend the specific objective wording so that the development would be subject to capacity rather than upgrade of the R624.

The SEA process of the Draft Plan had recommended that the objective for the site make explicit reference to Annex 1 Estuaries habitat and the need to take account of this habitat of ecological value when considering development proposals in this area. Given the habitat's ecological value it is appropriate to highlight this by stating that the development would be subject to environmental assessment.

Given the proximity of the CH-I-01 site to Rushbrooke station and the lack of alternative lands for the provision of a Park and Ride proximate to the station it is considered prudent to retain the provision for a Park and Ride within the overall objective for the site to support the objectives of Chapter 12 Transport and Mobility to promote sustainable transport use, an important element of climate action.

Chief Executive's Recommendation

Remove the reference to the service hub being subject to the upgrade of the R624 and to amend this so that any such development would be subject to capacity of the R624 - see PROPOSED AMENDMENT NO. 4.2.4.24

Transport

Transport is one of a range of climate action and sustainable development proposals made in submissions for Cobh. Submissions support increased connectivity within the town, the provision of pedestrian/cycle connectivity between Cobh town and Fota Island, the provision of inclusive access to public transport, upgrade of R624, alternative route to R624, support for water based transport, protection of rights of way etc.

Chief Executive's Response

These issues are addressed in individual submission responses. The identification/protection of Rights of Way is a key issue within the Green Infrastructure section of this volume. Sustainable transport, permeability, connectivity, inclusivity are particularly supported by the objectives of Chapter 12 Transport and Mobility. Permeability is also supported in Chapter 3 Settlements and Placemaking. Objective CH-GO-08 is to secure the completion of a feasibility study on the proposed new passenger station at Ballynoe.

The following objectives of the Cobh Section of the Draft Plan support specific active travel links in Cobh:

CH-GO-06 Link Inter-urban Route IU-1 (of CMATS) to Cobh Town via Fota Island with a segregated high-quality pedestrian and cycle facility.

CH-GO-07 Provide high-quality pedestrian and cycle links between Marino Point, and Carrigaloe, to Cobh town

It is a general objective for Cobh (CH-GO-09) to seek to improve access from the N25 to Cobh, subject to ecological assessment. In addition, objective TM 12.12 National, Regional and Local Road Network, e) is to Upgrade the R624 Regional Road linking N25 to Marino Point and Cobh and designation to National Road Status; and objective TM 12.14 Port of Cork and Other Ports also supports this. These objectives reflect that the upgrade of the R624 to national road is identified as a key national enabler in the RSES for the Southern Region. It is proposed to however to amend objective TM12.12 to include additional reference to the R624 upgrade and sensitivity relative to the Cork Harbour SPA and the Great Island Channel SAC and to amend CH-GO-09 to cross reference this.

Chief Executive's Recommendation

As per recommendation for Chapter 12 Transport and Mobility, amend objective TM12.12 to include additional reference to the R624 upgrade and sensitivity relative to the Cork Harbour SPA and the

Great Island Channel SAC and include reference to this in CH-GO-09. PROPOSED AMENDMENT NO. 4.2.4.23, PROPOSED AMENDMENT NO. 1.12.45, PROPOSED AMENDMENT NO. 1.12.47

Sustainable development and enhancement of community resiliency.

As outlined, a number of submissions made under Cobh town related to sustainable development and enhancement of community resiliency. See individual submission responses.

Chief Executive's Response

Many of the recommendations are already supported in the policies of Volume One of the Draft Plan. In addition, a submission recommendation regarding energy efficiency and the retrofitting of existing buildings will be reflected in a proposed amendment to the Draft Plan. Chapter 13, Energy sets out an objective (ET 13.20) regarding Building Energy Efficiency and Conservation and it is proposed to amend this so that it will require innovative new building design and retrofitting of existing buildings, to improve building energy efficiency, reduce embodied energy, energy conservation and the use of renewable energy sources in accordance with national regulations and policy requirements. It is further proposed to additional text to paragraph 13.4.5, to acknowledge the need to reduce overall energy demand. See proposed amendments, Volume 2, Part 1, Chapter 13 Energy.

Chapter 6 of the plan supports community engagement and an amendment is proposed (Amendment No. 1.6.3) regarding same to outline that the Planning Authority will continue to actively engage with all citizens in order to encourage involvement in their community so people have a voice in the decisions that affect their quality of life in their county, where appropriate. Objective BE 15-9 Support for Communities and Other Stakeholders supports community led initiatives.

Chief Executive's Recommendation

Amend objective ET 13.20. Amend Chapter 6 to outline that the Planning Authority will continue to actively engage with all citizens in order to encourage involvement in their community. See proposed amendments No. 1.6.3, proposed amendment 1.13.10.

Little Island:

There were 14 submission receive in total in relation to Little Island. See individual submission responses.

A number of these related to the LI-X-01 zoning and were mostly supportive of the residential element of that zoning. They asked if the Council could prepare the Framework Plan for the site. One however sought that the land the portion of the site that was zoned for industrial use would revert to an industrial zoning. Submissions also referred to the neighbourhood centre envisaged for the site with one suggesting that it was not required, one suggesting that it should be small in scale and another suggesting possible services that could be accommodated in a neighbourhood centre.

Submissions received in relation to the LI-X-01 and LI-I-05 question the references to ecology in the specific objectives. A submission was received in relation to the LI-GC-06 seeking its incorporation into the existing mixed business and other uses zoning adjoining the site.

Submissions received in relation to the LI-I-05 seek a more flexible employment zoning on the site which would also accommodate business use.

Two submissions are received in relation to the LI-I-02, one of which seeks retention of the industrial zoning but an amendment to ZU-3-7b) to specifically reference medium scale waste treatment facilities, and the other of which seeks a residential land reserve zoning for LI-I-02.

The TII seek that they would be consulted regarding the development of LI-X-03 and it is proposed that paragraph 2.5.35, relating to objective LI-X-03 will be amended to include text regarding consultation with TII - See proposed amendment, Volume 2, Part 2, Cobh MD, Little Island.

See individual submission Chief Executive Responses and Recommendations.

Key Villages

Carrignavar

Approximately 10 submissions were received in relation to Carrignavar. Some of these seek an extension to the development boundary of the settlement, one seeks the removal of the development boundary and other seek a higher growth target for the village and the provision of wastewater services. There is one petition type submission which appeals for the upgrade of wastewater treatment services raising concerns over provision of housing, development of the brownfield school site and provision of a community complex.

See Key Issue, Water Management, in this volume.

Glounthaune

Approximately thirty submissions were received in relation to Glounthaune. The main issues arising in Carrigtwohill can be classified under the following headings;

CT-I-01

Ashbourne house

Community facilities

Additional residential zonings and extensions to development boundary

Connectivity

Support for RPS additions

Support for residential zonings near rail station

CT-I-01

A number of submissions raised concerns in relation to the CT-I-01 zoning. See key issue under Carrigtwohill above.

Ashbourne House:

A number of submissions highlighted the need to protect the important ecological habitat at the gardens of Ashbourne House and refer to the significance of the trees there. Some submissions also proposed a mix of uses on the site to include community facilities and neighbourhood centre uses to support the ten minute town concept. A submission also asks for the zoning (GN-R-01) to be extended to cover the entire landholding including the land that is not to be developed to ensure the integrity of the heritage value of the entire site of Ashbourne House and Gardens is protected and that a coherent pattern of land-use and development occurs on the site.

Chief Executive's Response:

The objective for this site in the Draft Plan (GN-R-01) includes a reference to the significant existing woodland setting and requires protection of the character and biodiversity value as much as possible particularly through retention of trees.

Most recent data acquired by the Council indicates that a large number of trees on the site are of significant value. The gardens of Ashbourne House contain an unusually large collection of significant trees - the largest concentration nationally, in any single location, of champion trees and trees of special heritage value. In a submission to a recent planning application the Tree Council of Ireland submits that there are 69 trees on the Ashbourne House site that are Champion and/or Heritage trees, champion trees being the tallest/largest example nationally and by county of its species.

It is therefore proposed to reduce the approximate net developable area of the GN-R-01 zoning to reflect the significance of the wooded gardens around Ashbourne House and to facilitate development with a reduced footprint. It is also proposed that this reduced area would be developed at a high density to optimise the nearby sustainable transport opportunity.

Further, it is proposed to strengthen the requirement for protection of the trees in the objective of the site and in the Green Infrastructure section of the Glounthaune text.

Given the need to protect the trees and the corresponding reduced net housing area the site has limited potential for a mix of uses. It is considered however that the site has the potential to provide a recreation or small scale community use which would connect with the new cycleway and which may be accommodated more sensitively than a larger residential footprint. This will assist in delivering the 10 minute town concept and is supported by objective SC 6-1 b) of the Draft Plan to encourage the provision of community facilities, in accordance with the liveable town concept, in order to enhance ease of access to social and community facilities and services to all members within the community.

As the overall Ashbourne House and gardens landholding includes additional land, also of significant biodiversity value, it is considered that inclusion of this additional land within the zoning will facilitate the development of a more coherent plan in relation to protecting the woodland habitat.

Chief Executive's Recommendation:

Amend area of GN-R-01 to include additional land identified as being within the Ashbourne House and Garden landholding, include additional text in the Glounthaune Green Infrastructure and Biodiversity section and in objective GN-R-01 to reflect recently acquired data regarding the significance of trees on the site, and amend GN-R-01 to reflect a reduced net housing area, a higher density and provision of recreation or small scale community use. See proposed amendments, NO. 4.2.8.1, NO. 4.2.8.2, NO 4.2.8.3, volume 2, part 2, Cobh MD

Community facilities:

Over ten of the submissions, including from community groups, welcome the provision for additional community facilities and expansion of the school in Glounthaune in the GN-C-01 zoning. A number of submissions also seek additional provision for community facilities at GN-R-01 (see above) and one submission proposes a community zoning for GN-R-01. A submission questions the zoning, while broadly supporting it, but also seeking enhanced amenity provision at the Caherlag GAA facility and pedestrian connectivity to same from Glounthaune.

A single submission proposes that the GN-C-01 site be zoned predominantly for residential use with the community use area to be reduced to the south eastern corner of the site, proposing, for community use, the area that was zoned in the 2017 LAP for the expansion of the school.

Chief Executive's Response:

Objective SC 6-1a) of the Draft Plan, Social and Community Infrastructure Provision, is to support the provision of social and community facilities which meet the current and future needs of the entire population. SC 6-1b) is to secure lands for social and community facilities in appropriate locations and encourage the provision of facilities suitable for intergenerational activities, which are accessible to all members of the community, through initiatives in partnership with community groups and sporting organisations. Encourage the provision of community facilities, in accordance with the liveable town concept, in order to enhance ease of access to social and community facilities and services to all members within the community.

Given the level of recent and planned growth in the settlement and the current lack of community facilities the zoning of land for community facilities is considered necessary. It is appropriate that the zoning for the school expansion is located beside the existing school. The location of community facilities beside the school will optimise their use and aligns with objective SC 6-1b). The need for a pedestrian/cycle link from the school to the village centre and residential development is recognised in the Plan.

Notwithstanding that it is considered that the land adjoining the school is the most appropriate location for community uses, due to the topography of the settlement, it has not been possible to identify alternative, suitable lands for the scale of community provision required to deliver the liveable town concept in Glounthaune. While land close to the rail station may be topographically suitable it is important to maximise the residential offering here in order to optimise sustainable transport opportunities.

In addition, there is ample land within the existing residential zonings to accommodate the growth target of the village. Note that a reduction to the growth target is proposed as part of the proposed amendments to the Core Strategy.

Chief Executive's Recommendation:

No amendment proposed.

Development Boundary Extension

A number of submissions seek extensions to the development boundary of the settlement. A submission seeks that the development boundary be extended to include lands at Lackenroe that were within the development boundary in the 2017 LAP and also seeks an extension of the GN-R-04 residential zoning for the entire subject site (c12Ha). A submission seeks inclusion within the development boundary of a 5.2 Ha site to the west of the village that was within the development boundary of the 2017 LAP. Three more submissions seek three separate, smaller, new additions to the development boundary.

Chief Executive's Response

There is ample land zoned for residential development within the development boundary of the settlement to meet the growth target for the village. Note that a reduction to the growth target is proposed as part of the proposed amendments to the Core Strategy. The land that is zoned is more suitable for residential development than the proposed sites, with three of the existing zonings being proximate to the rail station and benefitting from excellent pedestrian cycle connectivity to the village centre. The largest site proposed for inclusion with the development boundary is on elevated land. The other large site is peripheral and remote from the rail station.

It is considered that inclusion of proposed sites within the development boundary would be contrary to national planning policy which aims to achieve compact growth integrated with sustainable transport.

Chief Executive's Recommendation

No amendment proposed.

Connectivity

The issue of pedestrian and cycle connectivity was raised by a number of submissions. They raise the issue of the need for pedestrian and cycle connectivity to the school in particular. Submissions seeking residential zonings to the west of the settlement and at GN-C-01 also raise this issue.

Chief Executive's Response

The Draft Plan, in paragraph, 2.8.19 recognises that the road network in Glounthaune is generally poor and it specifically references connectivity to the school. It states that it would be desirable to see a pedestrian/cycle link from the school to the village centre and residential developments. In addition, it is proposed to amend Chapter 12 Transport and Mobility to support the Safe Routes To Schools Programme.

Chief Executive's Recommendation

Amend Chapter 12 Transport and Mobility to include support for the Safe Routes to Schools Programme. PROPOSED AMENDMENT NO. 1.12.50

Support for RPS additions

It is noted that a number of submissions support the addition of Lackenroe Dry Bridge to the RPS.

Support for residential zonings near rail station

It is noted that a number of submissions specifically support the concept of zoning land for residential development on the lower areas of the village, proximate to the rail station.

Watergrasshill

There were approximately fourteen submissions received in relation to Watergrasshill raising a number of issues. These included the need for parking in the town, the need to provide for expansion of the primary school, the purported need for a secondary school. These are responded to in the various submissions. Three key issues were identified as follows:

Extension to the development boundary/additional residential land.

Extension to the development boundary / expansion of employment zoning.

Appropriate use for WT-B-01 site.

Extension to the development boundary/additional residential land:

Three submissions proposed an extension to the development boundary of 5.9Ha to the north of the village for residential development. A 12.87Ha site was also proposed to the south for residential development as well as a 3Ha site to the south west. In addition, a 1.5Ha extension to the development boundary was requested for non-specified development.

Chief Executive's Response

A growth target for the village was identified based on its existing water service capacity, the scale and character of the village and the range of other services available. It is proposed to amend the Core Strategy growth figure to increase this by 49 units overall and to account for a site where development has been recently completed. This gives rise to a need to zone an additional 2Ha of land to accommodate 59 residential units.

It is considered appropriate to include a portion of the land adjoining the Orchards estate that is currently under construction within the development boundary and to zone it for Medium A density residential development. This site can achieve good pedestrian connectivity to the village centre.

This will provide ample land to accommodate the growth target of the village and it is not considered necessary to extend the development boundary further.

Chief Executive's Recommendation

Amend the Development boundary of Watergrasshill by 2Ha to include additional land to the south west, adjoining the Orchard estate.

Extension to the development boundary / expansion of employment zoning.

Two submissions seek an expansion of the WT-B-02 business zoning – one to the north (2.4Ha) and one to the south (c6Ha).

Chief Executive's Response

It is considered that there are sufficient lands zoned for employment uses in Watergrasshill and nearby settlements. There is significant capacity within the WT-B-02 zoning. The existing employment zonings are considered to be more appropriate than this greenfield site adjoining WT-B-02. It is not proposed to zone additional greenfield land for employment use. It is intended that within 2 years of the adoption of the plan the Planning Authority will complete a business land availability study which will inform the need for any future changes to employment land provision.

Chief Executive's Recommendation

No amendment proposed.

Appropriate use for WT-B-01 site.

Two submissions relate to the WT-B-01 site. One seeks an amendment to the zoning objective so that a nursing home may be accommodated within the overall business zoning. The other submission requests that the WT-B-01 site be rezoned for amenity, residential and retail development.

Chief Executive's Response

The WT-B-01 zoning of the site is considered to be appropriate to provide for employment use close to the town centre and residential areas. It is noted that the submission does not request that the site be rezoned from a business use. A nursing home is not an acceptable use within a business zoning however it is an acceptable use within a residential zoning and could be considered on WT-X-01, WT-R-02 or on land to the north west of the village within the development boundary, all of which benefit from better pedestrian connectivity to the village centre.

Amenity, residential and retail uses are already provided for in the village in Green Infrastructure, Residential, and Town Centre zonings respectively. The special policy area , WT-X-01, may accommodate residential, retail and community uses and adjoins the village centre.

It is intended that within 2 years of the adoption of the plan the Planning Authority will complete a business land availability study which will inform the need for any future changes to employment land provision.

Chief Executive's Recommendation

No amendment proposed.

Marino Point Specialist Employment Centre

A submission was received from the Port of Cork which welcomed the proposed zoning objectives for Marino Point outlined in the draft County Development Plan, for the continued use and development of the site for port operational activities and port related industries. It also welcomed the objective set out in the draft CDP for the upgrading of the R624 regional road to national road status, including Belvelly and Slatty Bridges, and it requests an amendment to objective TM 12.14b) to include wording that the Council will work in active partnership with the Port of Cork and Cork City Council to ensure delivery of same.

Chief Executive's Response

As indicated in the submission, the Draft Plan provides strong commitment to the upgrading of the R624 to national road status. Consultation regarding same will be undertaken as required and as appropriate.

Chief Executive's Recommendation

No amendment proposed. See however other proposed amendments to Chapter 12 Transport and Mobility to outline the sensitivity of the area of the R624 upgrade.

Villages

Knockraha

Seven submissions are received in relation to Knockraha. A submission seeks that GA-01 be zoned for residential development and proposes an alternative zoning for open space to the north of the village. Three submissions seek an extension of the development boundary. A submission questions the viability of the GA-01 zoning and another two question the viability of C-01 and C-02. The issue of provision of services, and in particular water services is raised. These are addressed in the individual submission responses. See also Key Issue, Water Services, under Chapter 11 Water Management in this report.

Whitechurch

Three submissions are received in relation to Whitechurch. One seeks an extension to the development boundary, one seeks a higher growth target for the village and designation as key village, one seeks additional local services and facilities. See responses to individual submissions.

Metropolitan Greenbelt

A number of submissions were made in relation to the Greenbelt requesting the exclusion of sites for either employment uses or residential development. See individual submission responses.

4.4 Submissions for the Cobh Municipal District

The following submissions were received in connection with the Cobh Municipal District.

Cobh Municipal District		
No.	Name of Interested Party	Submission reference Number
1.	A. Aherne	DCDP346287485
2.	Alan & Lorraine O'Leary	DCDP346285800
3.	Amy Quinlan	DCDP346186196
4.	Angela Barrett	DCDP346275770
5.	Ann Forde & Alan Shine	DCDP343860633
6.	Anne, James and Lisa Collins	DCDP345001334
7.	Audrey Beazley & Family	DCDP346252869
8.	Ballymaloe Foods, Courtstown Park, Little Island, Co. Cork,	DCDP345613621
9.	Ballymore Community Association	DCDP345762118
10.	Barlow Properties Ltd.	DCDP345949097
11.	Bertie & Denis O'Flaherty	DCDP346150569
12.	Bertie O'Flaherty	DCDP345775021
13.	Birdwatch Ireland Cuskinny Marsh Nature Reserve Management Team	DCDP345951224
14.	Bluescape Limited	DCDP346048258
15.	Boyd Barrett Murphy O'Connor Architects	DCDP343554474
16.	Breda Stack	DCDP343878560
17.	Brenda Cummins	DCDP345762944
18.	Caitriona Power	DCDP346272391
19.	Carmel Ryan	DCDP344621703
20.	Carol Harpur	DCDP346258179

21.	Carol Harpur	DCDP345955038
22.	Carraig na bhFear Community Council Ltd.	DCDP345680115
23.	Carraig-na-bhFear Community Council Ltd.	DCDP345474898
24.	Carrig Partnership and Ruden Homes Ltd.	DCDP346046009
25.	Carrigtwohill United AFC	DCDP346298836
26.	Cathal Dorgan	DCDP346259624
27.	Catherine Kenneally	DCDP345808109
28.	Cian Shealy	DCDP345961344
29.	Ciara Kelly	DCDP346190906
30.	Claire Casey	DCDP346295667
31.	Claire Dunne	DCDP346281873
32.	Cllr Alan O'Connor	DCDP346171800
33.	Cllr. Sheila O' Callaghan	DCDP346254537
34.	Cllr. Sheila O' Callaghan	DCDP346261310
35.	Cllr. Sheila O' Callaghan	DCDP346263598
36.	Cllr. Sheila O' Callaghan	DCDP346297736
37.	Cllr. Sheila O' Callaghan	DCDP346293116
38.	Cllr. Sheila O' Callaghan	DCDP346288863
39.	Cllr. Sheila O' Callaghan	DCDP345677236
40.	Cllr. Sheila O' Callaghan	DCDP345681690
41.	Cllr. Sheila O' Callaghan.	DCDP346258252
42.	Clona Dairies	DCDP346456289
43.	Cobh Tidy Towns	DCDP346246697
44.	Connaught Trust Limited	DCDP346214873

45.	Cork Diocesan Trustees and Carrig na Fhear Parish	DCDP345542136
46.	Cork Dockyard Holdings Ltd.	DCDP344617618
47.	CS Salon	DCDP344288041
48.	D. GRAINGER	DCDP345779890
49.	Demesne Scally Holdings Limited	DCDP346110369
50.	Diarmuid O'Dalaigh	DCDP346260127
51.	Donal & Maria O'Neill	DCDP346279914
52.	Donal & Maria O'Neill	DCDP346172389
53.	Donal O'Reilly	DCDP346269193
54.	Donncha O Connell	DCDP346260624
55.	Dr Stephen Thornhill	DCDP345392958
56.	Edgefield Property Investments Ltd	DCDP346208388
57.	Emer O'Brien	DCDP345939576
58.	Eoin Bell	DCDP345920367
59.	Eoin Bell	DCDP345878205
60.	Felim and Máire Keegan	DCDP345905692
61.	Fitzgerald Family	DCDP346220092
62.	Frank Hannigan	DCDP333560632
63.	Geaney Properties Ltd	DCDP345919848
64.	Gerard Moore	DCDP333978351
65.	Gerry Deane	DCDP346039127
66.	Gerry Moore	DCDP339477636
67.	Glounthaune Carrigtwohill Community member	DCDP346006937
68.	Glounthaune Community Association	DCDP346183546

69.	Glounthaune Development	Sustainable	DCDP346293335
70.	Goldenville Ltd		DCDP346129734
71.	Greener Families Company	Unlimited	DCDP345835910
72.	Heather Cantwell		DCDP345974981
73.	Henry Browne		DCDP346224577
74.	Ian Bradfield		DCDP345821742
75.	Jack O'Connor Island Gate		DCDP343542565
76.	James Barrett		DCDP346280037
77.	James Barrett		DCDP346280827
78.	James Forde		DCDP345240741
79.	James Forde		DCDP345210546
80.	James O' Connor		DCDP345857220
81.	James O Donoughue		DCDP345796653
82.	Jean Kelly		DCDP346247665
83.	Jim Shealy		DCDP345355601
84.	Jim Shealy		DCDP345360145
85.	Joe O'Brien		DCDP343809270
86.	John & Catherine Buckley		DCDP346196683
87.	John & Noreen Barrett		DCDP345792174
88.	John Horgan Snr., John Hogan Jnr., Kieran Horgan, Barry Horgan, Kathy Jean Horgan, Stephen Hyde and Stefan Hyde		DCDP346142998
89.	John O Flynn and Michael O Flynn		DCDP345336766
90.	John Punch		DCDP345901216
91.	Jonathan Howlett		DCDP345897352

92.	Knockraha Area Community Association Ltd.	DCDP346185427
93.	Margaret Somers	DCDP346271819
94.	Marie Dilworth	DCDP344253229
95.	Martin and Finola Quinlan	DCDP343682779
96.	Martin Corry	DCDP339626200
97.	Martin Corry	DCDP332723509
98.	mary dorgan	DCDP346286874
99.	Mary O'Leary	DCDP344293664
100.	Mary Stack	DCDP345516535
101.	Michael Mulcahy	DCDP345791400
102.	Mr. Pat O'Connor	DCDP345942823
103.	Murnane and O'Shea	DCDP346157917
104.	Murphy Transport	DCDP345988708
105.	Niall and Maura Murphy	DCDP345045653
106.	O'Connell Group	DCDP346124377
107.	O'Leary O'Sullivan Developments	DCDP346047096
108.	Oliver Sheehan	DCDP342213668
109.	O'Mahony Developments	DCDP346035833
110.	Orla Long	DCDP345894569
111.	Pádraig O Sullivan	DCDP345803956
112.	Pádraig O Sullivan TD	DCDP345795203
113.	Pádraig O Sullivan TD	DCDP346282908
114.	Pádraig O Sullivan TD	DCDP346289872
115.	Pádraig O'Riordan	DCDP345987373
116.	Pat Cotter & Brenda Kelleher	DCDP344424390

117.	Peter kidney		DCDP344950069
118.	Philip Roche		DCDP345264639
119.	Prestige Homes Limited		DCDP346063077
120.	Prestige Homes Ltd		DCDP346300531
121.	Professor Patrick O'Flanagan		DCDP344239552
122.	Progressive Construction Ltd	Commercial	DCDP346148292
123.	Progressive Construction Ltd	Commercial	DCDP346127203
124.	Prompto Despatch Limited		DCDP345160936
125.	Ray Mills		DCDP345223444
126.	Richard CUDDY		DCDP346057811
127.	Ronan McManamy		DCDP345446506
128.	Ruairi & Jude O'Sullivan		DCDP340083779
129.	Ruden Homes Ltd.		DCDP343800971
130.	Save the batteries strand		DCDP346275374
131.	Seamus Geaney		DCDP345920717
132.	Seán & Geraldine O Leary		DCDP345968469
133.	Sean Loftus of MSV (Cork) Ltd.,		DCDP346459209
134.	Shane Healy		DCDP345983846
135.	Shane Healy		DCDP346254717
136.	Sharon Finn		DCDP338022661
137.	Sharon Finn		DCDP337307775
138.	Simon Bursell		DCDP346167831
139.	Teddy Holland		DCDP343857671
140.	Teresa O'Mahony		DCDP346277578

141.	Therese Horgan	DCDP346491828
142.	Tom Aherne	DCDP344750872
143.	Tom Maher	DCDP343501745
144.	W Murphy	DCDP345938942
145.	Watergrasshill Community Association - Planning & Development Action Group	DCDP345562420
146.	Wayleaf Limited	DCDP346052418
147.	Whitechurch Development Committee	DCDP345906540

4.5 East Cork Municipal District

In total 144 submissions were received which raised issues relating directly to the East Cork Municipal District. Most of the submissions relate to the settlements and these are discussed below by settlement type. In addition, a number of submissions related to areas within the Metropolitan Green Belt or the Rural Areas Under Strong Urban Influence. Many of the submissions received relate to the zoning of residential land, extensions to village boundaries or request a larger allocation of growth to the villages over the lifetime of the plan.

Housing growth allocated to the East Cork Municipal District has been reduced as part of the amendments to the Core Strategy, in line with overall reductions across the County. Additional lands are therefore not required for residential use and it has been necessary to make further adjustments to the supply since the Draft Plan was published to reduce the amount of land zoned for residential use in the Towns and Key villages.

Main Towns

Midleton

Approximately 77 submissions were received in relation to Midleton town and these broadly include the following issues;

- 42 submissions relate to MD-R-27 in Broomfield.
- 10 submissions were received proposing an extension to the development boundary at Ballinacurra.
- 2 submissions received relate to the need for a secondary school site in Midleton. This issue was also raised at MD level and in Castlemartyr.
- 20 submissions were received in relation to existing or proposed zoned sites including residential, high technology, town centre sites and existing business/industrial uses. A number of proposals are for residential sites which are outside the Midleton development boundary in the Metropolitan Green Belt. Some of the proposed lands are located in Flood Risk Zones or on Green Infrastructure Sites.
- 1 Submission was received from Midleton Football Club.
- 1 Submission was received in relation to the proposed route of the Northern Relief Road.
- 1 Submission from Ingram Homes raises issues in relation to housing density.

The principal issues arising in Midleton can be categorised under the following headings;

MD-R-27 in Broomfield

All of the submissions received in relation to Broomfield object to its inclusion in the plan. The submissions outline a number of concerns relating to the proposed zoning including the elevated nature of the site, unsuitability of the existing road infrastructure, lack of connectivity to the town, safety risks due to high retaining walls, impact on light and privacy of the adjoining Broomfield development. The submissions also highlight the availability of more suitable sites for residential development in the town in the Water-Rock UEA and Baneshane.

One submission from the developer reiterates support for the zoning and also requests that the land be extended further to the east of MD-R-27 to include additional lands for 'Agriculture'.

Chief Executive's Recommendation

The MD R-27 lands have been reclassified from residential to residential reserve. As detailed in Chapter 18 of the Draft Plan, consideration may be given to the development of some residential reserve lands before the end of the plan period subject to certain conditions being met.

It is proposed to amend the Draft Plan to provide further clarity in relation to residential reserve lands. See Volume 2, Part 1, Chapter 2 and Chapter 18.

Text and Map Amendment Required. See Amendment No. 4.3.3.15

School sites in Midleton and East Cork.

A number of submissions highlight the need for the requirement of a new secondary school in Midleton and in the wider East Cork Area. This is requested in addition to the designated secondary school site at Water-Rock. One submission also refers to the need for a primary school site in Ballinacurra.

Chief Executive's Recommendation

The Department of Education outlined their requirements for the provision of education facilities in their submission based on the Core Strategy population figures in the Draft Plan.

In relation to the provision of school places in East Cork and specifically Midleton and Youghal the Department does not identify the need for a new secondary school site.

In relation to the provision of a primary school in Ballinacurra provision has been made to facilitate two primary schools on residential zoned lands in Ballinacurra which are less peripheral than the proposed site.

No Amendment Required.

Extension of the Development Boundary at Ballinacurra

Approximately ten submissions were received proposing an extension to the development boundary at Ballinacurra. These submissions request that land to the south of Roselawn Housing Estate in Ballinacurra, Midleton be zoned for Green Infrastructure. The land is currently located outside of the Midleton Town Development Boundary and is located in the Metropolitan Green Belt. The submissions state that the land is vital to the amenity of the area as it acts as a green buffer between the residential area to the north and the commercial quarrying activity to the south. The submissions also state that the quarry is a source of noise pollution for nearby residents and if it encroaches any further towards the estate boundary it will create a more significant issue for the residents of Roselawn. The submission also mentions the nearby telecommunications mast which is also a source of constant noise for residents.

Chief Executive's Recommendation

It is not intended to extend the development boundary to the south. Any issues with the Quarry shall be dealt with through the Development Management process within the context of the Metropolitan Green belt policy.

No Amendment Required.

Additional Residential Land

A number of submissions called for additional residential zonings in Midleton, requesting extensions to the development boundary into the Metropolitan Green Belt to the north, south, east and west of the town. A number of submissions have also requested that land presently included as part of Green Infrastructure sites are zoned for small pockets of residential development.

Chief Executive's Recommendation

Amendments proposed for residential supply in Midleton relate to reductions in the scale of growth provided for by the Core Strategy, adjustments to the zoned land supply, and updated flood risk mapping. It is not proposed to zone additional greenfield land for residential use.

See individual submission responses in relation to these submissions See amendments in Volume Two Part Three of the Chief Executive's Report.

Youghal

Approximately 16 submissions were received in relation to Youghal town and these broadly include the following issues;

- 4 submissions were received which highlight a number of community issues relating directly to Youghal including; provision of premises for a family resource centre, public realm, derelict sites, the need for modern retail, the reopening of the greyhound track, the need to encourage new business and industry into the town and support for Marine Tourism in the town.
- 10 submissions were received in relation to existing or proposed zoned sites including residential, high technology and town centre sites. A number of proposals for residential sites are outside the development boundary for the town and located in the Metropolitan Green Belt. Some of the proposed lands are located in Flood Risk Zones.
- 2 submissions relate to the Youghal Civic Amenity Site.

Chief Executive's Recommendation

Amendments proposed for residential supply in Youghal relate to reductions in the scale of growth provided for by the Core Strategy, adjustments to the zoned land supply, and updated flood risk mapping. It is not proposed to zone additional greenfield land for residential use.

See individual submission responses in relation to these submissions and see amendments in Volume Two Part Three of the Chief Executive's Report.

Key Villages

Castlemartyr

Thirteen submissions were received in relation to Castlemartyr. Issues raised include the zoning of additional lands for residential development, the consideration of Castlemartyr as a potential location for a secondary school, safety concerns relating to speed through the village and pedestrian access to the school, car parking, the need for community and amenity facilities in the village and the need for childcare facilities.

Cloyne

One Submission was received for Cloyne which requests that the settlement boundary be extended to include additional land for residential development.

Whitegate and Aghada

Approximately four submissions were received in relation to Whitegate and Aghada. The main issues raised include requests for additional residential land and industrial land. All of the proposed sites are part of existing green infrastructure zonings. One submission relates to the request for the provision of industrial lands to accommodate a 50 megawatt (min) electrolysis plant.

Killeagh

Two submissions were received for Killeagh. One submission relates to the alteration of the settlement boundary to exclude land and the other submission relates to the need for an extension to the cemetery in Killeagh and the required upgrade to the water supply for the village.

Chief Executive's Recommendation

All of these issues have been addressed in the relevant volumes of this report. Generally, there is no requirement for additional lands to be included within the Key Village settlement boundaries or for extensions to the existing Development Boundaries to include lands which are in the Rural Housing Policy Areas. The revised Core Strategy figures and the Strategic Flood Risk Assessment (SFRA) will inform any proposed amendments to the plan.

Refer to Amendments as set out in Volume Two – Part 3 East Cork MD

Villages

Ballycotton

Approximately 6 submissions were received in relation to Ballycotton. These submissions make requests to extend the settlement boundary of the village and to improve the road infrastructure in the area including the provision of a relief/distributor road for the village.

Ladysbridge

Approximately 14 submissions were received in relation to Ladysbridge. A number of these submissions raise issues related to the following; lack of amenities and services including childcare facilities and green infrastructure including pitches, the need for a primary school, the need for a footpath connection with Castlemartyr, traffic safety at the main junction in the village. Two submissions request an extension to the settlement boundary to provide additional land for residential development.

Mogeely

Approximately 3 submissions were received in relation to Mogeely. One submission requests that the housing unit provision for the village be increased. In other submissions support for the provision of a community sports hall for the parish of Imogeely is requested and concerns are raised in relation to increasing volumes of traffic through the village.

Saleen

One Submission was received for Saleen requesting that Cork County Council prioritise the implementation of the Integrated Construction Wetland Project for Saleen Village. It also requests that a cycleway from Whitegate via Saleen is considered.

Shanagarry/Garryvoe

Approximately Three submissions were received in relation to Shanagarry/Garryvoe. Two of these relate to the extension of the development boundary and modifying or removing the allocation of units to the settlement. One submission received relates to the protection of Kilmahon House.

Chief Executive's Recommendation

All of these issues have been addressed in the relevant volumes of this report. Generally, there is no requirement for additional lands to be included within the Village settlement boundaries or for extensions to the existing boundaries to include lands which are in the Rural Housing Policy Areas. The revised Strategic Flood Risk Assessment (SFRA) will inform any proposed amendments to the plan.

Refer to Amendments as set out in Volume Two – Part 3 East Cork MD.

Metropolitan Greenbelt and Rural Area under Strong Urban Influence

A number of submissions were made in relation to the Greenbelt and RAUSUI requesting the exclusion of sites for residential development. All of these issues have been addressed in the relevant volumes of this report.

4.6 Submissions for the East Cork Municipal District

The following submissions were received in connection with the East Cork Municipal District.

East Cork Municipal District		
No.	Name of Interested Party	Submission reference Number
1.	Aileen Hackett	DCDP345335979
2.	Aileen Lehane	DCDP344415177
3.	Aishling Mulhall	DCDP344414743
4.	Alex Wilsdon	DCDP345476425
5.	Anthony Flavin	DCDP346277568
6.	Ashley Cahalane	DCDP329016153
7.	Athena Private Assets Ltd.	DCDP346295788
8.	Bernadette Fitzgerald	DCDP343860306
9.	Blossom Wheatley Residents Association	DCDP345658375
10.	Brendan Kearney	DCDP341707599
11.	Brian and Carmel Kavanagh	DCDP340452032
12.	Brian Glynn	DCDP342703901
13.	Brian Hughes	DCDP345979569
14.	Brian Jordan	DCDP344070148
15.	Brian O'Sullivan	DCDP346128163
16.	Brian O'Sullivan	DCDP346279622
17.	C O'Sullivan	DCDP344573353
18.	Castle Rock Homes (Midleton) Ltd.	DCDP346118494
19.	Castle Rock Homes (Midleton) Ltd.	DCDP346122060
20.	Catherine Wiley	DCDP339372230
21.	Centre Park Developments Ltd.	DCDP346214430

22.	Chriselle Holdings Ltd	DCDP344427058
23.	Chriselle Holdings Ltd.	DCDP336703768
24.	Cian Fleming	DCDP343275685
25.	Claire Hurley	DCDP345611609
26.	Claire Maher	DCDP345663241
27.	Cllr Michael Hegarty and Cllr Mary Linehan Foley	DCDP346148733
28.	Cork Co-op Marts	DCDP346072315
29.	Cork Co-Op Marts	DCDP346207919
30.	Cork East City Leisure Ltd.	DCDP346028404
31.	D&B Waterman Ltd	DCDP346247714
32.	D&B Waterman Ltd.	DCDP346250137 (Duplicate Submission)
33.	Damien Clifford	DCDP346281141
34.	Dan and Claire O'Brien	DCDP344762027
35.	Daniel O'Sullivan	DCDP346206535
36.	David and Liza McCarthy	DCDP346300983
37.	David Walsh	DCDP340624646
38.	Dawn Meats Group	DCDP346229225
39.	DF Glandore Developments Ltd.	DCDP345943249
40.	Dr Tom O'Donovan	DCDP346273253
41.	Edgefield Property Investments Ltd.	DCDP345927153
42.	EI-H2	DCDP345738391
43.	Eileen Kelly McCarthy	DCDP328484665
44.	Eileen Kelly McCarthy	DCDP328485767
45.	Eileen Kelly McCarthy	DCDP328486569

46.	Eileen Kelly McCarthy	DCDP328487060
47.	Eileen Kelly McCarthy	DCDP328487436
48.	Eileen Kelly McCarthy	DCDP332408658
49.	Eileen Kelly McCarthy	DCDP332410813
50.	Eileen Kelly McCarthy	DCDP328486244
51.	EMR Projects Ltd.	DCDP346231717
52.	Families of Castlemartyr Mogeely & Ladysbridge	DCDP345414363
53.	Families of Castlemartyr Mogeely & Ladysbridge	DCDP345413828
54.	Families of Castlemartyr Mogeely and Ladysbridge	DCDP345413239
55.	Families of Castlemartyr, Mogeely & Ladysbridge	DCDP344880246
56.	Families of Castlemartyr, Mogeely and Ladysbridge	DCDP345415860
57.	Families of Mogeely, Castlemartyr and Ladysbridge	DCDP343111188
58.	Families of Mogeely, Castlemartyr and Ladysbridge	DCDP343108567
59.	Families of Mogeely, Castlemartyr and Ladysbridge	DCDP343106067
60.	Fitzgerald Homes	DCDP344066779
61.	Frances Kingston	DCDP345862643
62.	Ger and Kathryn Fitzgerald	DCDP346202400
63.	Geraldine Kidd	DCDP346211656
64.	GMC Construction	DCDP343015334
65.	Graham Curtin Rostellan	DCDP343807485
66.	Hugh and Geraldine McMahon	DCDP339374395

67.	Ian O'Loughlin/Kate O'Loughlin	DCDP346274685
68.	Imogeela Community Sports Hall CLG	DCDP346291828
69.	Ingram Homes Ltd	DCDP346247683
70.	Irish Distillers International Ltd. IDIL	DCDP345747082
71.	Irish Distillers International Ltd. IDIL	DCDP345958722
72.	J Lynch	DCDP346301105
73.	James Corcoran	DCDP345916856
74.	James Morrison Broomfield	DCDP341633713
75.	James O'Connor TD	DCDP345931460
76.	Jim Luby and Tom Rogers; Joint Statutory Receivers over certain assets of John and Elaine Barry.	DCDP346070563
77.	Joe Fitzgerald	DCDP346111698
78.	John Mangan	DCDP345981985
79.	John McCarthy	DCDP344666882
80.	John Silke	DCDP345944201
81.	Karen Walsh	DCDP346287449
82.	Katarina Szofka	DCDP345981304
83.	Kate Moylan	DCDP339197923
84.	Kenneth Lloyd	DCDP339399348
85.	Kevin Daly	DCDP345782895
86.	Kevin O'Reilly	DCDP344711162
87.	Killeagh/Inch Community School	DCDP345814942
88.	Ladysbridge Tidy Towns Committee BLCC Sandra Burfield	DCDP342979519
89.	Liam Higgins	DCDP345750443

90.	Liam Quaide	DCDP346296279
91.	Linda O'Shea	DCDP346076643
92.	Mairead & Peter Bowden	DCDP339188527
93.	Margaret Ronan	DCDP341408770
94.	Maria Murphy	DCDP345666484
95.	Mark Murphy	DCDP346011443
96.	Martin Ryan	DCDP339222786
97.	Mary O'Leary	DCDP346247919
98.	Maurice Ring	DCDP345973770
99.	Michael and Julia Philips	DCDP345569552
100.	Michael Cashman	DCDP344074919
101.	Michael Farrell	DCDP346029639
102.	Michael Mullane	DCDP344067692
103.	Midleton Football Club	DCDP345909166
104.	Midleton Skip Hire Ltd.	DCDP345811005
105.	Neil Lim Concerned Resident of Blossom/Wheatley Hills Broomfield Village Estate	DCDP344804901
106.	Niall O'Sullivan	DCDP341766104
107.	Niamh Wylde	DCDP341930800
108.	Nicolas Flavin	DCDP346009825
109.	Nigel Dawson	DCDP345339456
110.	Noel Day Whitegate	DCDP341977956
111.	O'Flynn Construction	DCDP346014243
112.	Oliver Compagnon	DCDP343379906

113.	Padraig O'Neill	DCDP343427312
114.	Paul and Ruth Hourigan	DCDP339498070
115.	Paul White	DCDP346259193
116.	Roisin Cuddihy	DCDP346297424
117.	Ronan McCarthy	DCDP341737027
118.	Saleen & District Residents' Association	DCDP344908522
119.	Sarah Silke Broomfield	DCDP343876561
120.	Seamus and Eileen Lantry – Youghal Rifle Range Ltd.	DCDP345785588
121.	Seamus Lantry	DCDP346109936
122.	Shane Scanlon	DCDP344886213
123.	Sharon Smith Ladysbridge	DCDP344581368
124.	Sharon Smith	DCDP346247234
125.	Sharon Smith Ladysbridge	DCDP343124824
126.	Sharon Smith Ladysbridge	DCDP342922317
127.	Sharon Smith Ladysbridge	DCDP343745437
128.	Sharon Smith Ladysbridge.	DCDP342490193
129.	Solas Financial	DCDP345490752
130.	Sonia Ortiz Garcia	DCDP345317715
131.	Stuart Campbell	DCDP345349351
132.	Tom and Jacinta Clancy	DCDP346138760
133.	Tom and Jacinta Clancy	DCDP346139817
134.	Tom Barry	DCDP345528647
135.	Tom O'Brien	DCDP346231764

136.	Valeria Felice	DCDP345667609
137.	Veronica Scannell	DCDP339209064 and DCDP339246587 Two Part Submission
138.	View Field (Investments Ltd.)	DCDP346133631
139.	William Bulman	DCDP345322647
140.	William Ellis	DCDP345933585
141.	Youghal Chamber of Tourism and Commerce	DCDP345976514
142.	Youghal Chamber of Tourism and Commerce	DCDP346278000
143.	Youghal Chamber of Tourism and Commerce	DCDP346294123
144.	Youghal Family Resource Centre Shirley Smyth	DCDP344278502

4.7 Macroom Municipal District

In total 77 submissions were received which raised issues relating either directly to the Macroom Municipal District, Gaeltacht Mhúscraí or to a particular settlement within the Municipal District.

There are twenty-two settlements (areas) located within Macroom Municipal District. These consist of two Main Settlements – Macroom and Millstreet, four Key Villages – Killumney/ Ovens, Beal Átha an Ghaorthaidh (Ballingearry), Baile Mhic Íre / Baile Bhuirne (Ballymakeery/ Ballyvourney), Coachford and fourteen villages –. Aghabullogue, Aherla, Ballynora, Cloghduv, Clondrohid, Courtbrack, Crookstown, Dripsey Model Village, Inchigeelagh, Kilmurry, Cill na Martra (Kilnamartyra), Rylane/ Seiscne, Stuake/ Donoughmore, Upper Dripsey. Outside of this there are two Other Locations, Gougane Barra (Tourism Role), Inniscarra (Centre of Renewable Energy Production Role). All of the submissions relate to the settlements themselves or broader themed submissions and these are discussed below by settlement type.

General Issues

Numerous submissions were received in relation to the zoning for residential development and employment within the settlements of Macroom Municipal District, with submissions requesting residential zoning/extension of the development boundary in many settlements. As a result of the revised Core Strategy figures for Macroom MD, which will form part of an amendment, additional lands for residential use were required for Macroom and the housing requirement for Millstreet increased. These revised targets enabled some additional lands to be brought within the development boundaries for these settlements for the provision of residential development over the lifetime of this plan.

Elsewhere, the residential zonings and development boundaries throughout the district reflect the demand and land supply required to meet the targets prescribed by the Core Strategy, with a sequential approach taken to zonings. There were some submissions requesting that more emphasis be given to biodiversity and environmental issues, including the protection of groups of trees, generally and also particular woodlands. It was also suggested that the plan should aim for greater cycle and pedestrian connectivity both in and around the towns and villages and also interlinkages between the settlements.

A number of submissions raised issues concerning the Múscraí Gaeltacht and the villages located within it, Réidh na nDoirí, Baile Mhúirne/Baile Mhic íre, Béal Átha an Ghaorthaidh, Cill na Marta and Cúil Aodha. Submissions called for mention of the Gaeltacht Act (2012) which provides a statutory footing to the 20 Year Strategy for the Irish Language, 2010- 2030 and also recognises Gaeltacht Language Planning Areas (LPT), Gaeltacht Service Towns (Macroom) and Irish Language Networks. Reference was also made to the Múscraí Heritage Plan and to support the implementation of actions and initiatives from the plan that are of benefit to the area and in keeping with the proper planning and sustainable development of the area. There was also updated information requested to be included regarding project initiatives by Údarás na Gaeltachta including the "Gteic", a national network of digital hubs throughout the Gaeltacht.

Main Towns

Macroom

Issue

Eighteen submissions were received in relation to a wide range of issues for Macroom town and its Environs. Issues around additional zoning requirements in the town and employment facilities. Macroom's role as a Gaeltacht Service Towns. The importance of the town core for retail businesses and that public realm projects need to consider efficient and plentiful car parking spaces and arrangements in the town.

Millstreet

Issue

A total of 5 submissions were received for Millstreet, with a mix of residential and employment use requests as well as more general comments regarding traffic management, car parking particularly around the schools and also the protection of existing groups of trees.

Chief Executive Response

All of these issues have been addressed in the relevant volumes of this report. Where it is considered appropriate and achievable over the lifetime of this plan. As noted, provision for additional residential development has been made for in a sequential manner in order to further provide for the compact growth and 10-minute town concept where access arrangements are achievable. Regarding employment uses, the Planning Authority will undertake a full review of all employment lands in the County within two years of the adoption of this plan and if required, these matters can be given further consideration at that stage.

Chief Executives Recommendation

Refer to Amendments as set out in Volume Two – Part 2 Macroom MD

Key Villages

Killumney Ovens

Twelve submissions were received in relation to Killumney Ovens, and the majority number of these were requesting the extension of the development boundary for residential or employment uses, or were concerned about the extent of the Green Infrastructure Zoning KO-GC-02. Some submissions requested the reinstatement of the development boundary north of the N22. A number of submissions raised the issue of the N22 Corridor and the impact this is having on development proposals for these settlements.

Baile Mhic Ire/Baile Bhuirne and Béal Átha'n Ghaorthaidh

Three detailed community and issue based submissions were received for Baile Mhic Ire/Baile Bhuirne and Béal Átha'n Ghaorthaidh, pointing out projects underway and the impact of water services capacity is having on the growth of the village. A number of submission requested updates to the Community Facilities sections of these settlements.

Coachford

Six submissions were received for Coachford, mostly looking for an extension of the settlement boundary for both residential and employment uses.

Chief Executive Response

All of these issues have been addressed in the relevant volumes of this report. Where it is considered appropriate and achievable over the lifetime of this plan. Generally, there is no requirement for additional lands to be included within the Key Village Development Boundaries. Regarding employment uses, the Planning Authority will undertake a full review of all employment lands in the County within two years of the adoption of this plan and if required, these matters can be given further consideration at that stage. The revised Strategic Flood Risk Assessment (SFRA) will inform any proposed amendments to the plan.

Chief Executives Recommendation

Refer to Amendments as set out in Volume Two – Part 2 Macroom MD

4.8 Submissions for the Macroom Municipal District

The following submissions were received in connection with the Macroom Municipal District.

Macroom Municipal District		
No.	Name of Interested Party	Submission reference Number
1.	Alan and Pamela Lehane	DCDP334064990
2.	Bellmount Developments Ltd.	DCDP344471894
3.	Brenda O'Driscoll	DCDP346124187
4.	C & J Developments Limited	DCDP346225540
5.	Carmel Healy	DCDP346218246
6.	Caroline Crowley	DCDP346172957
7.	Church Street Residents Association Millstreet	DCDP346275948
8.	Classes Land Ltd O'Callaghan Properties	DCDP345361901
9.	Codrum Holdings	DCDP346222402
10.	Coiste Fobartha Béal Átha'n Ghaorthaidh on behalf of the Béal Átha'n Ghaorthaidh	DCDP345886155
11.	Coiste Forbartha Réidh na nDoirí & Mullach na Réidh Teo	DCDP345392798
12.	Comharchumann Forbartha Mhuscraí & GTeic (Part 1)	DCDP345849999
13.	Comharchumann Forbartha Mhuscraí (Part 2)	DCDP346174604
14.	Creedon Family	DCDP346183196
15.	Croí na Laoi Rural Development Co-Op Society and Tidy Towns	DCDP346188018
16.	Dan Creedon Family	DCDP346185413
17.	Dan Lane	DCDP346285371
18.	Danielle Lynch	DCDP346228154

Macroom Municipal District

No.	Name of Interested Party	Submission reference Number
19.	Deirdre O'Donovan	DCDP346254620
20.	Donal Casey	DCDP342630019
21.	Donall McCarthy	DCDP346269923
22.	Donnacha Murphy	DCDP330692580 SUPERSEDED BY DCDP344117271
23.	Donnacha Murphy	DCDP344117271 SUPERSEDES DCDP330692580
24.	Duggan Steel	DCDP346045818
25.	Healy Family	DCDP345724436
26.	Humphrey Lynch	DCDP346258542
27.	Hunol Developments Limited	DCDP346115240
28.	James Vaughan	DCDP346099465
29.	Jerry Lucey	DCDP346231236
30.	Jimmy Lynch	DCDP345232750
31.	Joan O'Leary	DCDP345222173
32.	Joanne Goold	DCDP344302199
33.	Joe McCarthy	DCDP345959849
34.	John Farrell	DCDP346239644
35.	John Lucey	DCDP346234865
36.	John Lyons	DCDP339757226
37.	Joseph Lawler	DCDP345074418
38.	Kathy O'Sullivan	DCDP345932143
39.	Ken Harte	DCDP342195773
40.	Lorcan Tiernan and Joe O'Callaghan	DCDP346253269
41.	Loretto O'Regan	DCDP346194785

Macroom Municipal District

No.	Name of Interested Party	Submission reference Number
42.	Marilene Dawson	DCDP344807479 Duplicate of DCDP345122774
43.	Marilene Dawson	DCDP345122774 Duplicate of DCDP344807479
44.	Martin Horgan	DCDP338753125
45.	Matt O'Mahony & Associates Ltd	DCDP345231978
46.	McCarthy Family and the McCarthy Trust	DCDP346175501
47.	Michael Crowley	DCDP346171682
48.	Milaqua Limited	DCDP346212371
49.	Milmac Limited	DCDP346214222
50.	Mullach na Réidh Teo & Coiste Forbartha Réidh na nDoirí	DCDP344641404
51.	Neilie O'Callaghan	DCDP346237590
52.	Noel and Aideen Creedon	DCDP346243975
53.	Odassa Developments Ltd	DCDP344618328
54.	O'Leary and O'Sullivan Dev and Liam Jones	DCDP345951749
55.	Pat Murphy	DCDP344355605
56.	Pat O'Riordan	DCDP344001108
57.	Patrick Murphy	DCDP345616597
58.	Peter and Catherine O'Shea	DCDP345947303
59.	Richard Balfe	DCDP344149733
60.	Ruden Homes Ltd	DCDP346217956
61.	Ruden Homes Ltd	DCDP345987661
62.	Saorlaith Ní Shuibhne	DCDP337579937

Macroom Municipal District

No.	Name of Interested Party	Submission reference Number
63.	Sean and Eileen Vaughan	DCDP345389862
64.	Siobhan Lankford	DCDP346055348
65.	Solas Financial	DCDP346050656
66.	Spillane Family	DCDP334074525
67.	St Coleman's Boys School	DCDP333696753
68.	Tadhg O'Flynn	DCDP346105850
69.	Ted Cook	DCDP346190222
70.	Ted Kelleher	DCDP345238371
71.	Ted Kelleher	DCDP335625722
72.	Tim O'Riordan	DCDP345228924
73.	Tracy Cronin	DCDP346138016
74.	Una and Peter Cronin	DCDP345922071
75.	Vicky and John Purcell	DCDP346497305
76.	William and Larry Buckley	DCDP346137067 Duplicate of DCDP346273445
77.	William and Larry Buckley	DCDP346273445 Duplicate of DCDP346137067

5 Chief Executive's Response and Recommendations to Volume Five West Cork

5.1 Bandon Kinsale Municipal District

General Issues

One hundred and twenty-nine submissions were received which relate directly to the Bandon Kinsale Municipal District. Most of these relate to the settlements and these are discussed below by settlement type. Further submissions related to Cork South West issues including Bandon Kinsale and West Cork Municipal Districts.

The majority of the submission concern the zoning of land. Many submissions seek the retention of residential zonings included in the 2017 LAP, or the retention of a smaller settlement boundary, where these were discontinued in the Draft Plan. Some submissions sought extensions to village boundaries and a larger allocation of growth to the villages.

The level of new housing growth allocated to the Bandon Kinsale Municipal District has been reduced as part of the amendments to the Core Strategy, in line with overall reductions across the county. Additional lands are not therefore required for residential use, and it has been necessary to make further adjustments to the supply since the Draft Plan was published to reduce the amount of land zoned for residential use in the Towns and to further reduce the scale of growth allocated to some villages.

Main Towns

Bandon

A total of 37 submissions were received in relation to Bandon town. The main issues arising can be classified under the following headings:

- (a) Core Strategy Adjustments
- (b) Bandon Northern Relief Road
- (c) Castlebernard

Core Strategy Adjustments

The OPR submission seeks a downward adjustment to the core strategy approach taken by Cork County across the settlement network. Accordingly, revised text is required Paragraphs 1.4.7 – 1.4.11 “Population and Housing” and Table 5.1.3 will require new figures reflecting the updated core strategy approach within the town.

A number of submissions requested extensions to the development boundary or the inclusion of discontinued residential lands since 2017 to facilitate residential development.

Chief Executive's Response

In order to reflect the revised core strategy for County Cork new text is required in Paragraphs 1.4.7 – 1.4.11 “Population and Housing” and Table 5.1.3 needs to be updated with new figures reflecting the updated unit allocation and land supply requirement within the town.

All requests to extend the development boundary or to include discontinued residential lands since 2017 are premature given the revised downward targets.

Chief Executive's Recommendation

PROPOSED AMENDMENT NO. 5.1.4.1, 5.1.4.2, 5.1.4.3, 5.1.4.4, 5.1.5.5, 5.1.5.6, 5.1.5.7, 1.1.XX

Bandon Northern Relief Road

A total of 21 submissions were received regarding the proposed Northern Relief Road and wider traffic implications for the town.

Chief Executive's Response

The route of any proposed Northern relief road will be established in accordance with the requirements to provide a “North Bandon Connectivity and Access Corridor” which will explore and examine the issues and propose various alternative options. The objective is to provide a strategic transport link to the north of Bandon. This will facilitate the development of residential sites while also minimising traffic delays/congestion within the town and allow the movement of goods and services around the town. New text referencing the proposed route will be included, where relevant.

Public consultation and engagement will commence upon determinisation of the issues and available options. It is acknowledged that an extension of the N71 southern By-Pass is required to facilitate through traffic.

Chief Executive's Recommendation

PROPOSED AMENDMENT NO. 5.1.4.10, 5.1.4.11, 5.1.4.12, 5.1.4.13, 5.1.4.14.

Castlebernard Estate – boundary extension

A request was made to extend the settlement boundary westwards for new tourism and recreational uses by introducing a new Special Policy Area (BD-X-05) to include Castlebernard Estate. Submission states it is a strategically located historic estate, consisting of a country house and Tower House. The site has significant potential as an opportunity site to support the development of tourism and recreational uses, including a riverside amenity walk and with potential for a hotel, short-term/residential accommodation, accommodate a quantum of sensitively designed residential development closest to the existing built-up area of Bandon; nursing home/retirement village adjoining the built-up area of the town which would make a positive contribution to the visual

amenities of the town. Pedestrian and cycle connections will be incorporated linking the site to adjoining development and the town centre.

Chief Executive's Response

The Plan will include additional supportive text recognising the significance of the site as a regional local and regional asset. The Planning Authority would consider a masterplan approach to future development on site which are compatible with the historic significance of the site, informed by a conservation and landscape assessment of Castlebernard House, Medieval Tower and wider demesne landscape.

Chief Executive's Recommendation

PROPOSED AMENDMENT NO. 5.1.4.19

Kinsale

A total of 54 submissions were received in relation to Kinsale town. The main issues arising can be classified under the following headings:

- (a) Core Strategy Adjustments
- (b) Flood Risk conflicts
- (c) Need for additional education lands

Core Strategy Adjustments

The OPR submission seeks a downward adjustment to the core strategy approach taken by Cork County across the settlement network. Accordingly, revised text is required Paragraphs 1.4.7 – 1.4.11 “Population and Housing” and Table 5.1.3 will require new figures reflecting the updated core strategy approach within the town.

Chief Executive's Response

In order to reflect the revised core strategy for County Cork new text is required in Paragraphs 1.5.8 – 1.5.10 “Population and Housing” and Table 5.1.7 needs to be updated with new figures reflecting the updated unit allocation and land supply requirement within the town.

Chief Executive's Recommendation

PROPOSED AMENDMENT NO. 5.1.5.1 5.1.5.2, 5.1.5.3, 5.1.5.4, 5.1.5.5, 5.1.5.6, 5.1.5.7, 5.1.5.8, 1.1.XX

Zoning Adjustments arising from SFRA

A number of adjustments have arisen from the SFRA. This requires the necessity for a Justification Test for lands zoned KS-T-01.

Lands zoned Existing Mixed/ General Business/ Industrial Uses are within the flood zone and will not pass a Justification Test.

Chief Executive's Response

Adjustments to the text of sites referenced above will be applied in accordance with the recommendations of the Strategic Flood Risk Assessment of the Plan.

Lands zoned Existing Mixed/ General Business/ Industrial Uses will not pass Justification Test and therefore needs to be excluded from the development boundary.

Chief Executive's Recommendation

PROPOSED AMENDMENT NO. 5.1.5.12

Need for Additional Educational Land

The Department of Education has highlighted a need for an additional secondary school in the town.

Chief Executive's Response

Land has been identified adjoining the Gaelscoil to address this.

Chief Executive's Recommendation

PROPOSED AMENDMENT NO. 5.1.5.10

Key Villages, Villages and Other Locations

A total of 44 submissions were received in relation to Municipal District wide issues and the lower order settlements. The main issues arising can be classified under the following headings:

- (a) Core Strategy Adjustments
- (b) Flood Risk conflicts

Core Strategy Adjustments

The OPR submission seeks a downward adjustment to the core strategy approach taken by Cork County across the settlement network. Accordingly, revised text is required across the affected key villages and villages to reflect the updated core strategy approach within the town.

Chief Executive's Response

In order to reflect the revised core strategy for County Cork new text and Objectives are required reflecting the updated unit allocation and land supply requirement within the lower order settlement network of the Municipal District including Ballinspittle, Belgooly, Courtmacsherry, Innishannon, Riverstick, Timoleague, Ballinhassig and Crossbarry.

Chief Executive's Recommendation

PROPOSED AMENDMENT NO. 5.1.6.1, PROPOSED AMENDMENT NO. 5.1.7.1, PROPOSED AMENDMENT NO. 5.1.8.1, PROPOSED AMENDMENT NO. 5.1.9.1, PROPOSED AMENDMENT NO. 5.1.10.1, PROPOSED AMENDMENT NO. 5.1.10.1, PROPOSED AMENDMENT NO. 5.1.13.1, PROPOSED AMENDMENT NO. 5.1.15.1 and 1.1.XX.

Zoning Adjustments arising from SFRA

A number of adjustments have arisen from the SFRA. This requires rezoning of land in some instances, additional text or an asterisk indicating the site is within a flood zone.

Chief Executive's Response

Adjustments to be implemented as recommended, including the provision of updated flood maps.

Chief Executive's Recommendation

PROPOSED AMENDMENT NO. 5.1.6.2, PROPOSED AMENDMENT NO. 5.1.7.2, PROPOSED AMENDMENT NO. 5.1.7.3, PROPOSED AMENDMENT NO. 5.1.7.4, PROPOSED AMENDMENT NO. 5.1.8.2, PROPOSED AMENDMENT NO. 5.1.8.3, PROPOSED AMENDMENT NO. 5.1.9.2, PROPOSED AMENDMENT NO. 5.1.9.3, PROPOSED AMENDMENT NO. 5.1.10.2, PROPOSED AMENDMENT NO. 5.1.11.2, PROPOSED AMENDMENT NO. 5.1.12.1, PROPOSED AMENDMENT NO. 5.1.13.2, PROPOSED AMENDMENT NO. 5.1.15.2, PROPOSED AMENDMENT NO. 5.1.16.1, PROPOSED AMENDMENT NO. 5.1.16.2, PROPOSED AMENDMENT NO. 5.1.16.3, PROPOSED AMENDMENT NO. 5.1.18.1, PROPOSED AMENDMENT NO. 5.1.19.1.

5.2 Submission for the Bandon Kinsale Municipal District

The following submissions were received in connection with the Bandon Kinsale Municipal District.

Bandon Kinsale Municipal District		
No.	Name of Interested Party	Submission reference Number
1.	Green Party Cork South West	DCDP344901199
2.	Adrian McEntee & Olga Murphy	DCDP346299391
3.	Alan Quirke	DCDP346291124
4.	Alan Tennyson	DCDP339905364
5.	Alan Tennyson	DCDP345916526
6.	Amy Mc Carthy	DCDP344928773
7.	Andrew Ashford & Marian O'Leary	DCDP346122603
8.	Andrew Dillon	DCDP346281291
9.	Anja-Carina Schröder-Voß and Kai Sternenber	DCDP346046882
10.	Anthony	DCDP334549273
11.	Ashbourne Holdings Limited	DCDP346233180
12.	Bandon Business Association	DCDP345786486
13.	Bandon Connect	DCDP346957151
14.	Barry Coleman	DCDP346087065
15.	Barry Lehane	DCDP345944707
16.	Belgooly Residents Association network	DCDP346444041
17.	Belgooly Tidy Villages Association – Bandon Kinsale MD	DCDP345795723
18.	Belgooly School Parents' Association	DCDP343809257
19.	Brian O'Regan	DCDP335620656
20.	Brian O'Regan	DCDP335621763

21.	Brian O'Regan	DCDP346047970
22.	Brian O'Regan	DCDP346050946
23.	Castle Rock Homes Limited	DCDP346162007
24.	Centmont Ltd	DCDP345900145
25.	Charmaine and Shane McGowan	DCDP345986809
26.	Christopher O'Sullivan	DCDP346241388
27.	Christopher O'Sullivan	DCDP346251385
28.	Christopher O'Sullivan	DCDP346247634
29.	Ciaran and Bernadette Walsh	DCDP344953862
30.	Cirona Limited	DCDP345962643
31.	Cllr. Kevin Murphy	DCDP346123886
32.	Con and Ann Ring	DCDP346028701
33.	Con Nyhan	DCDP345776159
34.	Copper Grove	DCDP345866238
35.	Cork Co-Operative Marts	DCDP346066828
36.	Cotter Estates	DCDP345648590
37.	Crossbarry Community Action Group	DCDP346245049
38.	Daragh & Rachel Keating	DCDP344373549
39.	David and Claire Lehane	DCDP346232820
40.	Declan Lehane	DCDP345989338
41.	Deirbhile and Denis Dennehy	DCDP346079459
42.	Denis Cahalane, Kathleen Cahalane, Mark & Patricia Gannon	DCDP346445683
43.	Dennis Calnan	DCDP344707432
44.	Dennis Calnan	DCDP345219384
45.	Desmond McCarthy	DCDP346171125

46.	Donal Walsh	DCDP346039890
47.	Donnacha Lehane	DCDP345674377
48.	Edward O'Driscoll	DCDP343992844
49.	Elsbeth Fitzgibbon	DCDP330775366
50.	Eugene O'Hea	DCDP346095331
51.	Gaelscoil Chionn tSáile	DCDP345262280
52.	Garrettstown House Estate	DCDP346087026
53.	Gerard Mehigan	DCDP345947106
54.	Gerard Seaman	DCDP345489376
55.	Green Party Cork South West	DCDP345870960
56.	Green Party Cork South West	DCDP345881512
57.	Green Party Cork South West	DCDP345882230
58.	Green Party Cork South West	DCDP344899228
59.	Green Party Cork South West	DCDP344899666
60.	Green Party Cork South West	DCDP344900001
61.	Green Party Cork South West	DCDP344900317
62.	Green Party Cork South West	DCDP344900664
63.	Green Party Cork South West	DCDP344900928
64.	Green Party Cork South West	DCDP344901625
65.	Green Party Cork South West	DCDP344902723
66.	Green Party Cork South West	DCDP344902966
67.	Green Party Cork South West	DCDP344903214
68.	Green Party Cork South West	DCDP344903538
69.	Green Party Cork South West	DCDP344903753
70.	Green Party Cork South West	DCDP344904146

71.	Green Party Cork South West	DCDP344904393
72.	Green Party Cork South West	DCDP346073070
73.	Green Party Cork South West	DCDP346066008
74.	Green Party Cork South West	DCDP346141459
75.	Green Party Cork South West	DCDP346108351
76.	Harold Kingston	DCDP346448225
77.	Hatley Homes Ltd.	DCDP345866458
78.	Hearthstone Investments Limited	DCDP346215965
79.	Heather O Donovan	DCDP345854350
80.	Holly Cairns TD & Councillor Ross O'Connell	DCDP346295717
81.	Ian & Norienne Stafford	DCDP345975946
82.	Irish Province of the Order of Carmelites	DCDP346031787
83.	Isabelle Sutton	DCDP346271756
84.	JJ Hurley	DCDP344153812
85.	John & John Michael Foley	DCDP345299928
86.	John McLaughlin, Catherine McLaughlin, Noreen McLaughlin, Maria McLaughlin, Barry McLaughlin, Diana McLaughlin and Clare McLaughlin	DCDP346090967
87.	John McLaughlin, Catherine McLaughlin, Noreen McLaughlin, Maria McLaughlin, Barry McLaughlin, Diana McLaughlin and Clare McLaughlin	DCDP346134929
88.	John Sexton and Family	DCDP345989643
89.	Josephine Horgan	DCDP345761068
90.	Josephine Horgan	DCDP345766788
91.	Ken Doyle	DCDP346093256

92.	Kevin O'Leary Group	DCDP346159808
93.	Kilbrittain Community Centre Ltd.	DCDP346491672
94.	Kinsale History Society	DCDP346177706
95.	Kinsale chamber of Tourism	DCDP345840750
96.	Lane Giles	DCDP346134879
97.	Lislevane Community Association	DCDP343147999
98.	Louise Sliney	DCDP343898307
99.	Marcus Claesson	DCDP346292753
100.	Martin O'Regan	DCDP335617917
101.	Mel Bendon	DCDP346235604
102.	Michael & Jayne Barry	DCDP342236844
103.	Miriam O'Driscoll	DCDP345677439
104.	Mr. Jim O'Driscoll	DCDP345505401
105.	Mr. Patrick Dinneen	DCDP345306342
106.	Noreen Lehane	DCDP345988142
107.	Northside Neighbours	DCDP343990692
108.	O'Reilly Brothers (Builders) Limited	DCDP346138128
109.	Olive & Chris Bonar	DCDP345981897
110.	Olivia Roycroft & Peter Appelbe	DCDP345912011
111.	Orela OMahony	DCDP344950848
112.	Padraig Clifford	DCDP346281198
113.	Paul Hannan	DCDP336594223
114.	Paul Sliney	DCDP344694879
115.	Pauline Harrington	DCDP344824572
116.	Peppard Investments Ltd.	DCDP345945177

117.	PJ and Edel O'Donovan	DCDP345826320
118.	Professor Geoffrey Roberts, Celia Weston & Patricia Northridge,	DCDP346486257
119.	Robert Bennett	DCDP345638136
120.	Robert Chambers	DCDP345229391
121.	Sarah Fitzgerald	DCDP346211075
122.	Senator Tim Lombard	DCDP345974412
123.	Senator Tim Lombard	DCDP345879550
124.	Tadhg Holland	DCDP345966415
125.	Thomas Lawton	DCDP345049730
126.	Tim Barry	DCDP332775871
127.	Tim Coakley	DCDP345981119
128.	Tim Cummins	DCDP344825258
129.	Transition Town Kinsale	DCDP346262530
130.	William Leahy	DCDP346439020
131.	Zoe Tennyson	DCDP344010805

5.3 West Cork Municipal District

A total of 183 submissions were received which relate directly to the West Cork Municipal District. Many of the submissions relate to the settlements and these are discussed below by settlement type.

The majority of the submission concern the zoning of land. Many submissions seek the retention of residential zonings included in the 2017 LAP, or the retention of a smaller settlement boundary, where these were discontinued in the Draft Plan. Some submissions sought extensions to village boundaries and a larger allocation of growth to the villages. Issues regarding Traffic and Transportation were common themes particularly for Clonakilty and Skibbereen. Biodiversity is also a common issue arising in many of the submissions.

The level of new housing growth allocated to the West Cork Municipal district has been reduced as part of the amendments to the Core Strategy, in line with overall reductions across the county. Additional lands are not therefore required for residential use, and it has been necessary to make further adjustments to the supply since the Draft Plan was published to manage the amount of land zoned for residential use in the Towns and to further adjust the scale of growth allocated to some villages.

Main Settlements

Clonakilty

A total of 49 submissions were received in relation to Clonakilty. These submissions raised the following issues.

- Requests for additional Residential land zoning and support for Draft Plan proposals.
- Requests for additional Special policy areas and mixed-use zonings.
- Issues in relation to Traffic and Transportation.
- Issues in relation to the CK-R-07 zoning and access to these lands.
- Issues in relation to Green Infrastructure and Biodiversity.
- Requests relating to Business and Employment Lands.
- Lack of Water Supply
- Community facilities

Chief Executive's Recommendation

Amendments proposed for Clonakilty relate to reductions in the scale of growth provided for by the Core Strategy, adjustments to the zoned land supply, inclusion of a Residential Reserve, updated flood risk mapping, and new green infrastructure zoning to reflect flood risk. Additional zonings include support for an Active Travel Route to the north and south of the town. A community zoning on the northern side of the town now includes the Convent of Mercy lands and broadens the overall scope of uses appropriate for this land.

No changes have been made to the employment land supply although the wider amendments to the plan include a commitment to review the employment land supply of the county within two years of the plan being adopted. Provision has also been made for a new mixed-use zoning. See amendments in Volume Two Part Two of the Chief Executive's Report.

Bantry

A total of 12 submissions were received in relation to Bantry: These submissions raised the following issues.

- Retention of 2017 LAP zonings for residential use / new residential zonings.
- Requests for the zoning of land for employment / industrial use
- Requests to extend the Development Boundary
- Requests to address various town development issues

Chief Executive's Recommendation

Amendments proposed for Bantry relate to reductions in the scale of growth provided for by the Core Strategy, adjustments to the zoned land supply, updated flood risk mapping and revised zonings to reflect flood risk. No changes have been made to the employment land supply although the wider amendments to the plan include a commitment to review the employment land supply of the county within two years of the plan being adopted. See amendments in Volume Two Part Two of the Chief Executive's Report.

Skibbereen

A total of 28 submissions were received in relation to Skibbereen: These submissions raised the following issues.

- Retention of 2017 LAP zonings for residential use / new residential zonings/revisions to Draft Plan zonings.
- Traffic and Transportation Issues including Active Travel
- Requests to extend the Development Boundary.
- Issues in relation to Biodiversity and Green Infrastructure.
- Various Town Centre issues

Chief Executive's Recommendation

Amendments proposed for Skibbereen relate to reductions in the scale of growth provided for by the Core Strategy, updated flood risk mapping and new green infrastructure zonings to reflect flood risk. Measures to address access and connectivity issues. Proposals to address Town centre renewal including walkways.

Dunmanway

A total of 14 submissions was received in relation to Dunmanway: These submissions raised the following issues.

- Retention of 2017 LAP zonings for residential use / new residential zonings.
- Requests to extend the Development Boundary
- Wastewater Services Infrastructure
- Suggestions in relation to Town Development

Chief Executive's Recommendation

Amendments proposed for Dunmanway relate to reductions in the scale of growth provided for by the Core Strategy, adjustments to the zoned land supply, updated flood risk mapping and new green infrastructure zonings to reflect flood risk. Provision has also been made for additional walkways in the town to improve connectivity. The Council will continue to work with Irish Water and other stakeholders to resolve the wastewater issue in Dunmanway.

Castletownbere

A total of 4 submissions was received in relation to Castletownbere: These submissions raised the following issues.

- Retention of 2017 LAP zonings for residential use / new residential zonings.
- Requests for additional employment/business zonings.

Amendments proposed for Castletownbere include updated flood risk mapping. No changes have been made to the residential or employment land supply although the wider amendments to the plan include a commitment to review the employment land supply of the county within two years of the plan being adopted. See amendments in Volume Two Part Two of the Chief Executive's Report. See amendments in Volume Two Part Two.

Schull

A total of 2 submissions was received in relation to Schull. These submissions raised the following issues.

- Additional residential lands/GB 1-2 zoning

Amendments proposed for Schull include updated flood risk mapping and new green infrastructure zoning to reflect flood risk. See amendments in Volume Two Part Two of the Chief Executive's Report. See amendments in Volume Two Part Two.

West Cork Island Communities, Key Villages and Villages

74 of the submissions received relate directly to the West Cork Island Communities, Key villages and Villages in the West Cork MD.

- 8 submissions were received in relation the Islands; Oileán Chleire, Sherkin Island, Heir Island, and Bere Island and Dursey.
- 30 submission were received in relation to the nine Key Villages.
- 10 submission were received in relation to the villages of Glandore, Goleen, Allihies, Kilcrohane, Castletownshend and Ballylickey.
- 7 submissions were received in relation to 'Other Locations' Inchydoney and Ownahinchy.

The primary issues arising from these Key Villages and villages submissions were boundary extensions, and to address various community development issues. The need for Wastewater

treatment infrastructure is also highlighted. The protection and enhancement of Biodiversity issues is a common theme across the MD. There was also requests that Coppeen, Lisavaird, Murragh, Lowertown and Rathbarry to be reinstated as settlements in the County Development Plan 2028. The West Cork Island submissions highlighted a range of issues of relevance to the sustainability of Island communities.

Chief Executive's Recommendation

Amendments proposed for some key villages relate to reductions in the scale of growth provided for by the Core Strategy, some minor zoning / boundary adjustments (Goleen, Ballineen/Enniskeane) and updated flood risk mapping. A number of amendments address issues raised in the submissions and also reflect environment considerations. See amendments in Volume Two Part Two of the Chief Executive's Report.

5.4 Submissions for the West Cork Municipal District

The following submissions were received in connection with the West Cork Municipal District.

West Cork Municipal District		
No.	Name of Interested Party	Submission reference Number
1.	Adrian Healy	DCDP346292820
2.	Adrian Patterson	DCDP346486897
3.	Adrienne McCarthy	DCDP346433191
4.	Aidan O'Brien	DCDP346152120
5.	Aidan O'Brien	DCDP346163864
6.	Angela Fahy	DCDP346275025
7.	Anna and Roger Adams	DCDP346127171
8.	Aperee Bantry Limited	DCDP346293933
9.	Adrian Patterson	DCDP346114577
10.	Ballineen and Enniskeane Tidy Towns Association	DCDP346291431
11.	Ballineen and Enniskeane Tidy Towns Association	DCDP346206340
12.	Ballydehob Area Community Council	DCDP346194424
13.	Baltimore Tidy Towns	DCDP340524619
14.	Bantry Project Group	DCDP337284752
15.	Barry & Patricia Ryan	DCDP346028877
16.	Bernard Hennessy	DCDP345618854
17.	Bill Enright	DCDP345619006
18.	Board of Management, Sacred Heart Secondary School	DCDP342803127
19.	Bob Hilliard	DCDP344710734
20.	Breda Brooks	DCDP344353900
21.	Brian Marten	DCDP344165148
22.	Brian Marten	DCDP344173222

23.	Bryan Murphy	DCDP345779308
24.	Carhue Developments	DCDP346040500
25.	Castletownbere Commercial Park Ltd.	DCDP346132230
26.	Charlie Davis	DCDP344722619
27.	Christopher O'Sullivan	DCDP346248432
28.	Christopher O'Sullivan	DCDP346251044
29.	Christopher O'Sullivan	DCDP346252572
30.	Christopher O'Sullivan	DCDP346245875
31.	Christopher O'Sullivan	DCDP346248836
32.	Christopher O'Sullivan	DCDP346250786
33.	Cillian Casey	DCDP332779007
34.	Claire & Paudie O'Donovan	DCDP332668258
35.	Cllr. Deirdre Kelly	DCDP345968452
36.	Cllr. Deirdre Kelly	DCDP345962808
37.	Clonakilty Access Group	DCDP346281109
38.	Clonakilty Bicycle Festival	DCDP345763910
39.	Clonakilty Tree Planting Group	DCDP346103830
40.	Colette Murphy	DCDP343862882
41.	Colm McCarthy	DCDP346048360
42.	Comharchumann Chléire Teoranta	DCDP345936269
43.	Connie O'Sullivan	DCDP336123157
44.	Cork South West Green Party	DCDP346290790
45.	Cycle Sense	DCDP346246921
46.	D. Kingston	DCDP345209127
47.	Damien & Colleen Whyte	DCDP345391720
48.	Dan & Lisa O'Callaghan	DCDP345180281
49.	Dan Connolly and Michael O'Neill	DCDP345964540
50.	Daniel J Coleman	DCDP345813683

51.	David & Dolores Meade	DCDP346290615
52.	David & Geraldine Jennings	DCDP344800691
53.	David O'Regan	DCDP346241795
54.	David O'Sullivan	DCDP338066934
55.	David Smith	DCDP346271540
56.	Dominic Casey and Siobhán Ní Sheasnáin	DCDP346175002
57.	Donal Lordan	DCDP337486027
58.	Drimoleague Residents	DCDP346284189
59.	Dunmanway Community Council	DCDP346266507
60.	Durrus Project Group	DCDP346231038
61.	E. Spillane	DCDP340669412
62.	Eamonn O'Mahony	DCDP335573026
63.	Fiona Collins	DCDP346232919
64.	Gallanes Developments Ltd.	DCDP345789676
65.	Gerard O'Mahony	DCDP346215638
66.	Gerard O'Mahony	DCDP346213793
67.	Glengarriff Tourism and Development Association; Eccles Hotel; Glengarriff Park Hotel	DCDP345906811
68.	Goleen Community Council	DCDP346431369
69.	Grace Lombard	DCDP345388038
70.	Gregory O'Mahony	DCDP345859220
71.	Haas	DCDP346300619
72.	Herbert Buttimer	DCDP346112135
73.	Hurley & White Builder Limited	DCDP346089549
74.	Inchydoney Dunes Conservation Group	DCDP346112658
75.	J Casey	DCDP345622365
76.	J. Lynch	DCDP346290183

77.	Jim & Sinead Slattery	DCDP344732982
78.	Joan Kearney	DCDP346279223
79.	Joe Hawkins	DCDP345933871
80.	John & James Daly	DCDP337951745
81.	John & Noreen Collins	DCDP345791463
82.	John and Con Crowley	DCDP346229424
83.	John and Noreen Collins & Carhue Developments	DCDP346043244
84.	John Andrews	DCDP345576619
85.	John Cocula	DCDP346233141
86.	John J Fleming Construction Co (In Receivership)	DCDP345786540
87.	John Luke & Nora McCarthy	DCDP344454276
88.	John Luke & Nora McCarthy	DCDP344456093
89.	John O'Mahony	DCDP342574719
90.	John O'Regan	DCDP344728832
91.	John Walsh	DCDP346229440
92.	Joseph Kelly	DCDP346232071
93.	Jud & Marian Weidner	DCDP346133657
94.	Jude Gilbert	DCDP345887984
95.	Justin Forbes	DCDP346218295
96.	Kenneth Coombes	DCDP346501360
97.	Kevin Nagle, Geraldine Keane, Paudie O'Mahony	DCDP346075346
98.	Larry & Mairead O'Brien	DCDP343884367
99.	Liam Loftus	DCDP346276472
100.	Lidl Ireland GmbH	DCDP345334915
101.	Lowertown Development Association (LDA)	DCDP346181351
102.	Mairead & Neilus O'Gorman	DCDP344297752

103.	Mairead O Donoghue	DCDP346237205
104.	Marcella Quilter	DCDP333050078
105.	Margaret O'Connor	DCDP345863544
106.	Marie-Laure Haas	DCDP346296023
107.	Mark Robins	DCDP340339675
108.	Mark Robins	DCDP340341512
109.	Martin Ó Treasaigh	DCDP332578048
110.	Martin O'Leary	DCDP345852073
111.	Mary Galvin & Siobhan O'Sullivan	DCDP345916128
112.	Matthew O'Sullivan	DCDP345526322
113.	Cahalane Bros Ltd.	DCDP346224103
114.	Cahalane Bros Ltd.	DCDP346225417
115.	Michael Carroll	DCDP343332558
116.	Michael Keohane	DCDP346435894
117.	Michael Minehane	DCDP345970440
118.	Michael Morris	DCDP346296818
119.	Michael Mullins	DCDP345162323
120.	Michael Mullins	DCDP345483166
121.	Michelle & Julie Whyte	DCDP345684778
122.	Moira O'Sullivan	DCDP346952628
123.	Mr Con O Driscoll	DCDP346131813
124.	Mr. Kevin Fitzgerald	DCDP346253490
125.	Mr. Sean O'Driscoll	DCDP345936847
126.	Murnane O'Shea Ltd	DCDP346070267
127.	Neil, Karen, Aoibhin O'Brien	DCDP346166492
128.	Newtown Developments (Bantry) Ltd.	DCDP344175133
129.	Nicholas Mitchell	DCDP346275982
130.	Nick Harrison	DCDP338810552

131.	Noreen Burke and Eugene O Driscoll	DCDP346282477
132.	Norena Limited	DCDP345844386
133.	Nuala Gallwey	DCDP345799047
134.	Oliver O'Sullivan	DCDP346157727
135.	Ortelo Holdings Ltd	DCDP336392240
136.	Owen & Eileen McCarthy	DCDP344180000
137.	P Allis	DCDP345145366
138.	Paddy & Yvonne Ryan	DCDP344231326
139.	Pat & Margaret O Sullivan	DCDP341349264
140.	Patrick and Gillian O'Donovan	DCDP344632886
141.	Paul Di Rollo	DCDP345821812
142.	Paul Kingston	DCDP345769674
143.	Paul Murphy	DCDP346224262
144.	Paul O'Shea Motors & McCarthy Family	DCDP345807917
145.	Paul O'Sullivan	DCDP345803479
146.	Paul O'Sullivan	DCDP342571984
147.	Peter Foley	DCDP346062969
148.	Philomena O'Byrne	DCDP347810540
149.	Philomena O'Byrne	DCDP345524738
150.	Pike Construction Ltd	DCDP345865610
151.	Richard Ashen	DCDP344891354
152.	S. O'Mahony	DCDP339744527
153.	Sara Bament	DCDP346078653
154.	Scott Tallon Walker	DCDP346052082
155.	Sean Ahern	DCDP346078023
156.	Sean Conmy	DCDP344704611
157.	Sean Nagle	DCDP345835750
158.	Sekeeta Crowley	DCDP345995061

159.	Senator Tim Lombard	DCDP345883466
160.	Shannon Vale Foods	DCDP345859550
161.	Sherkin Island Development Society	DCDP345772957
162.	Skibbereen Greenways	DCDP346300667
163.	St Patrick's Boys' National School Skibbereen	DCDP345852833
164.	Sustainable Skibbereen	DCDP346295917
165.	Suzy Renwick	DCDP339855714
166.	T Murray	DCDP345617158
167.	T.J. Collins	DCDP344178159
168.	Tadhg O'Driscoll	DCDP343105989
169.	Ted & Angela Murphy	DCDP337060479
170.	The Ludgate Hub	DCDP345347914
171.	The Sheeps Head Way	DCDP340634861
172.	Theresa O'Donovan	DCDP342225606
173.	Therese & Jerry O'Neill	DCDP344686759
174.	Tim, Cillian & Daniel Fitzpatrick	DCDP336686635
175.	Tom Collier	DCDP346453402
176.	Tommy Collins	DCDP346288571
177.	Vincent Kingston	DCDP345800858
178.	Walsh Group & Others	DCDP345922604
179.	Wavemakers	DCDP345271875
180.	West Cork Child and Family Support Network	DCDP345926377
181.	West Cork Music	DCDP345735278
182.	West Cork Travellers	DCDP345961839
183.	William Aylmer	DCDP342242564

Appendix A: Full List of Submissions by Interested Party (A-Z)

No.	Name of Interested Party	Submission reference Number	Volume Selected	Sub Category Selected
1.	A. Aherne	DCDP346287485	Volume Four South Cork MDs	Cobh MD
2.	Adam D'Arcy	DCDP344575580	Volume One Written Statement	Transport and Mobility
3.	Adrian Healy	DCDP346292820	Volume Five West Cork MDs	West Cork MD
4.	Adrian McEntee & Olga Murphy	DCDP346299391	Volume Five West Cork MDs	Bandon Kinsale MD
5.	Adrian Patterson	DCDP346486897	Volume Five West Cork MDs	West Cork MD
6.	Adrienne McCarthy	DCDP346433191	Volume Five West Cork MDs	West Cork MD
7.	Aidan O'Brien	DCDP346152120	Volume Five West Cork MDs	West Cork MD
8.	Aidan O'Brien	DCDP346163864	Volume Five West Cork MDs	West Cork MD
9.	Aileen Hackett	DCDP345335979	Volume Four South Cork MDs	East Cork MD
10.	Aileen Lehane	DCDP344415177	Volume Four South Cork MDs	East Cork MD
11.	Aisling Mulhall	DCDP344414743	Volume Four South Cork MDs	East Cork MD
12.	Alan & Lorraine O'Leary	DCDP346285800	Volume Four South Cork MDs	East Cork MD
13.	Alan & Pamela Lehane	DCDP334064990	Volume Four South Cork MDs	Macroom
14.	Alan Hyde	DCDP345818082	Volume One Written Statement	Rural
15.	Alan Quirke	DCDP346291124	Volume Five West Cork MDs	Bandon Kinsale MD

16.	Alan Tennyson	DCDP339905364	Volume Five West Cork MDs	Bandon Kinsale MD
17.	Alan Tennyson	DCDP345916526	Volume Five West Cork MDs	Bandon Kinsale MD
18.	Aldi Stores (Ireland) Ltd	DCDP345452948	Volume Three North Cork MDs	Fermoy MD
19.	Alex Wilsdon	DCDP345476425	Volume Four South Cork MDs	East Cork MD
20.	Alice Cross	DCDP345866053	Volume Four South Cork MDs	Carrigaline MD
21.	Allen Cotter	DCDP345539226	Volume Four South Cork MDs	Carrigaline MD
22.	Amarenco Solar	DCDP346160972	Volume One Written Statement	Energy and Telecommunications
23.	Amy Elizabeth Corkery	DCDP346222915	Volume Four South Cork MDs	Carrigaline MD
24.	Amy mccarthy	DCDP344928773	Volume Five West Cork MDs	Bandon Kinsale MD
25.	Amy Quinlan	DCDP346186196	Volume Four South Cork MDs	Cobh MD
26.	Amy Quinlan	DCDP346188070	Volume Four South Cork MDs	East Cork MD
27.	An Post	DCDP346025316	Volume One Written Statement	Economic Development
28.	An Taisce -	DCDP346253465	Volume One Written Statement	Introduction, Vision and Context
29.	Andrew Ashford & Marian O'Leary	DCDP346122603	Volume Five West Cork MDs	Bandon Kinsale MD
30.	andrew dillon	DCDP346281291	Volume Five West Cork MDs	Bandon Kinsale MD
31.	Andrew Meade	DCDP345306508	Volume Three North Cork MDs	Fermoy MD
32.	Angela Barrett	DCDP346275770	Volume Four South Cork MDs	Cobh MD
33.	Angela fahy	DCDP346275025	Volume Five West Cork MDs	West Cork MD

34.	Anja-Carina Schröder-Voß and Kai Sternenber	DCDP346046882	Volume Five West Cork MDs	Bandon Kinsale MD
35.	Ann Forde & Alan Shine	DCDP343860633	Volume Four South Cork MDs	Cobh MD
36.	Ann Hayes	DCDP346083265	Volume Four South Cork MDs	Carrigaline MD
37.	Ann Horgan	DCDP344241638	Volume Three North Cork MDs	Kanturk Mallow MD
38.	Anna and Roger Adams	DCDP346127171	Volume Five West Cork MDs	West Cork MD
39.	Anne Daly	DCDP345218401	Volume Three North Cork MDs	Kanturk Mallow MD
40.	Anne Marie Leahy	DCDP344224230	Volume Three North Cork MDs	Kanturk Mallow MD
41.	Anne, James and Lisa Collins	DCDP345001334	Volume Four South Cork MDs	Cobh MD
42.	Anne-Marie Leahy	DCDP345910055	Volume Three North Cork MDs	Kanturk Mallow MD
43.	Anthony	DCDP334549273	Volume Five West Cork MDs	Bandon Kinsale MD
44.	Anthony Flavin	DCDP346277568	Volume Four South Cork MDs	East Cork MD
45.	Anthony O'Sullivan	DCDP345302094	Volume Four South Cork MDs	Carrigaline MD
46.	Antoin Breathnach	DCDP345760009	Volume One Written Statement	Rural
47.	Aperee Bantry Limited	DCDP346293933	Volume Five West Cork MDs	West Cork MD
48.	Arthur Coughlan	DCDP345908798	Volume Three North Cork MDs	Fermoy MD
49.	Arthur O Leary	DCDP346287263	Volume Four South Cork MDs	Carrigaline MD
50.	Arts Council	DCDP345631017	Volume Two Heritage and Amenity	Volume Two Heritage and Amenity

51.	Ashbourne Holdings Limited	DCDP346233180	Volume Cork MDs	Five	West	Bandon Kinsale MD
52.	Ashley cahalane	DCDP329016153	Volume Cork MDs	Four	South	East Cork MD
53.	Astra Construction Services Limited	DCDP346056817	Volume Cork MDs	Four	South	Carrigaline MD
54.	Astra Construction Services Limited	DCDP346066589	Volume Cork MDs	Four	South	Carrigaline MD
55.	Athena Private Assets Limited	DCDP346295788	Volume Cork MDs	Four	South	East Cork MD
56.	Atlantic View Residents Association (AVRA)	DCDP346259692	Volume Cork MDs	Four	South	Carrigaline MD
57.	Audrey Beazley & Family	DCDP346252869	Volume Cork MDs	Four	South	Cobh MD
58.	B & M. Creedon	DCDP346117775	Volume Cork MDs	Four	South	Carrigaline MD
59.	b&m Consultancy Lat	DCDP346114577	Volume Cork MDs	Five	West	West Cork MD
60.	Ballineen and Enniskeane Tidy Towns Association	DCDP346206340	Volume Cork MDs	Five	West	West Cork MD
61.	Ballineen and Enniskeane Tidy Towns Association	DCDP346291431	Volume Cork MDs	Five	West	West Cork MD
62.	Ballinora and District Community Association Ltd	DCDP336810448	Volume Cork MDs	Four	South	Carrigaline MD
63.	Ballybane Windfarms 2 Ltd	DCDP346178727	Volume Statement	One	Written	Energy and Telecommunications
64.	Ballybane Windfarms 2 Ltd	DCDP346141059	Volume Cork MDs	Three	North	Kanturk Mallow MD
65.	Ballydehob Area Community Council	DCDP346194424	Volume Cork MDs	Five	West	West Cork MD
66.	Ballyhoura Development CLG	DCDP346270542	Volume Statement	One	Written	Energy and Telecommunications

67.	Ballymaloe Foods, Courtstown Park, Little Island, Co. Cork,	DCDP345613621	Volume Four South Cork MDs	Cobh MD
68.	Ballymore Community Association	DCDP345762118	Volume Four South Cork MDs	Cobh MD
69.	Baltimore Tidy Towns	DCDP340524619	Volume Five West Cork MDs	West Cork MD
70.	Bandon Business Association	DCDP345786486	Volume Five West Cork MDs	Bandon Kinsale MD
71.	Bandon Connect	DCDP346957151	Volume Five West Cork MDs	Bandon Kinsale MD
72.	Bantry Project Group	DCDP337284752	Volume Five West Cork MDs	West Cork MD
73.	Barbara Baranowska	DCDP345903815	Volume Four South Cork MDs	Carrigaline MD
74.	Barbara Ksiazek	DCDP345917791	Volume Four South Cork MDs	Carrigaline MD
75.	Barlow Properties Ltd.	DCDP345949097	Volume Four South Cork MDs	Cobh MD
76.	Barney Whelan	DCDP345966246	Volume Two Heritage and Amenity	Volume Two Heritage and Amenity
77.	Barry & Patricia Ryan	DCDP346028877	Volume Five West Cork MDs	West Cork MD
78.	Barry Boland	DCDP346225991	Volume One Written Statement	Tourism
79.	Barry Coleman	DCDP346087065	Volume Five West Cork MDs	Bandon Kinsale MD
80.	Barry Farrell	DCDP346283637	Volume One Written Statement	Rural
81.	Barry Lehane	DCDP345944707	Volume Five West Cork MDs	Bandon Kinsale MD
82.	Barry Murphy	DCDP341340581	Volume One Written Statement	Green Infrastructure and Recreation

83.	Barry O'Connor	DCDP345721441	Volume One Written Statement	Tourism
84.	Belgooly residents association network	DCDP346444041	Volume Five West Cork MDs	Bandon Kinsale MD
85.	Belgooly School Parents' Association	DCDP343809257	Volume Five West Cork MDs	Bandon Kinsale MD
86.	Belgooly Tidy Villages Association	DCDP345795723	Volume Five West Cork MDs	West Cork MD
87.	Bellmount Developments Ltd.	DCDP344471894	Volume Four South Cork MDs	Macroom
88.	Bernadette Connolly	DCDP345964911	Volume Four South Cork MDs	Carrigaline MD
89.	Bernadette Fitzgerald	DCDP343860306	Volume Four South Cork MDs	East Cork MD
90.	Bernard Hennessy	DCDP343127563	Volume Three North Cork MDs	Kanturk Mallow MD
91.	Bernard Hennessy	DCDP345618854	Volume Five West Cork MDs	West Cork MD
92.	Bertie & Denis O'Flaherty	DCDP346150569	Volume Four South Cork MDs	Cobh MD
93.	Bertie O'Flaherty	DCDP345775021	Volume Four South Cork MDs	Cobh MD
94.	Bill Enright	DCDP345619006	Volume Five West Cork MDs	West Cork MD
95.	Bill O Keeffe	DCDP345709643	Volume Three North Cork MDs	Fermoy MD
96.	Bill Power	DCDP345992599	Volume Three North Cork MDs	Fermoy MD
97.	Billy Bolster	DCDP346109316	Volume Four South Cork MDs	Carrigaline MD
98.	Billy & Olga Nicholson	DCDP345077423	Volume Four South Cork MDs	Carrigaline MD
99.	Billy & Olga Nicholson	DCDP346493522	Volume Four South Cork MDs	Carrigaline MD

100.	Birdwatch Ireland Cuskinny Marsh Nature Reserve Management Team	DCDP345951224	Volume Four South Cork MDs	Cobh MD
101.	BirdWatch Ireland West Cork Branch	DCDP346273204	Volume One Written Statement	Biodiversity and Environment
102.	Blake Walsh	DCDP345289007	Volume Four South Cork MDs	Carrigaline MD
103.	BLCC Ladysbridge Tidy Towns Committee	DCDP342979519	Volume Four South Cork MDs	East Cork MD
104.	Blossom Wheatley Residents Association	DCDP345658375	Volume Four South Cork MDs	East Cork MD
105.	Bluescape Limited	DCDP346048258	Volume Three North Cork MDs	Kanturk Mallow MD
106.	BMOR Limited	DCDP346049697	Volume Four South Cork MDs	Carrigaline MD
107.	Board of Management, Sacred Heart Secondary School	DCDP342803127	Volume Five West Cork MDs	West Cork MD
108.	Bob Costigan	DCDP345660465	Volume Four South Cork MDs	Carrigaline MD
109.	Bob Hilliard	DCDP344710734	Volume Five West Cork MDs	West Cork MD
110.	Boyd Barrett Murphy O'Connor Architects	DCDP343554474	Volume Four South Cork MDs	Cobh MD
111.	Breda Brooks	DCDP344353900	Volume Five West Cork MDs	West Cork MD
112.	Breda Good	DCDP345902137	Volume Four South Cork MDs	Carrigaline MD
113.	Breda Stack	DCDP343878560	Volume Four South Cork MDs	Cobh MD
114.	Brenda Cummins	DCDP345762944	Volume Four South Cork MDs	Cobh MD

115.	Brenda O'Driscoll	DCDP346124187	Volume Four South Cork MDs	Macroom
116.	Brendan Kearney	DCDP341707599	Volume Four South Cork MDs	East Cork MD
117.	Brendan Mullins, Margaret Mullins (& extended Mullins Family), Martin Rouse	DCDP345174181	Volume Four South Cork MDs	Carrigaline MD
118.	Brendan O'Keeffe	DCDP345294462	Volume Four South Cork MDs	Carrigaline MD
119.	Brian and Carmel Kavanagh	DCDP340452032	Volume Four South Cork MDs	East Cork MD
120.	Brian & Tracey Geary	DCDP328524536	Volume Four South Cork MDs	Carrigaline MD
121.	Brian Feehan	DCDP345853972	Volume Three North Cork MDs	Kanturk Mallow MD
122.	Brian Feehan	DCDP346126047	Volume Three North Cork MDs	Kanturk Mallow MD
123.	Brian Glynn	DCDP342703901	Volume Four South Cork MDs	East Cork MD
124.	Brian Hughes	DCDP345979569	Volume Four South Cork MDs	East Cork MD
125.	Brian Jordan	DCDP344070148	Volume Four South Cork MDs	East Cork MD
126.	Brian Marten	DCDP344165148	Volume Five West Cork MDs	West Cork MD
127.	Brian Marten	DCDP344173222	Volume Five West Cork MDs	West Cork MD
128.	Brian O Sullivan	DCDP346279622	Volume Four South Cork MDs	East Cork MD
129.	Brian O Sullivan	DCDP346128163	Volume Four South Cork MDs	East Cork MD
130.	Brian O'Regan	DCDP346047970	Volume Five West Cork MDs	Bandon Kinsale MD

131.	Brian O'Regan	DCDP346050946	Volume Five West Cork MDs	Bandon Kinsale MD
132.	Brian O'Regan	DCDP335620656	Volume Five West Cork MDs	Bandon Kinsale MD
133.	Brian O'Regan	DCDP335621763	Volume Five West Cork MDs	Bandon Kinsale MD
134.	Brigette O Flaherty	DCDP345728523	Volume Four South Cork MDs	Carrigaline MD
135.	brigid and sally daly	DCDP345076969	Volume Three North Cork MDs	Kanturk Mallow MD
136.	Bryan Murphy	DCDP345779308	Volume Five West Cork MDs	West Cork MD
137.	C & J Developments Limited	DCDP346225540	Volume Four South Cork MDs	Macroom
138.	C o sullivan	DCDP344573353	Volume Four South Cork MDs	East Cork MD
139.	Caitriona Power	DCDP346272391	Volume Four South Cork MDs	Cobh MD
140.	Care For Beara	DCDP346301379	Volume One Written Statement	Core Strategy
141.	Carhue Developments	DCDP346040500	Volume Five West Cork MDs	West Cork MD
142.	Carmel Healy	DCDP346218246	Volume Four South Cork MDs	Macroom
143.	Carmel Ryan	DCDP344621703	Volume Four South Cork MDs	Cobh MD
144.	Carol Harpur	DCDP346258179	Volume Four South Cork MDs	Cobh MD
145.	Carol Harpur	DCDP346094020	Volume Six SEA, HDA and SFRA	SEA
146.	Carol Harpur	DCDP345955038	Volume Four South Cork MDs	Cobh MD
147.	Caroline Crowley	DCDP346172957	Volume Four South Cork MDs	Macroom

148.	Caroline Hayes Noronha & Jeffery Noronha	DCDP345522575	Volume Three North Cork MDs	Kanturk Mallow MD
149.	Caroline Woods	DCDP345705256	Volume Four South Cork MDs	Carrigaline MD
150.	Carraig na bhFear Community Council Ltd.	DCDP345680115	Volume Four South Cork MDs	Cobh MD
151.	Carraig-na-bhFear Community Council Ltd.	DCDP345474898	Volume Four South Cork MDs	Cobh MD
152.	Carrig Partnership and Ruden Homes Ltd.	DCDP346046009	Volume Four South Cork MDs	Cobh MD
153.	Carrigaline Tennis Club	DCDP346084325	Volume Four South Cork MDs	Carrigaline MD
154.	Carrigaline United AFC	DCDP345902421	Volume Four South Cork MDs	Carrigaline MD
155.	Carrigrohane Union of Parishes (Eco-Congregation Group)	DCDP345705753	Volume One Written Statement	Tourism
156.	Carrigtwohill & District Historical Society	DCDP346022692	Volume Two Heritage and Amenity	Volume Two Heritage and Amenity
157.	Carrigtwohill United AFC	DCDP346298836	Volume Four South Cork MDs	Cobh MD
158.	Castle Rock Homes (Midleton) Limited	DCDP346122060	Volume Four South Cork MDs	East Cork MD
159.	Castle Rock Homes (Midleton) Limited	DCDP346118494	Volume Four South Cork MDs	East Cork MD
160.	Castle Rock Homes Limited	DCDP346162007	Volume Five West Cork MDs	Bandon Kinsale MD
161.	Castletownbere Commercial Park Ltd.	DCDP346132230	Volume Five West Cork MDs	West Cork MD
162.	Castleventry Ltd & Pat O'Farrell	DCDP346215766	Volume Four South Cork MDs	Carrigaline MD

163.	Cathal Dorgan	DCDP346259624	Volume Four South Cork MDs	Cobh MD
164.	Cathal Kerrigan	DCDP345846847	Volume One Written Statement	Tourism
165.	Cathal O'Boyle	DCDP345759717	Volume One Written Statement	Tourism
166.	Catherine Kenneally	DCDP345808109	Volume Four South Cork MDs	Cobh MD
167.	Catherine Wiley	DCDP339372230	Volume Four South Cork MDs	East Cork MD
168.	Centmont Ltd	DCDP345900145	Volume Five West Cork MDs	Bandon Kinsale MD
169.	Centre Park Developments Ltd.	DCDP346214430	Volume Four South Cork MDs	East Cork MD
170.	Charleville Chamber of Commerce Ltd	DCDP344932650	Volume Three North Cork MDs	Kanturk Mallow MD
171.	Charleville Heritage Society	DCDP346133126	Volume Two Heritage and Amenity	Volume Two Heritage and Amenity
172.	Charleville Heritage Society	DCDP346132093	Volume Two Heritage and Amenity	Volume Two Heritage and Amenity
173.	Charleville Heritage Society	DCDP346124801	Volume Three North Cork MDs	Kanturk Mallow MD
174.	Charleville Hotels Limited	DCDP344341196	Volume Three North Cork MDs	Fermoy MD
175.	Charlie Davis	DCDP344722619	Volume Five West Cork MDs	West Cork MD
176.	Charmaine and Shane McGowan	DCDP345986809	Volume Five West Cork MDs	Bandon Kinsale MD
177.	Children & Young People's Services Committee Cork	DCDP346060201	Volume One Written Statement	Social and Community
178.	Chloe O'Toole	DCDP346033114	Volume Four South Cork MDs	Carrigaline MD
179.	Chris & Miriam McMahon	DCDP345537934	Volume Four South Cork MDs	Carrigaline MD

180.	Chris Morris	DCDP342746636	Volume Cork MDs	Four	South	Carrigaline MD
181.	Chriselle Holdings Ltd.	DCDP336703768	Volume Cork MDs	Four	South	East Cork MD
182.	Chriselle Holdings Ltd.	DCDP344427058	Volume Cork MDs	Four	South	East Cork MD
183.	christopher o'sullivan	DCDP346245875	Volume Cork MDs	Five	West	West Cork MD
184.	christopher o'sullivan	DCDP346241388	Volume Cork MDs	Five	West	Bandon Kinsale MD
185.	christopher o'sullivan	DCDP346248432	Volume Cork MDs	Five	West	West Cork MD
186.	christopher o'sullivan	DCDP346251044	Volume Cork MDs	Five	West	West Cork MD
187.	christopher o'sullivan	DCDP346251385	Volume Cork MDs	Five	West	Bandon Kinsale MD
188.	christopher o'sullivan	DCDP346252572	Volume Cork MDs	Five	West	West Cork MD
189.	christopher o'sullivan	DCDP346247634	Volume Cork MDs	Five	West	Bandon Kinsale MD
190.	christopher o'sullivan	DCDP346248836	Volume Cork MDs	Five	West	West Cork MD
191.	christopher o'sullivan	DCDP346250105	Volume Statement	One	Written	Marine, Coastal and Islands
192.	christopher o'sullivan	DCDP346250786	Volume Cork MDs	Five	West	West Cork MD
193.	Church Street Residents Association	DCDP346275948	Volume Cork MDs	Four	South	Macroom
194.	Cian Fleming	DCDP343275685	Volume Cork MDs	Four	South	East Cork MD
195.	Cian Shealy	DCDP345961344	Volume Cork MDs	Four	South	Cobh MD
196.	Ciara Kelly	DCDP346190906	Volume Cork MDs	Four	South	Cobh MD

197.	Ciaran and Bernadette Walsh	DCDP344953862	Volume Five West Cork MDs	Bandon Kinsale MD
198.	Ciaran Cronin	DCDP345673353	Volume One Written Statement	Biodiversity and Environment
199.	Cillian Casey	DCDP332779007	Volume Five West Cork MDs	West Cork MD
200.	Circle K Ireland	DCDP346148831	Volume One Written Statement	Transport and Mobility
201.	Circle K Ireland	DCDP346167864	Volume Three North Cork MDs	Fermoy MD
202.	Cirona Limited	DCDP345962643	Volume Five West Cork MDs	Bandon Kinsale MD
203.	City View Wheels	DCDP344869773	Volume One Written Statement	Tourism
204.	Clair McSweeney	DCDP346170183	Volume One Written Statement	Biodiversity and Environment
205.	Clair McSweeney	DCDP346141091	Volume One Written Statement	Biodiversity and Environment
206.	Clair McSweeney	DCDP346135528	Volume Four South Cork MDs	Carrigaline MD
207.	Claire & Paudie O'Donovan	DCDP332668258	Volume Five West Cork MDs	West Cork MD
208.	Claire Casey	DCDP346295667	Volume Four South Cork MDs	East Cork MD
209.	Claire Dunne	DCDP346281873	Volume Four South Cork MDs	East Cork MD
210.	Claire Garrett	DCDP345535196	Volume Four South Cork MDs	Carrigaline MD
211.	Claire Hurley	DCDP345611609	Volume Four South Cork MDs	East Cork MD
212.	Claire Maher	DCDP345663241	Volume Four South Cork MDs	East Cork MD
213.	Classes Land Ltd/O'Callaghan Properties	DCDP345361901	Volume Four South Cork MDs	Macroom

214.	Clive Gash	DCDP345838257	Volume Four South Cork MDs	Carrigaline MD
215.	Cllr Alan O'Connor	DCDP346154965	Volume One Written Statement	Introduction, Vision and Context
216.	Cllr Alan O'Connor	DCDP346170566	Volume Three North Cork MDs	Kanturk Mallow MD
217.	Cllr Alan O'Connor	DCDP346171216	Volume Four South Cork MDs	Carrigaline MD
218.	Cllr Alan O'Connor	DCDP346167616	Volume One Written Statement	Built and Cultural Heritage
219.	Cllr Alan O'Connor	DCDP346170073	Volume Two Heritage and Amenity	Volume Two Heritage and Amenity
220.	Cllr Alan O'Connor	DCDP346168027	Volume One Written Statement	Climate Action
221.	Cllr Alan O'Connor	DCDP346168392	Volume One Written Statement	Zoning and Land Use
222.	Cllr Alan O'Connor	DCDP346168887	Volume One Written Statement	Implementation
223.	Cllr Alan O'Connor	DCDP346169553	Volume One Written Statement	Draft Housing Strategy
224.	Cllr Alan O'Connor	DCDP346166763	Volume One Written Statement	Green Infrastructure and Recreation
225.	Cllr Alan O'Connor	DCDP346167212	Volume One Written Statement	Biodiversity and Environment
226.	Cllr Alan O'Connor	DCDP346163360	Volume One Written Statement	Marine, Coastal and Islands
227.	Cllr Alan O'Connor	DCDP346163792	Volume One Written Statement	Economic Development
228.	Cllr Alan O'Connor	DCDP346164258	Volume One Written Statement	Town Centres and Retail
229.	Cllr Alan O'Connor	DCDP346164699	Volume One Written Statement	Tourism
230.	Cllr Alan O'Connor	DCDP346165481	Volume One Written Statement	Water Management
231.	Cllr Alan O'Connor	DCDP346165878	Volume One Written Statement	Transport and Mobility

232.	Cllr Alan O'Connor	DCDP346166306	Volume One Written Statement	Energy and Telecommunications
233.	Cllr Alan O'Connor	DCDP346159541	Volume One Written Statement	Core Strategy
234.	Cllr Alan O'Connor	DCDP346161476	Volume One Written Statement	Rural
235.	Cllr Alan O'Connor	DCDP346161931	Volume One Written Statement	Social and Community
236.	Cllr Alan O'Connor	DCDP346160199	Volume One Written Statement	Settlements and Placemaking
237.	Cllr Alan O'Connor	DCDP346160825	Volume One Written Statement	Housing
238.	Cllr Alan O'Connor	DCDP346171800	Volume Four South Cork MDs	Cobh MD
239.	Cllr Alan O'Connor	DCDP346172351	Volume Six SEA, HDA and SFRA	SEA
240.	Cllr Frank O'Flynn	DCDP346130465	Volume Three North Cork MDs	Fermoy MD
241.	Cllr Liam Madden	DCDP345008989	Volume One Written Statement	Transport and Mobility
242.	Cllr Marcia D'Alton	DCDP346281684	Volume One Written Statement	Transport and Mobility
243.	Cllr Marcia D'Alton	DCDP345987336	Volume Four South Cork MDs	Carrigaline MD
244.	Cllr Marcia D'Alton	DCDP346292092	Volume One Written Statement	Housing
245.	Cllr Marcia D'Alton	DCDP346299836	Volume Two Heritage and Amenity	Volume Two Heritage and Amenity
246.	Cllr Marcia D'Alton	DCDP346300323	Volume One Written Statement	Economic Development
247.	Cllr. Deirdre Kelly	DCDP345962808	Volume Five West Cork MDs	West Cork MD
248.	Cllr. Deirdre Kelly	DCDP345968452	Volume Five West Cork MDs	West Cork MD
249.	Cllr. Deirdre Kelly	DCDP346011483	Volume One Written Statement	Economic Development

250.	Cllr. Kevin Murphy	DCDP346123886	Volume Cork MDs	Five	West	Bandon Kinsale MD
251.	Cllr. Michael Hegarty & Cllr. Mary Linehan Foley	DCDP346148733	Volume Cork MDs	Four	South	East Cork MD
252.	Cllr. Seamus McGrath	DCDP346497048	Volume Cork MDs	Four	South	Carrigaline MD
253.	Cllr. Sheila O' Callaghan	DCDP346297736	Volume Cork MDs	Four	South	Cobh MD
254.	Cllr. Sheila O' Callaghan	DCDP346293116	Volume Cork MDs	Four	South	Cobh MD
255.	Cllr. Sheila O' Callaghan	DCDP346288863	Volume Cork MDs	Four	South	Cobh MD
256.	Cllr. Sheila O' Callaghan	DCDP346254537	Volume Cork MDs	Four	South	Cobh MD
257.	Cllr. Sheila O' Callaghan	DCDP346261310	Volume Cork MDs	Four	South	Cobh MD
258.	Cllr. Sheila O' Callaghan	DCDP346263598	Volume Cork MDs	Four	South	Cobh MD
259.	Cllr. Sheila O' Callaghan	DCDP345681690	Volume Cork MDs	Four	South	Cobh MD
260.	Cllr. Sheila O' Callaghan	DCDP345677236	Volume Cork MDs	Four	South	Cobh MD
261.	Cllr. Sheila O' Callaghan.	DCDP346258252	Volume Cork MDs	Four	South	Cobh MD
262.	Clona Dairies	DCDP346456289	Volume Cork MDs	Four	South	Cobh MD
263.	Clonakilty Access Group	DCDP346281109	Volume Cork MDs	Five	West	West Cork MD
264.	Clonakilty Bicycle Festival	DCDP345763910	Volume Cork MDs	Five	West	West Cork MD
265.	Clonakilty Tree Planting Group	DCDP346103830	Volume Cork MDs	Five	West	West Cork MD
266.	Cobh Tidy Towns	DCDP346246697	Volume Cork MDs	Four	South	Cobh MD

267.	Cobh Zero Waste	DCDP345989881	Volume One Written Statement	Biodiversity and Environment
268.	Codrum Holdings	DCDP346222402	Volume Four South Cork MDs	Macroom
269.	Coillte CGA	DCDP346186858	Volume One Written Statement	Tourism
270.	Coiste Forbartha Béal Átha'n Ghaorthaidh	DCDP345886155	Volume Four South Cork MDs	Macroom
271.	Coiste Forbartha Réidh na nDoirí & Mullach na Réidh Teo	DCDP345392798	Volume Four South Cork MDs	Macroom
272.	Colette Finn	DCDP345812639	Volume One Written Statement	Transport and Mobility
273.	Colette Murphy	DCDP343862882	Volume Five West Cork MDs	West Cork MD
274.	Colin & William Higgins	DCDP345898381	Volume Three North Cork MDs	Fermoy MD
275.	Colm McCarthy	DCDP346048360	Volume Five West Cork MDs	West Cork MD
276.	Colm O'Toole	DCDP346071659	Volume Four South Cork MDs	Carrigaline MD
277.	Colman O'Flynn	DCDP345467154	Volume Three North Cork MDs	Fermoy MD
278.	Comharchumann Chléire Teoranta	DCDP345936269	Volume Five West Cork MDs	West Cork MD
279.	Comharchumann Forbartha Mhuscraí	DCDP346174604	Volume Four South Cork MDs	Macroom
280.	Comharchumann Forbartha Mhuscraí & GTeic	DCDP345849999	Volume Four South Cork MDs	Macroom
281.	Con and Ann Ring	DCDP346028701	Volume Five West Cork MDs	Bandon Kinsale MD
282.	Con Lehane	DCDP346136733	Volume Three North Cork MDs	Kanturk Mallow MD

283.	Con Nyhan	DCDP345776159	Volume Five West Cork MDs	Bandon Kinsale MD
284.	Con Sheehan	DCDP339796893	Volume One Written Statement	Energy and Telecommunications
285.	Concerned Resident of Blossom/Wheatley Hills Broomfield Village Estate	DCDP344804901	Volume Four South Cork MDs	East Cork MD
286.	Concerned Residents Ardgehane, Ballinglanna	DCDP345752881	Volume One Written Statement	Rural
287.	ConnaBride Plastics	DCDP344524004	Volume Three North Cork MDs	Fermoy MD
288.	Connaught Trust Limited	DCDP346214873	Volume Four South Cork MDs	Cobh MD
289.	Connie O'Sullivan	DCDP336123157	Volume Five West Cork MDs	West Cork MD
290.	Conrad Martin and other residents	DCDP346148101	Volume Four South Cork MDs	Carrigaline MD
291.	Construction Industry Federation - Cork Branch	DCDP344785487	Volume One Written Statement	Core Strategy
292.	Copper Grove	DCDP345866238	Volume Five West Cork MDs	Bandon Kinsale MD
293.	Cork Chamber	DCDP346234098	Volume One Written Statement	Core Strategy
294.	Cork Co-Operative Marts	DCDP346206022	Volume Three North Cork MDs	Fermoy MD
295.	Cork Co-Operative Marts	DCDP346207919	Volume Four South Cork MDs	East Cork MD
296.	Cork Co-Operative Marts	DCDP346072315	Volume Four South Cork MDs	East Cork MD
297.	Cork Co-Operative Marts	DCDP346066828	Volume Five West Cork MDs	Bandon Kinsale MD

298.	Cork Co-Operative Marts	DCDP346066832	Volume Three North Cork MDs	Fermoy MD
299.	Cork County Age Friendly Alliance	DCDP345223310	Volume One Written Statement	Transport and Mobility
300.	Cork County Comhairle na nÓg	DCDP346265614	Volume One Written Statement	Social and Community
301.	Cork County Council Arts, Culture and Languages SPC	DCDP346047547	Volume One Written Statement	Built and Cultural Heritage
302.	Cork CS/BW International Group	DCDP345844765	Volume One Written Statement	Housing
303.	Cork Cycling Campaign	DCDP346153245	Volume One Written Statement	Transport and Mobility
304.	Cork Cycling Campaign	DCDP346155128	Volume One Written Statement	Transport and Mobility
305.	Cork Diocesan Trustees and Carrig na Fhear Parish	DCDP345542136	Volume Four South Cork MDs	Cobh MD
306.	Cork Dockyard Holdings Ltd.	DCDP344617618	Volume Four South Cork MDs	Cobh MD
307.	Cork East City Leisure Limited	DCDP346028404	Volume Four South Cork MDs	East Cork MD
308.	Cork Environmental Forum	DCDP346299903	Volume One Written Statement	Biodiversity and Environment
309.	CORK IFA	DCDP344654190	Volume One Written Statement	Rural
310.	cork nature network	DCDP338104894	Volume One Written Statement	Biodiversity and Environment
311.	Cork North Central Ógra Fianna Fáil	DCDP346256877	Volume One Written Statement	Social and Community
312.	Cork Sky Friendly Campaign	DCDP346009538	Volume One Written Statement	Biodiversity and Environment
313.	Cork Sky Friendly Campaign	DCDP346010445	Volume One Written Statement	Biodiversity and Environment
314.	Cork South West Green Party	DCDP346290790	Volume Five West Cork MDs	West Cork MD

315.	Cork South West Green Party	DCDP346300577	Volume One Written Statement	Biodiversity and Environment
316.	Cork South West Green Party	DCDP346292967	Volume One Written Statement	Biodiversity and Environment
317.	Cork South West Green Party	DCDP346291371	Volume Two Heritage and Amenity	Volume Two Heritage and Amenity
318.	Cork Transport and Mobility Forum	DCDP346249366	Volume One Written Statement	Transport and Mobility
319.	Cotter Estates	DCDP345648590	Volume Five West Cork MDs	Bandon Kinsale MD
320.	Councillor Ian Doyle	DCDP346277144	Volume Three North Cork MDs	Kanturk Mallow MD
321.	Councillor Ian Doyle	DCDP346277958	Volume Three North Cork MDs	Kanturk Mallow MD
322.	Councillor Ian Doyle	DCDP345979795	Volume Three North Cork MDs	Kanturk Mallow MD
323.	Councillor Ian Doyle	DCDP345977469	Volume Three North Cork MDs	Kanturk Mallow MD
324.	Councillor Ian Doyle	DCDP345873642	Volume Three North Cork MDs	Kanturk Mallow MD
325.	Councillor Ian Doyle	DCDP345878921	Volume Three North Cork MDs	Kanturk Mallow MD
326.	Craigfort Construction Ltd.	DCDP345208653	Volume Three North Cork MDs	Fermoy MD
327.	Creedon Family	DCDP346183196	Volume Four South Cork MDs	Macroom
328.	Crispin Developments Ltd.	DCDP344618836	Volume Three North Cork MDs	Fermoy MD
329.	crocane windfarm	DCDP346225960	Volume One Written Statement	Energy and Telecommunications
330.	Croí na Laoi Rural Development Co-Op Society and Tidy Towns	DCDP346188018	Volume Four South Cork MDs	Macroom

331.	Crossbarry Community Action Group	DCDP346245049	Volume Five West Cork MDs	Bandon Kinsale MD
332.	Crosshaven Community Association	DCDP346085615	Volume Four South Cork MDs	Carrigaline MD
333.	Crosshaven Rugby Football Club	DCDP344691455	Volume Four South Cork MDs	Carrigaline MD
334.	CS Salon	DCDP344288041	Volume Four South Cork MDs	Cobh MD
335.	CUAS West Cork Maritime Heritage Centre	DCDP345752780	Volume Two Heritage and Amenity	Volume Two Heritage and Amenity
336.	Cycle Sense	DCDP346246921	Volume Five West Cork MDs	West Cork MD
337.	D&B Waterman Ltd	DCDP346250137	Volume Four South Cork MDs	East Cork MD
338.	D&B Waterman Ltd	DCDP346247714	Volume Four South Cork MDs	East Cork MD
339.	D. GRAINGER	DCDP345779890	Volume Four South Cork MDs	Cobh MD
340.	D. Kingston	DCDP345209127	Volume Five West Cork MDs	West Cork MD
341.	daa	DCDP344733454	Volume One Written Statement	Transport and Mobility
342.	Damian Madejski	DCDP345906196	Volume Four South Cork MDs	Carrigaline MD
343.	Damien & Colleen Whyte	DCDP345391720	Volume Five West Cork MDs	West Cork MD
344.	Damien Clifford	DCDP346281141	Volume Four South Cork MDs	East Cork MD
345.	Dan & Claire O'Brien	DCDP344762027	Volume Four South Cork MDs	East Cork MD
346.	Dan & Lisa O'Callaghan	DCDP345180281	Volume Five West Cork MDs	West Cork MD

347.	Dan Connolly and Michael O'Neill	DCDP345964540	Volume Five West Cork MDs	West Cork MD
348.	Dan Lane	DCDP346285371	Volume Four South Cork MDs	Macroom
349.	Dan McCarthy	DCDP344302169	Volume Four South Cork MDs	Carrigaline MD
350.	Dan O'Riordan	DCDP344803022	Volume Four South Cork MDs	Carrigaline MD
351.	DANIEL DUANE	DCDP345295096	Volume Three North Cork MDs	Fermoy MD
352.	Daniel J Coleman	DCDP345813683	Volume Five West Cork MDs	West Cork MD
353.	Daniel O'Sullivan	DCDP346206535	Volume Four South Cork MDs	East Cork MD
354.	Danielle Lynch	DCDP346228154	Volume Five West Cork MDs	West Cork MD
355.	Daragh & Rachel Keating	DCDP344373549	Volume Five West Cork MDs	Bandon Kinsale MD
356.	Darragh Enright	DCDP345972081	Volume One Written Statement	Tourism
357.	Darren Beamish	DCDP345491413	Volume One Written Statement	Energy and Telecommunications
358.	Dasn Creedon & Family	DCDP346185413	Volume Four South Cork MDs	Macroom
359.	David & Dolores Meade	DCDP346290615	Volume Five West Cork MDs	West Cork MD
360.	David & Geraldine Jennings	DCDP344800691	Volume Five West Cork MDs	West Cork MD
361.	David & Liza McCarthy	DCDP346300983	Volume Four South Cork MDs	East Cork MD
362.	David and Claire Lehane	DCDP346232820	Volume Five West Cork MDs	Bandon Kinsale MD
363.	David Bagnall	DCDP345963922	Volume Two Heritage and Amenity	Volume Two Heritage and Amenity
364.	David Garvey	DCDP343111494	Volume Three North Cork MDs	Kanturk Mallow MD

365.	David Good	DCDP345663775	Volume One Written Statement	Core Strategy
366.	David Lee	DCDP329506462	Volume Three North Cork MDs	Fermoy MD
367.	David O'Regan	DCDP346241795	Volume Five West Cork MDs	West Cork MD
368.	David O'Sullivan	DCDP338066934	Volume Five West Cork MDs	West Cork MD
369.	David Smith	DCDP346271540	Volume Five West Cork MDs	West Cork MD
370.	David Teixeira-Lynch	DCDP344624004	Volume One Written Statement	Tourism
371.	David Walsh	DCDP340624646	Volume Four South Cork MDs	East Cork MD
372.	Dawn Meats Group	DCDP346229225	Volume Four South Cork MDs	East Cork MD
373.	Dawn O Leary	DCDP346203630	Volume Four South Cork MDs	Carrigaline MD
374.	Declan & Bernadette Browne	DCDP345332662	Volume Three North Cork MDs	Fermoy MD
375.	Declan & Bernadette Browne	DCDP345339300	Volume Three North Cork MDs	Fermoy MD
376.	Declan Crowley	DCDP346075371	Volume One Written Statement	Tourism
377.	Declan Lehane	DCDP345989338	Volume Five West Cork MDs	Bandon Kinsale MD
378.	Deepak Kumar	DCDP345070509	Volume Four South Cork MDs	Carrigaline MD
379.	Deerpark Heights Residents Association	DCDP345927142	Volume Three North Cork MDs	Kanturk Mallow MD
380.	Deirbhile and Denis Dennehy	DCDP346079459	Volume Five West Cork MDs	Bandon Kinsale MD
381.	Deirdre O'Donovan	DCDP346254620	Volume Four South Cork MDs	Macroom

382.	Deirdre O'Reilly	DCDP346087567	Volume Four South Cork MDs	Carrigaline MD
383.	Demesne Scally Holdings Limited	DCDP346110369	Volume Four South Cork MDs	Cobh MD
384.	Denis Allen	DCDP346116386	Volume Four South Cork MDs	Carrigaline MD
385.	Denis Cahalane, Kathleen Cahalane, Mark & Patricia Gannon	DCDP346445683	Volume Five West Cork MDs	Bandon Kinsale MD
386.	Denis Lynch	DCDP345989114	Volume Three North Cork MDs	Kanturk Mallow MD
387.	Denis Murphy	DCDP344265028	Volume Three North Cork MDs	Kanturk Mallow MD
388.	Denis Myers	DCDP346163929	Volume Three North Cork MDs	Fermoy MD
389.	Denis Weathers	DCDP345971007	Volume One Written Statement	Rural
390.	Dennis Calnan	DCDP344707432	Volume Five West Cork MDs	Bandon Kinsale MD
391.	Dennis Calnan	DCDP345219384	Volume Five West Cork MDs	Bandon Kinsale MD
392.	Department of Agriculture, Food and the Marine, Environmental Coordination Unit, Climate change & Bioenergy Policy Division	DCDP346455033	Volume Six SEA, HDA and SFRA	SEA
393.	Department of Education	DCDP346245201	Volume One Written Statement	Social and Community
394.	Department of Housing, Local Government and Heritage	DCDP345634547	Volume One Written Statement	Biodiversity and Environment
395.	Department of Transport	DCDP337829819	Volume One Written Statement	Transport and Mobility

396.	Dervla O'Malley	DCDP344650887	Volume One Written Statement	Tourism
397.	Des Connolly	DCDP346293183	Volume Two Heritage and Amenity	Volume Two Heritage and Amenity
398.	Desmond McCarthy	DCDP346171125	Volume Five West Cork MDs	Bandon Kinsale MD
399.	DF Glandore Developments Ltd.	DCDP345943249	Volume Four South Cork MDs	East Cork MD
400.	Diana Buttimer	DCDP345487511	Volume One Written Statement	Energy and Telecommunications
401.	Diarmuid O'Dalaigh	DCDP346260127	Volume Four South Cork MDs	Cobh MD
402.	Dominic Casey and Siobhán Ní Sheasnáin	DCDP346175002	Volume Five West Cork MDs	West Cork MD
403.	Don McAuliffe	DCDP345241131	Volume Three North Cork MDs	Kanturk Mallow MD
404.	Donal & Maria O'Neill	DCDP346172389	Volume Four South Cork MDs	Cobh MD
405.	Donal & Maria O'Neill	DCDP346279914	Volume Four South Cork MDs	Cobh MD
406.	Donal & Mary O'Flynn	DCDP345770442	Volume Three North Cork MDs	Kanturk Mallow MD
407.	Donal Casey	DCDP342630019	Volume Four South Cork MDs	Macroom
408.	Donal Coakley	DCDP345956005	Volume One Written Statement	Tourism
409.	Donal Lordan	DCDP337486027	Volume Five West Cork MDs	West Cork MD
410.	Donal O'Reilly	DCDP346269193	Volume Four South Cork MDs	Cobh MD
411.	Donal Walsh	DCDP346039890	Volume Five West Cork MDs	Bandon Kinsale MD
412.	Donald & Diarmuid Costello	DCDP346078264	Volume Three North Cork MDs	Fermoy MD

413.	Donnacha Lehane	DCDP345674377	Volume Five West Cork MDs	Bandon Kinsale MD
414.	Donncha Murphy	DCDP330692580	Volume Four South Cork MDs	Macroom
415.	Donncha Murphy	DCDP344117271	Volume Four South Cork MDs	Macroom
416.	Donncha O Connell	DCDP346260624	Volume Four South Cork MDs	Cobh MD
417.	Dorota Szumanska	DCDP345925828	Volume Four South Cork MDs	Carrigaline MD
418.	Dorothy Creedon	DCDP346225468	Volume Four South Cork MDs	Carrigaline MD
419.	DP Energy	DCDP346288576	Volume One Written Statement	Energy and Telecommunications
420.	Dr Sarah Breen Lovett	DCDP346248076	Volume One Written Statement	Rural
421.	Dr Stephen Thornhill	DCDP345392958	Volume Four South Cork MDs	Cobh MD
422.	Dr Tom ODonovan	DCDP346273253	Volume Four South Cork MDs	East Cork MD
423.	Dr, Darren McAdam- O'Connell	DCDP346271532	Volume One Written Statement	Settlements and Placemaking
424.	Dr. Dara Fitzpatrick	DCDP346300468	Volume Four South Cork MDs	Carrigaline MD
425.	Dr. Ken Harte	DCDP342195773	Volume Four South Cork MDs	Macroom
426.	Dr. Marie-Annick Desplanques, UCC	DCDP346460339	Volume Two Built and Natural Heritage	
427.	Drimoleague	DCDP346284189	Volume Five West Cork MDs	West Cork MD
428.	Duggan Steel Limited	DCDP346045818	Volume Five West Cork MDs	West Cork MD
429.	Dunmanway Community Council	DCDP346266507	Volume Five West Cork MDs	West Cork MD
430.	Durrus & District Community Council	DCDP345886672	Volume Two Heritage and Amenity	Volume Two Heritage and Amenity

431.	Durrus Project Group	DCDP346231038	Volume Five West Cork MDs	West Cork MD
432.	E. Spillane	DCDP340669412	Volume Five West Cork MDs	West Cork MD
433.	Eamonn O'Mahony	DCDP335573026	Volume Five West Cork MDs	West Cork MD
434.	East Cork Educate Together Secondary School (ECETSS)	DCDP341930800	Volume Four South Cork MDs	East Cork MD
435.	Edel Sullivan	DCDP345728721	Volume One Written Statement	Tourism
436.	Edgefield Property Investments Ltd	DCDP346208388	Volume Four South Cork MDs	Cobh MD
437.	Edgefield Property Investments Ltd	DCDP345927153	Volume Four South Cork MDs	East Cork MD
438.	Edward O'Driscoll	DCDP343992844	Volume Five West Cork MDs	Bandon Kinsale MD
439.	EI-H2	DCDP345738391	Volume Four South Cork MDs	East Cork MD
440.	Eileen Ashyan	DCDP346224350	Volume Four South Cork MDs	Carrigaline MD
441.	Eileen Farrell	DCDP345537107	Volume Two Heritage and Amenity	Volume Two Heritage and Amenity
442.	EirGrid plc.	DCDP346035437	Volume One Written Statement	Energy and Telecommunications
443.	Elaine Cronin	DCDP345285597	Volume Three North Cork MDs	Fermoy MD
444.	Elaine Nicholson and Brian Murphy	DCDP345664283	Volume Four South Cork MDs	Carrigaline MD
445.	Electricity Supply Board	DCDP346187922	Volume One Written Statement	Energy and Telecommunications
446.	Elkstone Ltd. & the Forrest Family	DCDP346207966	Volume One Written Statement	Draft Housing Strategy
447.	Elsbeth Fitzgibbon	DCDP330775366	Volume Five West Cork MDs	Bandon Kinsale MD

448.	Emer O'Brien	DCDP345939576	Volume Four South Cork MDs	Cobh MD
449.	Emma Frawley	DCDP346290983	Volume Four South Cork MDs	Carrigaline MD
450.	Emma Frawley	DCDP346286297	Volume One Written Statement	Biodiversity and Environment
451.	Emma Sweeney Noonan	DCDP345882380	Volume Two Heritage and Amenity	Volume Two Heritage and Amenity
452.	EMPower Renewables	DCDP345817434	Volume One Written Statement	Energy and Telecommunications
453.	EMR Projects Ltd	DCDP346231717	Volume Four South Cork MDs	East Cork MD
454.	Environmental Protection Agency	DCDP344663095	Volume Six SEA, HDA and SFRA	SEA
455.	Eoin Bell	DCDP345878205	Volume Four South Cork MDs	Cobh MD
456.	Eoin Bell	DCDP345920367	Volume Four South Cork MDs	Cobh MD
457.	Eoin O'Sullivan	DCDP345932826	Volume Four South Cork MDs	Carrigaline MD
458.	Eric Lucking	DCDP344682473	Volume One Written Statement	Tourism
459.	Eugene O'Hea	DCDP346095331	Volume Five West Cork MDs	Bandon Kinsale MD
460.	Ewa Plichta	DCDP345926731	Volume Four South Cork MDs	Carrigaline MD
461.	Fahy Construction Limited	DCDP346169743	Volume Four South Cork MDs	Carrigaline MD
462.	Fáilte Ireland	DCDP345345348	Volume One Written Statement	Tourism
463.	Families of Castlemartyr & Mogeely	DCDP328484665	Volume Four South Cork MDs	East Cork MD
464.	Families of Castlemartyr & Mogeely	DCDP328485767	Volume Four South Cork MDs	East Cork MD

465.	Families of Castlemartyr & Mogeely	DCDP328486244	Volume Cork MDs	Four	South	East Cork MD
466.	Families of Castlemartyr & Mogeely	DCDP328486569	Volume Cork MDs	Four	South	East Cork MD
467.	Families of Castlemartyr & Mogeely	DCDP328487060	Volume Cork MDs	Four	South	East Cork MD
468.	Families of Castlemartyr & Mogeely	DCDP328487436	Volume Cork MDs	Four	South	East Cork MD
469.	Families of Castlemartyr & Mogeely	DCDP332408658	Volume Cork MDs	Four	South	East Cork MD
470.	Families of Castlemartyr & Mogeely	DCDP332410813	Volume Cork MDs	Four	South	East Cork MD
471.	Families of Castlemartyr Mogeely & Ladysbridge	DCDP343106067	Volume Cork MDs	Four	South	East Cork MD
472.	Families of Castlemartyr Mogeely & Ladysbridge	DCDP343111188	Volume Cork MDs	Four	South	East Cork MD
473.	Families of Castlemartyr Mogeely & Ladysbridge	DCDP345413239	Volume Cork MDs	Four	South	East Cork MD
474.	Families of Castlemartyr Mogeely & Ladysbridge	DCDP345413828	Volume Cork MDs	Four	South	East Cork MD
475.	Families of Castlemartyr Mogeely & Ladysbridge	DCDP345414363	Volume Cork MDs	Four	South	East Cork MD

476.	Families of Castlemartyr Mogeely & Ladysbridge	DCDP345415860	Volume Four South Cork MDs	East Cork MD
477.	Families of Castlemartyr, Mogeely & Ladysbridge	DCDP343108567	Volume Four South Cork MDs	East Cork MD
478.	Families of Castlemartyr, Mogeely & Ladysbridge	DCDP344880246	Volume Four South Cork MDs	East Cork MD
479.	Felim and Máire Keegan	DCDP345905692	Volume Four South Cork MDs	Cobh MD
480.	Fermoy Forum	DCDP345521967	Volume Three North Cork MDs	Fermoy MD
481.	Fernhill Lodge	DCDP345942714	Volume Four South Cork MDs	Carrigaline MD
482.	Finbar Whyte and Helen Drislane	DCDP345267927	Volume Four South Cork MDs	Carrigaline MD
483.	Fiona Collins	DCDP346232919	Volume Five West Cork MDs	West Cork MD
484.	Fitzgerald Family	DCDP346220092	Volume Four South Cork MDs	Cobh MD
485.	Fitzgerald Family	DCDP345886342	Volume Three North Cork MDs	Fermoy MD
486.	Fitzgerald Homes	DCDP344066779	Volume Four South Cork MDs	East Cork MD
487.	Frances Kingston	DCDP345862643	Volume Four South Cork MDs	East Cork MD
488.	Frank and Gudrun Shinnick	DCDP345123861	Volume Three North Cork MDs	Fermoy MD
489.	Frank Daly	DCDP346291772	Volume One Written Statement	Tourism
490.	Frank Hannigan	DCDP333560632	Volume Four South Cork MDs	Cobh MD

491.	Frank Keohane	DCDP345861943	Volume Two Heritage and Amenity	Volume Two Heritage and Amenity
492.	Frank Ross	DCDP344342508	Volume Three North Cork MDs	Kanturk Mallow MD
493.	G Farrell	DCDP328652530	Volume Five West Cork MDs	
494.	Gaelscoil Chionn tSáile	DCDP345262280	Volume Five West Cork MDs	Bandon Kinsale MD
495.	Gallanes Developments Ltd.	DCDP345789676	Volume Five West Cork MDs	West Cork MD
496.	Gannon Homes Ltd.	DCDP344536573	Volume One Written Statement	Housing
497.	Garrettstown House Estate	DCDP346087026	Volume Five West Cork MDs	Bandon Kinsale MD
498.	Gas Networks Ireland	DCDP346261399	Volume One Written Statement	Energy and Telecommunications
499.	Gavin Maunder	DCDP345703397	Volume One Written Statement	Tourism
500.	Gavin Owens	DCDP346266750	Volume Four South Cork MDs	Carrigaline MD
501.	Geaney Properties Ltd	DCDP345919848	Volume Four South Cork MDs	Cobh MD
502.	Geological Survey Ireland	DCDP344685109	Volume Six SEA, HDA and SFRA	SEA
503.	Ger and Kathryn Fitzgerald	DCDP346202400	Volume Four South Cork MDs	East Cork MD
504.	Ger Greaney	DCDP346121908	Volume Four South Cork MDs	Carrigaline MD
505.	Geraldine Kidd	DCDP346211656	Volume Four South Cork MDs	East Cork MD
506.	Geraldine O'Shea	DCDP346133340	Volume Four South Cork MDs	Carrigaline MD
507.	Gerard Hannon	DCDP342561724	Volume Three North Cork MDs	Fermoy MD
508.	Gerard Mehigan	DCDP345947106	Volume Five West Cork MDs	Bandon Kinsale MD

509.	Gerard Moore	DCDP333978351	Volume Cork MDs	Four	South	Cobh MD
510.	Gerard O'Mahony	DCDP346213793	Volume Cork MDs	Five	West	West Cork MD
511.	Gerard O'Mahony	DCDP346215638	Volume Cork MDs	Five	West	West Cork MD
512.	Gerard Scannell	DCDP335623388	Volume Cork MDs	Three	North	Fermoy MD
513.	Gerard Seaman	DCDP345489376	Volume Cork MDs	Five	West	Bandon Kinsale MD
514.	Gerry Deane	DCDP346039127	Volume Cork MDs	Four	South	Cobh MD
515.	Gerry Moore	DCDP339477636	Volume Cork MDs	Four	South	Cobh MD
516.	Glengarriff Tourism and Development Association; Eccles Hotel; Glengarriff Park Hotel	DCDP345906811	Volume Cork MDs	Five	West	West Cork MD
517.	Glounthaune Carrigtwohill Community member	DCDP346006937	Volume Cork MDs	Four	South	Cobh MD
518.	Glounthaune Community Association	DCDP346183546	Volume Cork MDs	Four	South	Cobh MD
519.	Glounthaune Sustainable Development	DCDP346293335	Volume Cork MDs	Four	South	Cobh MD
520.	GMC Construction Ltd	DCDP343015334	Volume Cork MDs	Four	South	East Cork MD
521.	Gobnait O'Callaghan	DCDP345580335	Volume Cork MDs	Four	South	Carrigaline MD
522.	Goldenville Ltd	DCDP346129734	Volume Cork MDs	Four	South	Cobh MD
523.	Goleen Community Council	DCDP346431369	Volume Cork MDs	Five	West	West Cork MD

524.	Gordon & Keith Bryan	DCDP345682321	Volume Four South Cork MDs	Carrigaline MD
525.	Grace Healy	DCDP344474285	Volume One Written Statement	Rural
526.	Grace Lombard	DCDP345388038	Volume Five West Cork MDs	West Cork MD
527.	Graham Curtin	DCDP343807485	Volume Four South Cork MDs	East Cork MD
528.	Green Party Cork South West	DCDP344901199	Volume Five West Cork MDs	Bandon Kinsale MD
529.	Green Party Cork South West	DCDP344899228	Volume Five West Cork MDs	Bandon Kinsale MD
530.	Green Party Cork South West	DCDP344899666	Volume Five West Cork MDs	Bandon Kinsale MD
531.	Green Party Cork South West	DCDP344900001	Volume Five West Cork MDs	Bandon Kinsale MD
532.	Green Party Cork South West	DCDP344900317	Volume Five West Cork MDs	Bandon Kinsale MD
533.	Green Party Cork South West	DCDP344900664	Volume Five West Cork MDs	Bandon Kinsale MD
534.	Green Party Cork South West	DCDP344900928	Volume Five West Cork MDs	Bandon Kinsale MD
535.	Green Party Cork South West	DCDP344901625	Volume Five West Cork MDs	Bandon Kinsale MD
536.	Green Party Cork South West	DCDP344902723	Volume Five West Cork MDs	Bandon Kinsale MD
537.	Green Party Cork South West	DCDP344902966	Volume Five West Cork MDs	Bandon Kinsale MD
538.	Green Party Cork South West	DCDP344903214	Volume Five West Cork MDs	Bandon Kinsale MD
539.	Green Party Cork South West	DCDP344903538	Volume Five West Cork MDs	Bandon Kinsale MD
540.	Green Party Cork South West	DCDP344903753	Volume Five West Cork MDs	Bandon Kinsale MD
541.	Green Party Cork South West	DCDP344904146	Volume Five West Cork MDs	Bandon Kinsale MD

542.	Green Party Cork South West	DCDP344904393	Volume Five West	Cork MDs	Bandon Kinsale MD
543.	Green Party Cork South West	DCDP345870960	Volume Five West	Cork MDs	Bandon Kinsale MD
544.	Green Party Cork South West	DCDP346141459	Volume Five West	Cork MDs	Bandon Kinsale MD
545.	Green Party Cork South West	DCDP346073070	Volume Five West	Cork MDs	Bandon Kinsale MD
546.	Green Party Cork South West	DCDP346066008	Volume Five West	Cork MDs	Bandon Kinsale MD
547.	Green Party Cork South West	DCDP346108351	Volume Five West	Cork MDs	Bandon Kinsale MD
548.	Green Party Cork South West	DCDP345881512	Volume Five West	Cork MDs	Bandon Kinsale MD
549.	Green Party Cork South West	DCDP345882230	Volume Five West	Cork MDs	Bandon Kinsale MD
550.	Green Party Cork South West	DCDP346292129	Volume Six	SEA, HDA and SFRA	SEA
551.	Green Party Cork South West	DCDP346288997	Volume One	Written Statement	Social and Community
552.	Green Party Cork South West	DCDP346289951	Volume One	Written Statement	Tourism
553.	Green Rebel Marine	DCDP346280856	Volume Four	South Cork MDs	Carrigaline MD
554.	Greencore plc	DCDP346215098	Volume Three	North Cork MDs	Kanturk Mallow MD
555.	Greener Families Unlimited Company	DCDP345835910	Volume Four	South Cork MDs	Cobh MD
556.	Gregory O'Mahony	DCDP345859220	Volume Five	West Cork MDs	West Cork MD
557.	Grogan Property Holdings Ltd	DCDP346271603	Volume Three	North Cork MDs	Kanturk Mallow MD
558.	Grogan Property Holdings	DCDP346082370	Volume Three	North Cork MDs	Kanturk Mallow MD
559.	Guy Woodroffe	DCDP345013277	Volume Four	South Cork MDs	Carrigaline MD

560.	Haas	DCDP346300619	Volume Five West Cork MDs	West Cork MD
561.	Hallmark Building Services Ltd.	DCDP345606821	Volume Three North Cork MDs	Kanturk Mallow MD
562.	Hallmark Building Services Ltd.	DCDP344354002	Volume Three North Cork MDs	Kanturk Mallow MD
563.	Hanna Szopna	DCDP331824355	Volume Four South Cork MDs	East Cork MD
564.	Hanna Szopna	DCDP346261734	Volume One Written Statement	Zoning and Land Use
565.	Harmony Solar Ireland Limited	DCDP345871634	Volume One Written Statement	Energy and Telecommunications
566.	Harold Kingston	DCDP346448225	Volume Five West Cork MDs	Bandon Kinsale MD
567.	Hatley Homes Ltd.	DCDP345866458	Volume Five West Cork MDs	Bandon Kinsale MD
568.	Healy Family Gurteenroe	DCDP345724436	Volume Four South Cork MDs	Macroom
569.	Hearthstone Investments Limited	DCDP346215965	Volume Five West Cork MDs	Bandon Kinsale MD
570.	Heather Cantwell	DCDP345974981	Volume Four South Cork MDs	Cobh MD
571.	Heather O Donovan	DCDP345854350	Volume Five West Cork MDs	Bandon Kinsale MD
572.	Helen Guinan	DCDP344570650	Volume One Written Statement	Core Strategy
573.	Helen O'Dowd	DCDP346126826	Volume Four South Cork MDs	Carrigaline MD
574.	Henry Browne	DCDP346224577	Volume Four South Cork MDs	Cobh MD
575.	Herbert Buttimer	DCDP346112135	Volume Five West Cork MDs	West Cork MD
576.	Hoddersfield Farm	DCDP345076915	Volume Four South Cork MDs	Carrigaline MD

577.	Holly Cairns TD & Councillor Ross O'Connell	DCDP346295717	Volume Five West Cork MDs	Bandon Kinsale MD
578.	Hugh and Geraldine McMahon	DCDP339374395	Volume Four South Cork MDs	East Cork MD
579.	Hugh Killen	DCDP342691142	Volume One Written Statement	Core Strategy
580.	Humphrey Lynch	DCDP346258542	Volume Four South Cork MDs	Macroom
581.	Hunol Developments Limited	DCDP346115240	Volume Five West Cork MDs	West Cork MD
582.	Hurley & White Builder Limited	DCDP346089549	Volume Five West Cork MDs	West Cork MD
583.	Ian & Norienne Stafford	DCDP345975946	Volume Five West Cork MDs	Bandon Kinsale MD
584.	Ian Bradfield	DCDP345821742	Volume Four South Cork MDs	Cobh MD
585.	Ian O'Loughlin / Kate O'Loughlin	DCDP346274685	Volume Four South Cork MDs	East Cork MD
586.	Iarnród Éireann / Irish Rail	DCDP346175770	Volume One Written Statement	Transport and Mobility
587.	Ibec	DCDP346148635	Volume One Written Statement	Introduction, Vision and Context
588.	IDA Ireland	DCDP346245297	Volume One Written Statement	Economic Development
589.	IHF Cork Branch	DCDP345909792	Volume One Written Statement	Tourism
590.	Imogeela Community Sports Hall CLG	DCDP346291828	Volume Four South Cork MDs	East Cork MD
591.	Inchydoney Dunes Conservation Group	DCDP346112658	Volume Five West Cork MDs	West Cork MD
592.	Ingram Homes limited	DCDP346224211	Volume One Written Statement	Housing

593.	Ingram Homes Limited	DCDP346247683	Volume Four South Cork MDs	East Cork MD
594.	Inland Fisheries Ireland Macroom	DCDP339619466	Volume One Written Statement	Water Management
595.	Ireneusl Ksiazek	DCDP345910992	Volume Four South Cork MDs	Carrigaline MD
596.	Irish Architects Declare	DCDP346075323	Volume One Written Statement	Green Infrastructure and Recreation
597.	Irish Distillers International Limited (IDIL)	DCDP345958722	Volume Four South Cork MDs	East Cork MD
598.	Irish Distillers International Limited (IDIL)	DCDP345747082	Volume Four South Cork MDs	East Cork MD
599.	IRISH GREEN BUILDING COUNCIL	DCDP346248594	Volume One Written Statement	Climate Action
600.	Irish Province of the Order of Carmelites	DCDP346031787	Volume Five West Cork MDs	Bandon Kinsale MD
601.	Irish Traveller Movement	DCDP346494767	Volume One Written Statement	Housing
602.	Irish Water	DCDP346217140	Volume One Written Statement	Water Management
603.	Isabelle Sutton	DCDP346271756	Volume Five West Cork MDs	Bandon Kinsale MD
604.	Ita Kirwin	DCDP346132178	Volume Four South Cork MDs	Carrigaline MD
605.	J Casey	DCDP345622365	Volume Five West Cork MDs	West Cork MD
606.	J Lynch	DCDP346301105	Volume Four South Cork MDs	East Cork MD
607.	J. Lynch	DCDP346290183	Volume Five West Cork MDs	West Cork MD
608.	Jack O'Connor Island Gate	DCDP343542565	Volume Four South Cork MDs	Cobh MD
609.	Jackie o brien	DCDP344950588	Volume Four South Cork MDs	Carrigaline MD

610.	James Barrett	DCDP346280037	Volume Four South Cork MDs	Cobh MD
611.	James Barrett	DCDP346280827	Volume Four South Cork MDs	Cobh MD
612.	James Butler	DCDP344987947	Volume One Written Statement	Tourism
613.	James Corcoran	DCDP345916856	Volume Four South Cork MDs	East Cork MD
614.	James Finn	DCDP346229592	Volume Three North Cork MDs	Fermoy MD
615.	James Forde	DCDP345240741	Volume Four South Cork MDs	Cobh MD
616.	James Forde	DCDP345210546	Volume Four South Cork MDs	Cobh MD
617.	James Mangan	DCDP346950494	Volume Three North Cork MDs	Fermoy MD
618.	James Morrison	DCDP341633713	Volume Four South Cork MDs	East Cork MD
619.	James O' Connor	DCDP345857220	Volume Four South Cork MDs	Cobh MD
620.	James O Donoghue	DCDP345796653	Volume Four South Cork MDs	Cobh MD
621.	James O'Connor TD	DCDP345931460	Volume Four South Cork MDs	East Cork MD
622.	James O'Hea	DCDP346285825	Volume One Written Statement	Rural
623.	James Vaughan	DCDP346099465	Volume Four South Cork MDs	Macroom
624.	Jamie O'Toole	DCDP346077423	Volume Four South Cork MDs	Carrigaline MD
625.	Jan Hayes	DCDP346037856	Volume One Written Statement	Core Strategy
626.	Jane McGrath	DCDP345606943	Volume Four South Cork MDs	Carrigaline MD
627.	Jarrod Mullins	DCDP345764936	Volume One Written Statement	Tourism

628.	Jean Kelly	DCDP346247665	Volume Four South Cork MDs	Cobh MD
629.	Jen Power	DCDP346134776	Volume Four South Cork MDs	Carrigaline MD
630.	Jessica Bergkvist	DCDP345289678	Volume Four South Cork MDs	Carrigaline MD
631.	Jim & Sinead Slattery	DCDP344732982	Volume Five West Cork MDs	West Cork MD
632.	Jim Luby & Tom Rogers, Joint Statutory Receivers over certain assets of John & Elaine Barry	DCDP346070563	Volume Four South Cork MDs	East Cork MD
633.	Jim Murphy	DCDP346277416	Volume Four South Cork MDs	East Cork MD
634.	Jim O Sullivan	DCDP346167123	Volume One Written Statement	Core Strategy
635.	Jim Shealy	DCDP345355601	Volume Four South Cork MDs	Cobh MD
636.	Jim Shealy	DCDP345360145	Volume Four South Cork MDs	Cobh MD
637.	Jimmy Lynch	DCDP345232750	Volume Four South Cork MDs	Macroom
638.	JJ Hurley	DCDP344153812	Volume Five West Cork MDs	Bandon Kinsale MD
639.	Joan Kearney	DCDP346279223	Volume Five West Cork MDs	West Cork MD
640.	Joan O' Leary	DCDP345222173	Volume Four South Cork MDs	Macroom
641.	Joanne Goold	DCDP344302199	Volume Four South Cork MDs	Macroom
642.	Joe FitzGerald	DCDP346111698	Volume Four South Cork MDs	East Cork MD
643.	Joe Hawkins	DCDP345933871	Volume Five West Cork MDs	West Cork MD

644.	Joe McCarthy	DCDP345959849	Volume Five West	West Cork MD
645.	Joe O'Brien	DCDP343809270	Volume Four South	Cobh MD
646.	joe Rooney	DCDP345962549	Volume Two Built and Natural Heritage	
647.	John & Catherine Buckley	DCDP346196683	Volume Four South	Cobh MD
648.	John & James Daly	DCDP337951745	Volume Five West	West Cork MD
649.	John & John Michael Foley	DCDP345299928	Volume Five West	Bandon Kinsale MD
650.	John & Margaret O'Brien	DCDP344021007	Volume Three North	Fermoy MD
651.	John & Noreen Barrett	DCDP345792174	Volume Four South	Cobh MD
652.	John & Noreen Collins	DCDP345791463	Volume Five West	West Cork MD
653.	John Aherne	DCDP341434005	Volume Three North	Kanturk Mallow MD
654.	John and Con Crowley	DCDP346229424	Volume Five West	West Cork MD
655.	John and Noreen Collins & Carhue Developments	DCDP346043244	Volume Five West	West Cork MD
656.	John Andrews	DCDP345576619	Volume Five West	West Cork MD
657.	John Atkins & Co Ltd	DCDP345936598	Volume Three North	Fermoy MD
658.	John Cocula	DCDP346233141	Volume Five West	West Cork MD
659.	John Condon	DCDP344839620	Volume Three North	Fermoy MD
660.	John Condon	DCDP344841411	Volume Three North	Fermoy MD

661.	John Condon	DCDP344841732	Volume Three North Cork MDs	Fermoy MD
662.	John Fuller	DCDP346071540	Volume One Written Statement	Tourism
663.	John Hegarty Fourem Architects	DCDP346275822	Volume One Written Statement	Built and Cultural Heritage
664.	John Horgan Snr., John Hogan Jnr., Kieran Horgan, Barry Horgan, Kathy Jean Horgan, Stephen Hyde and Stefan Hyde	DCDP346142998	Volume Four South Cork MDs	Cobh MD
665.	John Hynes	DCDP345919831	Volume Three North Cork MDs	Fermoy MD
666.	John J Fleming Construction Co (In Receivership)	DCDP345786540	Volume Five West Cork MDs	West Cork MD
667.	John Kennelly	DCDP346029578	Volume One Written Statement	Water Management
668.	John Luke & Nora McCarthy	DCDP344454276	Volume Five West Cork MDs	West Cork MD
669.	John Luke & Nora McCarthy	DCDP344456093	Volume Five West Cork MDs	West Cork MD
670.	John Lyons	DCDP339757226	Volume Four South Cork MDs	Macroon
671.	John MacCarthy	DCDP344666882	Volume Four South Cork MDs	East Cork MD
672.	John Mangan	DCDP345981985	Volume Four South Cork MDs	East Cork MD
673.	John McLaughlin, Catherine McLaughlin, Noreen McLaughlin, Maria McLaughlin, Barry McLaughlin, Diana McLaughlin and Clare McLaughlin	DCDP346090967	Volume Five West Cork MDs	Bandon Kinsale MD

674.	John McLaughlin, Catherine McLaughlin, Noreen McLaughlin, Maria McLaughlin, Barry McLaughlin, Diana McLaughlin and Clare McLaughlin	DCDP346134929	Volume Five West Cork MDs	Bandon Kinsale MD
675.	John Nugent	DCDP333396692	Volume Four South Cork MDs	Carrigaline MD
676.	John O Flynn and Michael O Flynn	DCDP345336766	Volume Four South Cork MDs	Cobh MD
677.	John O'Mahony	DCDP342574719	Volume Five West Cork MDs	West Cork MD
678.	John O'Regan	DCDP344728832	Volume Five West Cork MDs	West Cork MD
679.	John Paul O'Gorman	DCDP345950408	Volume One Written Statement	Tourism
680.	John Paul Ryan, Lourdes O'Mahony, Ronan Ryan	DCDP339746638	Volume Three North Cork MDs	Fermoy MD
681.	John Punch	DCDP345901216	Volume Four South Cork MDs	Cobh MD
682.	John Reynolds	DCDP345125855	Volume One Written Statement	Tourism
683.	John Saunders	DCDP346180985	Volume Four South Cork MDs	Carrigaline MD
684.	John Sexton and Family	DCDP345989643	Volume Five West Cork MDs	Bandon Kinsale MD
685.	John Silke	DCDP345944201	Volume Four South Cork MDs	East Cork MD
686.	John Walsh	DCDP346229440	Volume Five West Cork MDs	West Cork MD
687.	Jolanta Geslak	DCDP345928035	Volume Four South Cork MDs	Carrigaline MD
688.	Jonathan Howlett	DCDP345897352	Volume Four South Cork MDs	Cobh MD

689.	Joseph Kelly	DCDP346232071	Volume Five West Cork MDs	West Cork MD
690.	Joseph Lawler	DCDP345074418	Volume Four South Cork MDs	Macroom
691.	Josephine Horgan	DCDP345766788	Volume Five West Cork MDs	Bandon Kinsale MD
692.	Josephine Horgan	DCDP345761068	Volume Five West Cork MDs	Bandon Kinsale MD
693.	Joshua Copage	DCDP345736113	Volume One Written Statement	Tourism
694.	Joy McCarthy	DCDP346026702	Volume Four South Cork MDs	Carrigaline MD
695.	JR Oronco	DCDP344754258	Volume Three North Cork MDs	Fermoy MD
696.	Jud & Marian Weidner	DCDP346133657	Volume Five West Cork MDs	West Cork MD
697.	Jude Gilbert	DCDP345887984	Volume Five West Cork MDs	West Cork MD
698.	Julie Bowe	DCDP345856524	Volume One Written Statement	Energy and Telecommunications
699.	Julie Crowley	DCDP346086763	Volume One Written Statement	Tourism
700.	Justin Forbes	DCDP346218295	Volume Five West Cork MDs	West Cork MD
701.	Justyna Ksiazek	DCDP345909947	Volume Four South Cork MDs	Carrigaline MD
702.	Karen	DCDP346208664	Volume Four South Cork MDs	Carrigaline MD
703.	Karen Gunn	DCDP345866057	Volume One Written Statement	Tourism
704.	Karen Murphy	DCDP345248332	Volume Four South Cork MDs	Carrigaline MD
705.	KAREN WALSH	DCDP346287449	Volume Four South Cork MDs	East Cork MD
706.	Karina Zaczek	DCDP345912698	Volume Four South Cork MDs	Carrigaline MD

707.	Katarina Szofka	DCDP345981304	Volume Four South Cork MDs	East Cork MD
708.	Katarzyna Smagiel	DCDP345908426	Volume Four South Cork MDs	Carrigaline MD
709.	Katarzyna Wyczynka	DCDP345923455	Volume Four South Cork MDs	Carrigaline MD
710.	Kate Moylan	DCDP339197923	Volume Four South Cork MDs	East Cork MD
711.	Kathleen O'Shea	DCDP346121833	Volume Three North Cork MDs	Kanturk Mallow MD
712.	Kathy O'Sullivan	DCDP345932143	Volume Four South Cork MDs	Macroom
713.	Katy Lane	DCDP344910768	Volume One Written Statement	Transport and Mobility
714.	Keep Ireland Open	DCDP342561684	Volume One Written Statement	Marine, Coastal and Islands
715.	Ken Doyle	DCDP346093256	Volume Five West Cork MDs	Bandon Kinsale MD
716.	Ken Wynman	DCDP345532407	Volume Four South Cork MDs	Carrigaline MD
717.	Kenneth Coombes	DCDP346501360	Volume Five West Cork MDs	West Cork MD
718.	Kenneth Lloyd	DCDP339399348	Volume Four South Cork MDs	East Cork MD
719.	Kevin Cooney	DCDP346261663	Volume Four South Cork MDs	Carrigaline MD
720.	Kevin Daly	DCDP345782895	Volume Four South Cork MDs	East Cork MD
721.	Kevin Long	DCDP345894474	Volume One Written Statement	Transport and Mobility
722.	Kevin McDonnell	DCDP344206895	Volume One Written Statement	Rural
723.	Kevin Nagle, Geraldine Keane, Paudie O'Mahony	DCDP346075346	Volume Five West Cork MDs	West Cork MD

724.	Kevin O'Connor	DCDP346226897	Volume Four South Cork MDs	Carrigaline MD
725.	Kevin O'Driscoll	DCDP346130787	Volume Four South Cork MDs	Carrigaline MD
726.	Kevin O'Leary	DCDP345530207	Volume Four South Cork MDs	Carrigaline MD
727.	Kevin O'Leary Group	DCDP346159808	Volume Five West Cork MDs	Bandon Kinsale MD
728.	Kevin O'Reilly	DCDP344711162	Volume Four South Cork MDs	East Cork MD
729.	Kevin Santry	DCDP328476892	Volume Five West Cork MDs	
730.	Kieran & Denis Linehan	DCDP346204552	Volume Three North Cork MDs	Fermoy MD
731.	Kieran Bolster	DCDP344212138	Volume Three North Cork MDs	Kanturk Mallow MD
732.	Kieran Higgins	DCDP346086370	Volume Four South Cork MDs	Carrigaline MD
733.	Kilbrittain Community Centre Ltd.	DCDP346491672	Volume Five West Cork MDs	Bandon Kinsale MD
734.	Killeagh/Inch Community Council	DCDP345814942	Volume Four South Cork MDs	East Cork MD
735.	Kinsale History Society	DCDP346177706	Volume Five West Cork MDs	Bandon Kinsale MD
736.	Kinsale chamber of Tourism	DCDP345840750	Volume Five West Cork MDs	Bandon Kinsale MD
737.	Kjeld van den Heuvel	DCDP343989877	Volume One Written Statement	Tourism
738.	Knockraha Area Community Association Ltd.	DCDP346185427	Volume Four South Cork MDs	Cobh MD
739.	Lane Giles	DCDP346134879	Volume Five West Cork MDs	Bandon Kinsale MD
740.	Larry & Mairead O'Brien	DCDP343884367	Volume Five West Cork MDs	West Cork MD

741.	Larry Cummins	DCDP346290515	Volume One Written Statement	Tourism
742.	Lee Engineering & Environment Forum	DCDP345978196	Volume One Written Statement	Tourism
743.	Lee to Sea Greenway	DCDP346007442	Volume One Written Statement	Tourism
744.	Lee to Sea Greenway Organising Committee	DCDP343217577	Volume One Written Statement	Tourism
745.	Lee2Sea Greenway Committee	DCDP345768256	Volume One Written Statement	Tourism
746.	Lia Harrington	DCDP346191623	Volume Four South Cork MDs	Carrigaline MD
747.	Liam Cronin	DCDP356613531	Volume Four South Cork MDs	Carrigaline MD
748.	Liam Higgins (land owner) Kilva Midleton	DCDP345750443	Volume Four South Cork MDs	East Cork MD
749.	Liam Loftus	DCDP346276472	Volume Five West Cork MDs	West Cork MD
750.	Liam O'Toole	DCDP346074932	Volume Four South Cork MDs	Carrigaline MD
751.	Liam Quaide	DCDP346296279	Volume Four South Cork MDs	East Cork MD
752.	Lidl Ireland GmbH	DCDP345334915	Volume Five West Cork MDs	West Cork MD
753.	Lilija Janovica	DCDP346238719	Volume Four South Cork MDs	Carrigaline MD
754.	Linda O Shea	DCDP346076643	Volume Four South Cork MDs	East Cork MD
755.	Lisa Duggan & Paul Simpson	DCDP345937508	Volume Four South Cork MDs	Carrigaline MD
756.	Lisa O'Donoghue	DCDP345891293	Volume Three North Cork MDs	Kanturk Mallow MD

757.	Lisa O'Donoghue	DCDP346291836	Volume Two Heritage and Amenity	Volume Two Heritage and Amenity
758.	Lislevane Community Association	DCDP343147999	Volume Five West Cork MDs	Bandon Kinsale MD
759.	Liz Wilkinson, Mary Prunty and John Cotter	DCDP345683205	Volume Three North Cork MDs	Fermoy MD
760.	Loretto O'Regan	DCDP346194785	Volume Four South Cork MDs	Macroom
761.	lorraine royal	DCDP345457652	Volume One Written Statement	Rural
762.	lorraine royal	DCDP345448803	Volume One Written Statement	Rural
763.	Lough Contractors	DCDP346044357	Volume Four South Cork MDs	East Cork MD
764.	Louis Kelleher	DCDP345952282	Volume One Written Statement	Tourism
765.	Louise McHugh	DCDP328670920	Volume Three North Cork MDs	Fermoy MD
766.	Louise O'Dea	DCDP345541371	Volume Four South Cork MDs	Carrigaline MD
767.	Louise Sliney	DCDP343898307	Volume Five West Cork MDs	Bandon Kinsale MD
768.	Lowertown Development Association (LDA)	DCDP346181351	Volume Five West Cork MDs	West Cork MD
769.	Lucy Weir	DCDP346069658	Volume Three North Cork MDs	Fermoy MD
770.	Lucy Whitford, RES	DCDP346192385	Volume One Written Statement	Energy and Telecommunications
771.	Lyndon & Sinead Smith	DCDP344495428	Volume Four South Cork MDs	Carrigaline MD
772.	M. Cheers	DCDP345821908	Volume Four South Cork MDs	Carrigaline MD

773.	Mag Mell Energy Ireland Ltd.	DCDP344366800	Volume One Written Statement	Energy and Telecommunications
774.	Mairead & Neilus O'Gorman	DCDP344297752	Volume Five West Cork MDs	West Cork MD
775.	Mairead & Peter Bowden	DCDP339188527	Volume Four South Cork MDs	East Cork MD
776.	Mairead O Donoghue	DCDP346237205	Volume Five West Cork MDs	West Cork MD
777.	Mairead Vaughan	DCDP345388702	Volume Two Heritage and Amenity	Volume Two Heritage and Amenity
778.	marcella Quilter	DCDP333050078	Volume Five West Cork MDs	West Cork MD
779.	Marcin Baranowska	DCDP345904970	Volume Four South Cork MDs	Carrigaline MD
780.	Marcus Claesson	DCDP346292753	Volume Five West Cork MDs	Bandon Kinsale MD
781.	Margaret Lucey	DCDP345551978	Volume Four South Cork MDs	Carrigaline MD
782.	Margaret Mahony	DCDP346114253	Volume Four South Cork MDs	Carrigaline MD
783.	Margaret O'Connor	DCDP345863544	Volume Five West Cork MDs	West Cork MD
784.	Margaret Ronan	DCDP341408770	Volume Four South Cork MDs	East Cork MD
785.	Margaret Somers	DCDP346271819	Volume Four South Cork MDs	Cobh MD
786.	Margaret Somers	DCDP346272869	Volume Four South Cork MDs	Carrigaline MD
787.	Maria Murphy	DCDP345666484	Volume Four South Cork MDs	East Cork MD
788.	Marie Dilworth	DCDP344253229	Volume Four South Cork MDs	Cobh MD
789.	Marie-Anne Cotter	DCDP345463482	Volume Four South Cork MDs	Carrigaline MD
790.	Marie-Laure Haas	DCDP346296023	Volume Five West Cork MDs	West Cork MD

791.	Marilene Dawson	DCDP344807479	Volume Four South Cork MDs	Macrooom
792.	Marilene Dawson,	DCDP345122774	Volume Four South Cork MDs	Macrooom
793.	Mark Murphy	DCDP346011443	Volume Four South Cork MDs	East Cork MD
794.	Mark Robins	DCDP340334667	Volume One Written Statement	Biodiversity and Environment
795.	MARK ROBINS	DCDP340339675	Volume Five West Cork MDs	West Cork MD
796.	Mark Robins	DCDP340341512	Volume Five West Cork MDs	West Cork MD
797.	Marta Neto	DCDP345800169	Volume One Written Statement	Tourism
798.	martha halbert	DCDP345671636	Volume One Written Statement	Core Strategy
799.	Martha Harte	DCDP345612929	Volume Four South Cork MDs	Carrigaline MD
800.	Martin and Finola Quinlan	DCDP343682779	Volume Four South Cork MDs	Cobh MD
801.	Martin Corry	DCDP339626200	Volume Four South Cork MDs	Cobh MD
802.	Martin Corry	DCDP332723509	Volume Four South Cork MDs	Cobh MD
803.	Martin Dowd	DCDP345489000	Volume Three North Cork MDs	Fermoy MD
804.	Martin Golden	DCDP346179197	Volume Three North Cork MDs	Kanturk Mallow MD
805.	Martin Hogan	DCDP340163724	Volume Three North Cork MDs	Kanturk Mallow MD
806.	Martin Hogan	DCDP346282723	Volume One Written Statement	Transport and Mobility
807.	Martin Horgan	DCDP338753125	Volume Four South Cork MDs	Macrooom
808.	Martin Murphy	DCDP345895823	Volume Four South Cork MDs	Carrigaline MD

809.	Martin Ó Tresaigh	DCDP332578048	Volume Five West Cork MDs	West Cork MD
810.	Martin O'Leary	DCDP345852073	Volume Five West Cork MDs	West Cork MD
811.	Martin O'Regan	DCDP335617917	Volume Five West Cork MDs	Bandon Kinsale MD
812.	Martin Ryan	DCDP339222786	Volume Four South Cork MDs	East Cork MD
813.	Mary Barry	DCDP346173464	Volume Three North Cork MDs	Kanturk Mallow MD
814.	Mary Cotter	DCDP345534054	Volume Four South Cork MDs	Carrigaline MD
815.	Mary Cunningham	DCDP345508001	Volume Four South Cork MDs	Carrigaline MD
816.	Mary Cunningham	DCDP345822776	Volume Four South Cork MDs	Carrigaline MD
817.	mary dorgan	DCDP346286874	Volume Four South Cork MDs	Cobh MD
818.	Mary Galvin & Siobhan O'Sullivan	DCDP345916128	Volume Five West Cork MDs	West Cork MD
819.	Mary Hayes	DCDP345938443	Volume Four South Cork MDs	Carrigaline MD
820.	Mary Jordan	DCDP346299265	Volume Two Built and Natural Heritage	
821.	Mary Luddy	DCDP344783816	Volume Three North Cork MDs	Fermoy MD
822.	Mary O'Leary	DCDP344293664	Volume Four South Cork MDs	Cobh MD
823.	Mary O'Leary	DCDP346247919	Volume Four South Cork MDs	East Cork MD
824.	Mary O'Leary Cork Harbour Alliance for a Safe environment (CHASE)	DCDP344301407	Volume Four South Cork MDs	Carrigaline MD

825.	Mary O'Leary/ Cork Harbour Alliance for a Safe Environment	DCDP344296067	Volume Four South Cork MDs	Carrigaline MD
826.	Mary Robinson	DCDP345912530	Volume Two Built and Natural Heritage	
827.	Mary Stack	DCDP345516535	Volume Four South Cork MDs	Cobh MD
828.	Mary Venables	DCDP346283068	Volume One Written Statement	Transport and Mobility
829.	Masterlink Logistics Limited	DCDP346159153	Volume Three North Cork MDs	Kanturk Mallow MD
830.	Matt O'Mahony & Associates Ltd.	DCDP345231978	Volume Four South Cork MDs	Macroom
831.	Matthew O'Sullivan	DCDP345526322	Volume Five West Cork MDs	West Cork MD
832.	Maura Higgins O'Driscoll	DCDP346123125	Volume Four South Cork MDs	Carrigaline MD
833.	Maurice Ring	DCDP345973770	Volume Four South Cork MDs	East Cork MD
834.	McCarthy Family and the McCarthy Trust	DCDP346175501	Volume Four South Cork MDs	Macroom
835.	McCutcheon Halley Planning	DCDP346225417	Volume Five West Cork MDs	West Cork MD
836.	McCutcheon Halley Planning	DCDP346224103	Volume Five West Cork MDs	West Cork MD
837.	McCutcheon Halley Planning	DCDP345122139	Volume Three North Cork MDs	Kanturk Mallow MD
838.	Mel Bendon	DCDP346235604	Volume Five West Cork MDs	Bandon Kinsale MD
839.	Melvin Beamish	DCDP332682004	Volume One Written Statement	Energy and Telecommunications
840.	Michael & Jayne Barry	DCDP342236844	Volume Five West Cork MDs	Bandon Kinsale MD
841.	Michael and Julia Philips	DCDP345569552	Volume Four South Cork MDs	East Cork MD

842.	Michael and Mary Hannon	DCDP328503639	Volume Two Built and Natural Heritage	Volume Two Built and Natural Heritage
843.	Michael Cahill	DCDP346076246	Volume Four South Cork MDs	Carrigaline MD
844.	Michael Carroll	DCDP343332558	Volume Five West Cork MDs	West Cork MD
845.	Michael Cashman	DCDP344074919	Volume Four South Cork MDs	East Cork MD
846.	Michael Collins Independent TD and Cllr Danny Collins Independent	DCDP345854006	Volume One Written Statement	Rural
847.	Michael Collins Independent TD and Cllr Danny Collins Independent	DCDP345853247	Volume One Written Statement	Rural
848.	Michael Collins Independent TD Cork South West and Cllr Danny Collins Independent	DCDP345845233	Volume One Written Statement	Rural
849.	Michael Crowley	DCDP346171682	Volume Four South Cork MDs	Macroom
850.	Michael Devery	DCDP345709069	Volume One Written Statement	Tourism
851.	Michael Farrell	DCDP346029639	Volume Four South Cork MDs	East Cork MD
852.	Michael Feeney	DCDP344533809	Volume Three North Cork MDs	Fermoy MD
853.	Michael Keohane	DCDP346435894	Volume Five West Cork MDs	West Cork MD
854.	Michael Logan	DCDP345752051	Volume One Written Statement	Tourism
855.	Michael Minehane	DCDP345970440	Volume Five West Cork MDs	West Cork MD
856.	Michael Morris	DCDP346296818	Volume Five West Cork MDs	West Cork MD

857.	Michael Moynihan	DCDP346192056	Volume Three North Cork MDs	Kanturk Mallow MD
858.	Michael Moynihan	DCDP346190996	Volume Three North Cork MDs	Kanturk Mallow MD
859.	Michael Moynihan	DCDP342908454	Volume Three North Cork MDs	Kanturk Mallow MD
860.	Michael Moynihan	DCDP342908914	Volume Three North Cork MDs	Kanturk Mallow MD
861.	Michael Moynihan	DCDP342910664	Volume One Written Statement	Rural
862.	Michael Mulcahy	DCDP345791400	Volume Four South Cork MDs	Cobh MD
863.	Michael Mullane	DCDP344067692	Volume Four South Cork MDs	East Cork MD
864.	Michael Mullins	DCDP345483166	Volume Five West Cork MDs	West Cork MD
865.	Michael Mullins	DCDP345162323	Volume Five West Cork MDs	West Cork MD
866.	Michael O Callaghan	DCDP346258347	Volume One Written Statement	Tourism
867.	Michael O'Meara	DCDP346270400	Volume Two Heritage and Amenity	Volume Two Heritage and Amenity
868.	Michael Plichta	DCDP345929734	Volume Four South Cork MDs	Carrigaline MD
869.	Michael Prentice	DCDP343332529	Volume One Written Statement	Tourism
870.	Micheal Collins Independent TD and Cllr Danny Collins Independent	DCDP345837798	Volume One Written Statement	Rural
871.	Micheal Collins Independent Td, Cllr Danny Collins, Cllr Ben Dalton O'Sullivan	DCDP345830391	Volume One Written Statement	Rural
872.	Michelle & Julie Whyte	DCDP345684778	Volume Five West Cork MDs	West Cork MD

873.	Michelle Walsh	DCDP346207237	Volume Four South Cork MDs	Carrigaline MD
874.	Midleton Football Club	DCDP345909166	Volume Four South Cork MDs	East Cork MD
875.	Midleton Skip Hire LTD.	DCDP345811005	Volume Four South Cork MDs	East Cork MD
876.	mike spillane	DCDP345896084	Volume One Written Statement	Tourism
877.	Milaqua Limited	DCDP346212371	Volume Four South Cork MDs	Macroom
878.	Milmac Limited	DCDP346214222	Volume Four South Cork MDs	Macroom
879.	Miriam O'Driscoll	DCDP345677439	Volume Five West Cork MDs	Bandon Kinsale MD
880.	Mitchelstown Heritage Society	DCDP346298700	Volume Two Heritage and Amenity	Volume Two Heritage and Amenity
881.	MLambkin	DCDP346248410	Volume Four South Cork MDs	Carrigaline MD
882.	Moira O'Sullivan	DCDP346952628	Volume Five West Cork MDs	West Cork MD
883.	Monard Concerned Residents Group	DCDP340451085	Volume One Written Statement	Settlements and Placemaking
884.	Monkstown, Glenbrook, Passage Branch of Cork Harbour Alliance for a safe Environment	DCDP344678595	Volume Four South Cork MDs	Carrigaline MD
885.	Monkstown, Glenbrook, Passage Branch of Cork Harbour Alliance for a safe Environment	DCDP344666407	Volume Four South Cork MDs	Carrigaline MD
886.	Mourneabbey Community Council	DCDP346250411	Volume Three North Cork MDs	Kanturk Mallow MD
887.	Mr Con O'Driscoll	DCDP346131813	Volume Five West Cork MDs	West Cork MD

888.	Mr Lorcan Tiernan and Mr Joe O'Callaghan	DCDP346253269	Volume Four South Cork MDs	Macrooom
889.	Mr. and Mrs. Martin Condon	DCDP346157801	Volume Three North Cork MDs	Kanturk Mallow MD
890.	Mr. and Mrs. Peter and Catherine O'Shea	DCDP345947303	Volume Four South Cork MDs	Macrooom
891.	Mr. Donall McCarthy	DCDP346269923	Volume Four South Cork MDs	Macrooom
892.	Mr. Jerry Lucey	DCDP346231236	Volume Four South Cork MDs	Macrooom
893.	Mr. Jim O'Driscoll	DCDP345505401	Volume Five West Cork MDs	Bandon Kinsale MD
894.	Mr. John Farrell	DCDP346239644	Volume Four South Cork MDs	Macrooom
895.	Mr. John Lucey	DCDP346234865	Volume Four South Cork MDs	Macrooom
896.	Mr. Kevin Fitzgerald	DCDP346253490	Volume Five West Cork MDs	West Cork MD
897.	Mr. Neilie O'Callaghan	DCDP346237590	Volume Four South Cork MDs	Macrooom
898.	Mr. Pat O'Connor	DCDP345942823	Volume Four South Cork MDs	Cobh MD
899.	Mr. Patrick Dinneen	DCDP345306342	Volume Five West Cork MDs	Bandon Kinsale MD
900.	Mr. Sean O'Driscoll	DCDP345936847	Volume Five West Cork MDs	West Cork MD
901.	Mullach na Réidh Teo & Coiste Forbartha Réidh na nDoirí	DCDP344641404	Volume Four South Cork MDs	Macrooom
902.	Munster Technological University	DCDP345919914	Volume Four South Cork MDs	Carrigaline MD
903.	Murnane O'Shea Limited	DCDP346157917	Volume Four South Cork MDs	Carrigaline MD

904.	Murnane O'Shea Ltd	DCDP346070267	Volume Five West Cork MDs	West Cork MD
905.	Murphy Transport	DCDP345988708	Volume Four South Cork MDs	Cobh MD
906.	Murphy's Stores Berehaven Ltd.	DCDP346153196	Volume Two Built and Natural Heritage	
907.	Nagle Natural Heritage & Health Promotion Group	DCDP346286629	Volume Three North Cork MDs	Kanturk Mallow MD
908.	National Transport Authority	DCDP346253892	Volume One Written Statement	Transport and Mobility
909.	Neil Lucery	DCDP342679266	Volume One Written Statement	Energy and Telecommunications
910.	Neil, Karen, Aoibhin O'Brien	DCDP346166492	Volume Five West Cork MDs	West Cork MD
911.	Neilus & Mary Murphy	DCDP345596744	Volume Three North Cork MDs	Fermoy MD
912.	Newtown Developments (Bantry) Ltd.	DCDP344175133	Volume Five West Cork MDs	West Cork MD
913.	Niall and Maura Murphy	DCDP345045653	Volume Four South Cork MDs	Cobh MD
914.	Niall Nicholson	DCDP346495436	Volume Four South Cork MDs	Carrigaline MD
915.	Niall O'Sullivan	DCDP341766104	Volume Four South Cork MDs	East Cork MD
916.	Niamh Cuffe	DCDP346127118	Volume Four South Cork MDs	Carrigaline MD
917.	Niamh Morris	DCDP342748042	Volume Four South Cork MDs	Carrigaline MD
918.	Nicholas Flavin	DCDP346009825	Volume Four South Cork MDs	East Cork MD
919.	Nicholas Mitchell	DCDP346275982	Volume Five West Cork MDs	West Cork MD
920.	Nick Harrison	DCDP338810552	Volume Five West Cork MDs	West Cork MD

921.	Nicola Chambers	DCDP346229447	Volume Four South Cork MDs	Carrigaline MD
922.	Nicola Clifford	DCDP346078919	Volume Four South Cork MDs	Carrigaline MD
923.	Nigel Dawson	DCDP345339456	Volume Four South Cork MDs	East Cork MD
924.	NIGEL DE HAAS	DCDP331378066	Volume One Written Statement	Energy and Telecommunications
925.	Nine multi-national and indigenous life sciences companies based in Co. Cork	DCDP346040506	Volume Four South Cork MDs	Carrigaline MD
926.	Noel & Marianne O'Sullivan	DCDP345930308	Volume Four South Cork MDs	Carrigaline MD
927.	Noel and Aideen Creedon	DCDP346243975	Volume Four South Cork MDs	Macroom
928.	Noel Day	DCDP341977956	Volume Four South Cork MDs	East Cork MD
929.	Nordale Developments	DCDP346279471	Volume Three North Cork MDs	Kanturk Mallow MD
930.	Nordale Developments	DCDP346095202	Volume Three North Cork MDs	Kanturk Mallow MD
931.	Noreen Burke and Eugene O Driscoll	DCDP346282477	Volume Five West Cork MDs	West Cork MD
932.	Noreen Buttimer	DCDP345641292	Volume One Written Statement	Tourism
933.	Noreen Lehane	DCDP345988142	Volume Five West Cork MDs	Bandon Kinsale MD
934.	Norena Limited	DCDP345844386	Volume Five West Cork MDs	West Cork MD
935.	Norma Collins	DCDP346125340	Volume Four South Cork MDs	Carrigaline MD
936.	Northside Neighbours	DCDP343990692	Volume Five West Cork MDs	Bandon Kinsale MD
937.	Not Here Not Anywhere	DCDP345527721	Volume One Written Statement	Climate Action

938.	Nuala Gallwey	DCDP345799047	Volume Cork MDs	Five	West	West Cork MD
939.	O'Leary & O'Sullivan Developments and Liam Jones	DCDP345951749	Volume Cork MDs	Four	South	Macroom
940.	O'Reilly Brothers (Builders) Limited	DCDP346138128	Volume Cork MDs	Five	West	Bandon Kinsale MD
941.	Oakfield Resources Ltd	DCDP345470430	Volume Cork MDs	Three	North	Kanturk Mallow MD
942.	O'Brien and O'Flynn	DCDP345667042	Volume Cork MDs	Four	South	Carrigaline MD
943.	O'Connell Group	DCDP346124377	Volume Cork MDs	Four	South	Cobh MD
944.	Odassa Developments Ltd.	DCDP344618328	Volume Cork MDs	Four	South	Macroom
945.	O'Flynn Construction	DCDP346014243	Volume Cork MDs	Four	South	East Cork MD
946.	O'Flynn Construction	DCDP345878087	Volume Cork MDs	Three	North	Kanturk Mallow MD
947.	O'Leary O'Sullivan Developments	DCDP346047096	Volume Cork MDs	Four	South	Cobh MD
948.	Olive & Chris Bonar	DCDP345981897	Volume Cork MDs	Five	West	Bandon Kinsale MD
949.	Oliver Cahill	DCDP338047680	Volume Statement	One	Written	Green Infrastructure and Recreation
950.	Oliver O'Sullivan	DCDP346157727	Volume Cork MDs	Five	West	West Cork MD
951.	Oliver Sheehan	DCDP342213668	Volume Cork MDs	Four	South	Cobh MD
952.	Olivia Roycroft & Peter Appelbe	DCDP345912011	Volume Cork MDs	Five	West	Bandon Kinsale MD
953.	olivier Compagnon	DCDP343379906	Volume Cork MDs	Four	South	East Cork MD
954.	O'Mahony Developments	DCDP346035833	Volume Cork MDs	Four	South	Cobh MD

955.	OPW	DCDP344229803	Volume One Written Statement	Water Management
956.	Orela OMahony	DCDP344950848	Volume Five West Cork MDs	Bandon Kinsale MD
957.	Orla Long	DCDP345894569	Volume Four South Cork MDs	Cobh MD
958.	Orla Murphy	DCDP346498645	Volume Two Heritage and Amenity	Volume Two Heritage and Amenity
959.	Ortelo Holdings Ltd	DCDP336392240	Volume Five West Cork MDs	West Cork MD
960.	Owen & Eileen McCarthy	DCDP344180000	Volume Five West Cork MDs	West Cork MD
961.	P Allis	DCDP345145366	Volume Five West Cork MDs	West Cork MD
962.	Paddy & Yvonne Ryan	DCDP344231326	Volume Five West Cork MDs	West Cork MD
963.	Paddy Quinlan	DCDP345543210	Volume Four South Cork MDs	Carrigaline MD
964.	Padraig Clifford	DCDP346281198	Volume Five West Cork MDs	Bandon Kinsale MD
965.	Padraig O'Neill	DCDP343427312	Volume Four South Cork MDs	East Cork MD
966.	Pádraig O'Sullivan	DCDP345803956	Volume Four South Cork MDs	Cobh MD
967.	Pádraig O'Sullivan	DCDP346290635	Volume One Written Statement	Core Strategy
968.	Pádraig O'Sullivan TD	DCDP346289872	Volume Four South Cork MDs	Cobh MD
969.	Pádraig O'Sullivan TD	DCDP346282908	Volume Four South Cork MDs	Cobh MD
970.	Pádraig O'Sullivan TD	DCDP346292242	Volume One Written Statement	Water Management
971.	Pádraig O'Sullivan TD	DCDP345795203	Volume Four South Cork MDs	Cobh MD
972.	Pádraig O'Riordan	DCDP345987373	Volume Four South Cork MDs	Cobh MD

973.	Passivhaus Association of Ireland	DCDP346291129	Volume One Written Statement	Energy and Telecommunications
974.	Pat and Catherine Meskell	DCDP339624541	Volume Three North Cork MDs	Kanturk Mallow MD
975.	Pat & Margaret O Sullivan	DCDP341349264	Volume Five West Cork MDs	West Cork MD
976.	Pat Cotter & Brenda Kelleher	DCDP344424390	Volume Four South Cork MDs	Cobh MD
977.	Pat Curtin	DCDP346131754	Volume Three North Cork MDs	Kanturk Mallow MD
978.	Pat Lee	DCDP344255204	Volume Three North Cork MDs	Fermoy MD
979.	Pat Murphy,	DCDP344355605	Volume Four South Cork MDs	Macroom
980.	Pat O'Riordan	DCDP344001108	Volume Four South Cork MDs	Macroom
981.	Pat Tanner	DCDP346123587	Volume Two Built and Natural Heritage	
982.	Patrick and Gillian O'Donovan	DCDP344632886	Volume Five West Cork MDs	West Cork MD
983.	Patrick Cooney	DCDP344672045	Volume Four South Cork MDs	Carrigaline MD
984.	Patrick Coughlan	DCDP346079373	Volume Four South Cork MDs	Carrigaline MD
985.	Patrick Fitzgibbon	DCDP345936549	Volume Three North Cork MDs	Fermoy MD
986.	Patrick Mulcahy, Miriam Mulcahy & John Mulcahy	DCDP345778986	Volume Three North Cork MDs	Fermoy MD
987.	Patrick Murphy	DCDP345616597	Volume Four South Cork MDs	Macroom
988.	Paul & Ruth Hourigan	DCDP339498070	Volume Four South Cork MDs	East Cork MD
989.	Paul Barry	DCDP332155620	Volume One Written Statement	Rural

990.	Paul Di Rollo	DCDP345821812	Volume Five West Cork MDs	West Cork MD
991.	Paul Hannan	DCDP336594223	Volume Five West Cork MDs	Bandon Kinsale MD
992.	Paul Keane	DCDP346293169	Volume Two Heritage and Amenity	Volume Two Heritage and Amenity
993.	Paul Kingston	DCDP345769674	Volume Five West Cork MDs	West Cork MD
994.	Paul Murphy	DCDP346224262	Volume Five West Cork MDs	West Cork MD
995.	Paul O'Shea Motors & McCarthy Family	DCDP345807917	Volume Five West Cork MDs	West Cork MD
996.	Paul O'Sullivan	DCDP345803479	Volume Five West Cork MDs	West Cork MD
997.	Paul O'Sullivan	DCDP342571984	Volume Five West Cork MDs	West Cork MD
998.	Paul Sliney	DCDP344694879	Volume Five West Cork MDs	Bandon Kinsale MD
999.	Paul White	DCDP346259193	Volume Four South Cork MDs	East Cork MD
1000.	Pauline Harrington	DCDP344824572	Volume Five West Cork MDs	Bandon Kinsale MD
1001.	Peg Dunne	DCDP346195660	Volume Four South Cork MDs	East Cork MD
1002.	Peppard Investments Ltd.	DCDP345945177	Volume Five West Cork MDs	Bandon Kinsale MD
1003.	Peter and Hilary O'Meara, and Eileen O' Meara	DCDP346043253	Volume Three North Cork MDs	Kanturk Mallow MD
1004.	Peter Foley	DCDP346062969	Volume Five West Cork MDs	West Cork MD
1005.	Peter kidney	DCDP344950069	Volume Four South Cork MDs	Cobh MD
1006.	Philip Roche	DCDP345264639	Volume Four South Cork MDs	Cobh MD

1007.	Philip, Maurice & Philip O'Brien	DCDP346480305	Volume Three North Cork MDs	Fermoy MD
1008.	Philomena O'Byrne	DCDP347810540	Volume Five West Cork MDs	West Cork MD
1009.	Philomena O'Byrne	DCDP345524738	Volume Five West Cork MDs	West Cork MD
1010.	Philomena O'Donnell	DCDP345683682	Volume Three North Cork MDs	Fermoy MD
1011.	Phoebe Hadden	DCDP345611073	Volume Four South Cork MDs	Carrigaline MD
1012.	Pike Construction Ltd	DCDP345865610	Volume Five West Cork MDs	West Cork MD
1013.	PJ and Edel O'Donovan	DCDP345826320	Volume Five West Cork MDs	Bandon Kinsale MD
1014.	PJ Buckley	DCDP344233386	Volume Three North Cork MDs	Fermoy MD
1015.	Port of Cork	DCDP345869619	Volume One Written Statement	Economic Development
1016.	Prasanna Ramaswamy	DCDP346107651	Volume One Written Statement	Tourism
1017.	Prestige Homes Limited	DCDP346063077	Volume Four South Cork MDs	Cobh MD
1018.	Prestige Homes Ltd	DCDP346300531	Volume Four South Cork MDs	Cobh MD
1019.	privat	DCDP346292185	Volume Four South Cork MDs	Carrigaline MD
1020.	Professor Geoffrey Roberts, Celia Weston & Patricia Northridge,	DCDP346486257	Volume Five West Cork MDs	Bandon Kinsale MD
1021.	Professor Patrick O'Flanagan	DCDP344239552	Volume Four South Cork MDs	Cobh MD
1022.	Progressive Commercial Construction Ltd	DCDP346127203	Volume Four South Cork MDs	Cobh MD

1023.	Progressive Commercial Construction Ltd	DCDP346148292	Volume Four South Cork MDs	Cobh MD
1024.	Prompto Despatch Limited	DCDP345160936	Volume Four South Cork MDs	Cobh MD
1025.	Rachel Daly	DCDP328888899	Volume Three North Cork MDs	Kanturk Mallow MD
1026.	Ray Mills	DCDP345223444	Volume Four South Cork MDs	Cobh MD
1027.	RDF Architects & Planning Ltd, on behalf of Mr. Pat Mulcahy	DCDP334544130	Volume Three North Cork MDs	Kanturk Mallow MD
1028.	RDF Architects & Planning Ltd, on behalf of TJ Sheehan Produce Ltd	DCDP334528957	Volume Three North Cork MDs	Fermoy MD
1029.	Rhiannon Laubach	DCDP344909467	Volume Six SEA, HDA and SFRA	SEA
1030.	Richard Ashen	DCDP344891354	Volume Five West Cork MDs	West Cork MD
1031.	Richard Balfe	DCDP344149733	Volume Four South Cork MDs	Macroom
1032.	Richard CUDDY	DCDP346057811	Volume Four South Cork MDs	Cobh MD
1033.	Ricky Whelan	DCDP334204464	Volume One Written Statement	Biodiversity and Environment
1034.	Roadstone Ltd.	DCDP346036965	Volume One Written Statement	Economic Development
1035.	Roadstone Ltd.	DCDP346033690	Volume Four South Cork MDs	Carrigaline MD
1036.	Rob Casey	DCDP346291184	Volume Four South Cork MDs	Carrigaline MD
1037.	Robert Bennett	DCDP345638136	Volume Five West Cork MDs	West Cork MD
1038.	Robert Chambers	DCDP345229391	Volume Five West Cork MDs	Bandon Kinsale MD

1039.	Robert Zaczek	DCDP345913767	Volume Four South Cork MDs	Carrigaline MD
1040.	Roche & Kenneally Family	DCDP346231954	Volume Three North Cork MDs	Fermoy MD
1041.	Rodney Daunt	DCDP346081053	Volume Four South Cork MDs	Carrigaline MD
1042.	Roisin Cuddihy	DCDP346297424	Volume Four South Cork MDs	East Cork MD
1043.	Ronan and Cliona Murphy	DCDP346277604	Volume One Written Statement	Core Strategy
1044.	Ronan Bonar	DCDP345415988	Volume Four South Cork MDs	East Cork MD
1045.	Ronan McCarthy	DCDP341737027	Volume Four South Cork MDs	East Cork MD
1046.	Ronan McManamy	DCDP345446506	Volume Four South Cork MDs	Cobh MD
1047.	Rory Whelan	DCDP341053566	Volume Four South Cork MDs	Carrigaline MD
1048.	Ruairi & Jude O'Sullivan	DCDP340083779	Volume Four South Cork MDs	Cobh MD
1049.	Ruden Homes Ltd.	DCDP343800971	Volume Four South Cork MDs	Cobh MD
1050.	Ruden Homes Ltd.	DCDP346217956	Volume Four South Cork MDs	Macroom
1051.	Ruden Homes Ltd.	DCDP345987661	Volume Four South Cork MDs	Macroom
1052.	Ruth Peters	DCDP344569379	Volume One Written Statement	Tourism
1053.	RWE Renewables Ireland	DCDP345906700	Volume One Written Statement	Energy and Telecommunications
1054.	S A Andrews	DCDP346221641	Volume Four South Cork MDs	Carrigaline MD
1055.	S. McCarthy	DCDP345931752	Volume Four South Cork MDs	Carrigaline MD
1056.	S. O'Mahony	DCDP339744527	Volume Five West Cork MDs	West Cork MD

1057.	Saleen & District Residents' Association	DCDP344908522	Volume Four South Cork MDs	East Cork MD
1058.	Sally Daly	DCDP345639885	Volume One Written Statement	Introduction, Vision and Context
1059.	Sam McCormack	DCDP345990950	Volume One Written Statement	Tourism
1060.	Saorlaith Ní Shuibhne	DCDP337579937	Volume Four South Cork MDs	Macroom
1061.	sara bament	DCDP346078653	Volume Five West Cork MDs	West Cork MD
1062.	Sarah Donovan	DCDP345610698	Volume Four South Cork MDs	Carrigaline MD
1063.	Sarah Fitzgerald	DCDP346211075	Volume Five West Cork MDs	Bandon Kinsale MD
1064.	Sarah O'Gorman	DCDP346113482	Volume Three North Cork MDs	Kanturk Mallow MD
1065.	Sarah Silke	DCDP343876561	Volume Four South Cork MDs	East Cork MD
1066.	Save the batteries strand	DCDP346275374	Volume Four South Cork MDs	Cobh MD
1067.	Scott Tallon Walker	DCDP346052082	Volume Five West Cork MDs	West Cork MD
1068.	Seamus Connolly	DCDP345939961	Volume Three North Cork MDs	Kanturk Mallow MD
1069.	Seamus Geaney	DCDP345920717	Volume Four South Cork MDs	Cobh MD
1070.	Seamus Lantry	DCDP346109936	Volume Four South Cork MDs	East Cork MD
1071.	Séamus Mac Gearailt	DCDP346193449	Volume Two Built and Natural Heritage	
1072.	Seán & Geraldine O Leary	DCDP345968469	Volume Four South Cork MDs	Cobh MD
1073.	Sean Ahern	DCDP346078023	Volume Five West Cork MDs	West Cork MD

1074.	Sean and Clara O Brien	DCDP343431773	Volume Four South Cork MDs	Carrigaline MD
1075.	Sean and Eileen Vaughan	DCDP345389862	Volume Four South Cork MDs	Macroom
1076.	Sean Conmy	DCDP344704611	Volume Five West Cork MDs	West Cork MD
1077.	Sean Fitzpatrick	DCDP345907173	Volume Four South Cork MDs	Carrigaline MD
1078.	Sean Loftus of MSV (Cork) Ltd.,	DCDP346459209	Volume Four South Cork MDs	Cobh MD
1079.	Sean Nagle	DCDP345835750	Volume Five West Cork MDs	West Cork MD
1080.	Sean O Malley	DCDP345941082	Volume One Written Statement	Tourism
1081.	Sean Walsh	DCDP346183620	Volume Three North Cork MDs	Kanturk Mallow MD
1082.	SeanFlanagan	DCDP346184584	Volume Four South Cork MDs	East Cork MD
1083.	Sekeeta Crowley	DCDP345976839	Volume One Written Statement	Biodiversity and Environment
1084.	Sekeeta Crowley	DCDP345995061	Volume Five West Cork MDs	West Cork MD
1085.	Senator Jerry Buttimer	DCDP345875140	Volume One Written Statement	Tourism
1086.	Senator Tim Lombard	DCDP345877728	Volume One Written Statement	Housing
1087.	Senator Tim Lombard	DCDP345879550	Volume Five West Cork MDs	Bandon Kinsale MD
1088.	Senator Tim Lombard	DCDP345880782	Volume One Written Statement	Core Strategy
1089.	Senator Tim Lombard	DCDP345883466	Volume Five West Cork MDs	West Cork MD
1090.	Senator Tim Lombard	DCDP345974412	Volume Five West Cork MDs	Bandon Kinsale MD
1091.	Senator Tim Lombard	DCDP345973733	Volume One Written Statement	Marine, Coastal and Islands

1092.	Shamrocks Hurling and Football Club	DCDP346180187	Volume Four South Cork MDs	Carrigaline MD
1093.	Shanbally Developments Limited	DCDP346167304	Volume Four South Cork MDs	Carrigaline MD
1094.	Shane Calnan	DCDP345833033	Volume One Written Statement	Tourism
1095.	Shane Healy	DCDP346254717	Volume Four South Cork MDs	Cobh MD
1096.	Shane Healy	DCDP345983846	Volume Four South Cork MDs	Cobh MD
1097.	Shane Lynch	DCDP346147921	Volume Four South Cork MDs	East Cork MD
1098.	Shane Scanlan	DCDP344886213	Volume Four South Cork MDs	East Cork MD
1099.	Shane Somers	DCDP345333058	Volume Four South Cork MDs	Carrigaline MD
1100.	Shannon Vale Foods	DCDP345859550	Volume Five West Cork MDs	West Cork MD
1101.	Sharon Finn	DCDP337307775	Volume Four South Cork MDs	Cobh MD
1102.	Sharon Finn	DCDP338022661	Volume Four South Cork MDs	Cobh MD
1103.	Sharon Smith	DCDP342490193	Volume Four South Cork MDs	East Cork MD
1104.	Sharon Smith	DCDP342922317	Volume Four South Cork MDs	East Cork MD
1105.	Sharon Smith	DCDP344581368	Volume Four South Cork MDs	East Cork MD
1106.	Sharon Smith	DCDP346247234	Volume Four South Cork MDs	East Cork MD
1107.	Sharon Smith Ladysbridge	DCDP343745437	Volume Four South Cork MDs	East Cork MD
1108.	Sharon Smith Ladysbridge	DCDP343124824	Volume Four South Cork MDs	East Cork MD

1109.	Sheila Stokes	DCDP344894316	Volume Four South Cork MDs	Carrigaline MD
1110.	Sherkin Island Development Society	DCDP345772957	Volume Five West Cork MDs	West Cork MD
1111.	Sherwood Oak Ltd.	DCDP344225632	Volume Three North Cork MDs	Fermoy MD
1112.	Shrewsbury and Fernhill Residents Group (Point of Contact - David Murphy)	DCDP345924074	Volume Four South Cork MDs	Carrigaline MD
1113.	Simon & Linda Nicholson	DCDP345976542	Volume Four South Cork MDs	Carrigaline MD
1114.	Simon Brewitt, Chartered Engineer	DCDP342758554	Volume Four South Cork MDs	Carrigaline MD
1115.	Simon Bursell	DCDP346167831	Volume Four South Cork MDs	Cobh MD
1116.	Siobhan Lankford	DCDP346055348	Volume Four South Cork MDs	Macroom
1117.	Siobhan O'Leary	DCDP345962799	Volume One Written Statement	Tourism
1118.	Sirio Invesment Management	DCDP345496688	Volume Three North Cork MDs	Kanturk Mallow MD
1119.	Skibbereen Greenways	DCDP346300667	Volume Five West Cork MDs	West Cork MD
1120.	Slawomir Ponikowski	DCDP345924930	Volume Four South Cork MDs	Carrigaline MD
1121.	Solas Financial	DCDP346050656	Volume Four South Cork MDs	Macroom
1122.	Solas Financial	DCDP345490752	Volume Four South Cork MDs	East Cork MD
1123.	Sonia Ortiz Garcia	DCDP345317715	Volume Four South Cork MDs	East Cork MD
1124.	Sonia O'Sullivan	DCDP345952452	Volume Four South Cork MDs	Carrigaline MD

1125.	SORC	DCDP346259034	Volume Five West Cork MDs	West Cork MD
1126.	Southern Regional Assembly	DCDP346249035	Volume One Written Statement	Core Strategy
1127.	SSE	DCDP345894017	Volume One Written Statement	Energy and Telecommunications
1128.	St Patrick's Boys' National School Skibbereen	DCDP345852833	Volume Five West Cork MDs	West Cork MD
1129.	St.Colman's Boys' National School, Macroom.	DCDP333696753	Volume Four South Cork MDs	Macroom
1130.	Statkraft Ireland Limited	DCDP346212949	Volume One Written Statement	Energy and Telecommunications
1131.	Stephen o driscoll	DCDP343374732	Volume Four South Cork MDs	Carrigaline MD
1132.	Stephen Spillane	DCDP345137802	Volume One Written Statement	Tourism
1133.	Stuart Campbell	DCDP345349351	Volume Four South Cork MDs	East Cork MD
1134.	Sustainable Skibbereen	DCDP346295917	Volume Five West Cork MDs	West Cork MD
1135.	Suzy Renwick	DCDP339855714	Volume Five West Cork MDs	West Cork MD
1136.	T Murray	DCDP345617158	Volume Five West Cork MDs	West Cork MD
1137.	T.J. Collins	DCDP344178159	Volume Five West Cork MDs	West Cork MD
1138.	Tadhg Holland	DCDP345966415	Volume Five West Cork MDs	Bandon Kinsale MD
1139.	Tadhg O'Driscoll	DCDP343105989	Volume Five West Cork MDs	West Cork MD
1140.	Tadhg O'Flynn	DCDP346105850	Volume Five West Cork MDs	West Cork MD
1141.	Tamo Duske	DCDP345828611	Volume One Written Statement	Tourism

1142.	Taurus Developments Limited	DCDP345759280	Volume Four South Cork MDs	Carrigaline MD
1143.	Ted & Angela Murphy	DCDP337060479	Volume Five West Cork MDs	West Cork MD
1144.	Ted Bradley	DCDP346300805	Volume Three North Cork MDs	Kanturk Mallow MD
1145.	Ted Cook	DCDP346190222	Volume Four South Cork MDs	Macroom
1146.	Ted Kelleher	DCDP335625722	Volume Four South Cork MDs	Macroom
1147.	Ted Kelleher	DCDP345238371	Volume Four South Cork MDs	Macroom
1148.	Teddy Holland	DCDP343857671	Volume Four South Cork MDs	Cobh MD
1149.	Teresa O'Mahony	DCDP346277578	Volume Four South Cork MDs	Cobh MD
1150.	Teresa O'Toole	DCDP346073265	Volume Four South Cork MDs	Carrigaline MD
1151.	Terry O'Horgan	DCDP345547053	Volume Four South Cork MDs	Carrigaline MD
1152.	Tesco Ireland Limited	DCDP345957984	Volume One Written Statement	Town Centres and Retail
1153.	TFT Construction Ltd	DCDP345799718	Volume Four South Cork MDs	Carrigaline MD
1154.	The Emerald Project	DCDP346243645	Volume One Written Statement	Energy and Telecommunications
1155.	The Kenneally Family	DCDP346214228	Volume Four South Cork MDs	Carrigaline MD
1156.	The Kenneally Family	DCDP346145646	Volume Four South Cork MDs	Carrigaline MD
1157.	The Kingsley Hotel	DCDP345906350	Volume One Written Statement	Tourism
1158.	The Ludgate Hub	DCDP345347914	Volume Five West Cork MDs	West Cork MD

1159.	The Office of the Planning Regulator	DCDP346236505	Volume One Written Statement	Core Strategy
1160.	The O'Mahony Family	DCDP345776174	Volume Four South Cork MDs	Carrigaline MD
1161.	The Planning Partnership	DCDP346257512	Volume Three North Cork MDs	Kanturk Mallow MD
1162.	The Right Reverend Monsignor O'Brien	DCDP346220386	Volume Three North Cork MDs	Kanturk Mallow MD
1163.	The Sheeps Head Way	DCDP340634861	Volume Five West Cork MDs	West Cork MD
1164.	The Southern Region Waste Management Planning Office	DCDP346247312	Volume One Written Statement	Biodiversity and Environment
1165.	The Spillane Family	DCDP334074525	Volume Four South Cork MDs	Macroom
1166.	Theresa O'Donovan	DCDP342225606	Volume Five West Cork MDs	West Cork MD
1167.	Therese & Jerry O'Neill	DCDP344686759	Volume Five West Cork MDs	West Cork MD
1168.	Therese Horgan	DCDP346491828	Volume Four South Cork MDs	Cobh MD
1169.	Thermo Fisher Scientific	DCDP346173602	Volume Four South Cork MDs	Carrigaline MD
1170.	Thomas Hickey	DCDP337489910	Volume Three North Cork MDs	Fermoy MD
1171.	Thomas Lawton	DCDP345049730	Volume Five West Cork MDs	Bandon Kinsale MD
1172.	Thomas Stack	DCDP345655317	Volume Three North Cork MDs	Kanturk Mallow MD
1173.	Tim Barry	DCDP332775871	Volume Five West Cork MDs	Bandon Kinsale MD
1174.	Tim Coakley	DCDP342410180	Volume Five West Cork MDs	West Cork MD
1175.	Tim Coakley	DCDP345981119	Volume Five West Cork MDs	West Cork MD

1176.	Tim Cummins	DCDP344825258	Volume Five West Cork MDs	Bandon Kinsale MD
1177.	Tim Lenihan	DCDP340891385	Volume Three North Cork MDs	Kanturk Mallow MD
1178.	Tim O'Riordan	DCDP345228924	Volume Four South Cork MDs	Macroom
1179.	Tim, Cillian & Daniel Fitzpatrick	DCDP336686635	Volume Five West Cork MDs	West Cork MD
1180.	Tom Aherne	DCDP344750872	Volume Four South Cork MDs	Cobh MD
1181.	Tom and Jacinta Clancy	DCDP346138760	Volume Four South Cork MDs	East Cork MD
1182.	Tom and Jacinta Clancy	DCDP346139817	Volume Four South Cork MDs	East Cork MD
1183.	Tom Barry	DCDP345528647	Volume Four South Cork MDs	East Cork MD
1184.	Tom Collier	DCDP346453402	Volume Five West Cork MDs	West Cork MD
1185.	Tom Hennessy	DCDP345754948	Volume One Written Statement	Tourism
1186.	Tom Maher	DCDP343501745	Volume Four South Cork MDs	Cobh MD
1187.	Tom O'Brien	DCDP346231764	Volume Four South Cork MDs	East Cork MD
1188.	Tommy Collins	DCDP346288571	Volume Five West Cork MDs	West Cork MD
1189.	Tracton Biodiversity Group	DCDP345654039	Volume Four South Cork MDs	Carrigaline MD
1190.	Tracy Cronin	DCDP346138016	Volume Four South Cork MDs	Macroom
1191.	Transport Infrastructure Ireland	DCDP345848927	Volume One Written Statement	Transport and Mobility
1192.	Transition Town Kinsale	DCDP346262530	Volume Five West Cork MDs	Bandon Kinsale MD

1193.	Trevor Mahoney	DCDP345386634	Volume One Written Statement	Tourism
1194.	Tricia O'Sullivan	DCDP345259774	Volume One Written Statement	Transport and Mobility
1195.	Trish Lee	DCDP345611792	Volume Four South Cork MDs	Carrigaline MD
1196.	Turnkey Developments Limited	DCDP346209512	Volume Three North Cork MDs	Fermoy MD
1197.	Údarás na Gaeltachta	DCDP345809732	Volume One Written Statement	Core Strategy
1198.	Una and Peter Cronin	DCDP345922071	Volume Four South Cork MDs	Macroom
1199.	University College Cork	DCDP346219595	Volume One Written Statement	Transport and Mobility
1200.	University College Cork	DCDP345457609	Volume Four South Cork MDs	Carrigaline MD
1201.	Valeria Felice	DCDP345667609	Volume Four South Cork MDs	East Cork MD
1202.	Valerie Cummins	DCDP345247974	Volume Four South Cork MDs	Carrigaline MD
1203.	Veronica Scannell	DCDP339209064	Volume Four South Cork MDs	East Cork MD
1204.	Veronica Scannell	DCDP339246587	Volume Four South Cork MDs	East Cork MD
1205.	Vicky & John Purcell	DCDP346497305	Volume Four South Cork MDs	Macroom
1206.	View Field (Investments) Ltd	DCDP346133631	Volume Four South Cork MDs	East Cork MD
1207.	Vincent Kelly	DCDP346111378	Volume Two Heritage and Amenity	Volume Two Heritage and Amenity
1208.	Vincent Kingston	DCDP345800858	Volume Five West Cork MDs	West Cork MD
1209.	Virginia Giglio	DCDP345631724	Volume One Written Statement	Tourism

1210.	W Murphy	DCDP345938942	Volume Three North Cork MDs	Fermoy MD
1211.	Wain Morehead Architects	DCDP346301097	Volume One Written Statement	Energy and Telecommunications
1212.	Walsh Group & Others	DCDP345922604	Volume Five West Cork MDs	West Cork MD
1213.	Walter Higgins	DCDP345854926	Volume One Written Statement	Tourism
1214.	Waste Policy and Resource Efficiency Division in the Department of Environment, Climate and Communications.	DCDP329741571	Volume Six SEA, HDA and SFRA	SEA
1215.	Watergrasshill Athletics Club	DCDP345905664	Volume One Written Statement	Tourism
1216.	Watergrasshill Community Association - Planning & Development Action Group	DCDP345562420	Volume Four South Cork MDs	Cobh MD
1217.	Watfore Ltd	DCDP346109092	Volume Three North Cork MDs	Kanturk Mallow MD
1218.	Watfore Ltd	DCDP346183948	Volume Three North Cork MDs	Fermoy MD
1219.	Wavemakers	DCDP345271875	Volume Five West Cork MDs	West Cork MD
1220.	Wayleaf Limited	DCDP346052418	Volume Four South Cork MDs	Cobh MD
1221.	West Cork Child and Family Support Network	DCDP345926377	Volume Five West Cork MDs	West Cork MD
1222.	West Cork Music	DCDP345735278	Volume Five West Cork MDs	West Cork MD
1223.	West Cork Travellers	DCDP345961839	Volume Five West Cork MDs	West Cork MD

1224.	Whitechurch Development Committee	DCDP345906540	Volume Four South Cork MDs	Cobh MD
1225.	William & Larry Buckley	DCDP346137067	Volume Four South Cork MDs	Macroon
1226.	William and Larry Buckley	DCDP346273445	Volume Four South Cork MDs	Macroon
1227.	William Aylmer	DCDP342242564	Volume Five West Cork MDs	West Cork MD
1228.	William Bulman	DCDP345322647	Volume Four South Cork MDs	East Cork MD
1229.	William Ellis	DCDP345933585	Volume Four South Cork MDs	East Cork MD
1230.	William Leahy	DCDP346439020	Volume Five West Cork MDs	Bandon Kinsale MD
1231.	Willie Murphy,	DCDP346442735	Volume Three North Cork MDs	Kanturk Mallow MD
1232.	Wind Energy Ireland	DCDP346239112	Volume One Written Statement	Energy and Telecommunications
1233.	WRS	DCDP346223640	Volume Three North Cork MDs	Fermoy MD
1234.	Wtodlimierz Ksiazek	DCDP345916478	Volume Four South Cork MDs	Carrigaline MD
1235.	Youghal Chamber	DCDP346294123	Volume Four South Cork MDs	East Cork MD
1236.	Youghal Chamber of Tourism and Commerce	DCDP345976514	Volume Four South Cork MDs	East Cork MD
1237.	Youghal Chamber of Tourism and Commerce	DCDP346278000	Volume Four South Cork MDs	East Cork MD
1238.	Youghal Family Resource Centre, Cumann na Daoine, Youghal Community Health Project	DCDP344278502	Volume Four South Cork MDs	East Cork MD

1239.	YOUGHAL RIFLE RANGE Ltd. - Seamus & Eileen Lantry	DCDP345785588	Volume Four South Cork MDs	East Cork MD
1240.	Zoe Tennyson	DCDP344010805	Volume Five West Cork MDs	Bandon Kinsale MD

Appendix B: List of Prescribed Authorities and Other Bodies notified.

No.	Name
	An Bord Pleanála
2.	Bus Éireann
3.	Coillte
4.	Coillte Fermoy
5.	Coillte Macroom
6.	Cork City Council
7.	Department of Agriculture, Food & Marine
8.	Department of Children, Equality, Disability, Integration and Youth
9.	Department of Defence
10.	Department of Education
11.	Department of Enterprise, Trade and Employment
12.	Department of Environment, Climate and Communications
13.	Department of Finance
14.	Department of Foreign Affairs
15.	Department of Further and Higher Education, Research, Innovation and Science
16.	Department of Health
17.	Department of Housing, Local Government and Heritage
18.	Department of Justice
19.	Department of Public Expenditure & Reform
20.	Department of Rural and Community Development
21.	Department of Social Protection
22.	Department of Taoiseach

23.	Department of Transport
24.	Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media
25.	Dublin Airport Authority
26.	EirGrid
27.	Electricity Supply Board
28.	EPA
29.	ESB Head Office
30.	Fáilte Éireann
31.	Gas Networks Ireland Headquarters
32.	Health and Safety Authority
33.	Health Service Executive
34.	Health Service Executive South
35.	IDA Ireland
36.	Inland Fisheries Board
37.	Inland Fisheries Ireland
38.	Irish Copyright Agency
39.	Irish Water
40.	Kerry County Council
41.	Limerick City and County Council
42.	Municipal District Officer - Bandon/Kinsale
43.	Municipal District Officer - Carrigaline
44.	Municipal District Officer - Cobh
45.	Municipal District Officer - East Cork
46.	Municipal District Officer - Fermoy
47.	Municipal District Officer – Kanturk / Mallow

48.	Municipal District Officer - Macroom
49.	Municipal District Officer - West Cork
50.	National Library of Ireland
51.	National Parks and Wildlife Service
52.	National Roads Office
53.	National Transport Authority
54.	NUI Maynooth
55.	Office of Planning Regulator
56.	Office of Public Works
57.	O'Reilly Library, DCU (copyright Department)
58.	Port of Cork Company
59.	Southern Regional Assembly
60.	Southern Region Waste Management Office
61.	Taoiseach and Minister for Defence
62.	The Arts Council
63.	The British Library
64.	The Heritage Council
65.	The Library of Trinity College Dublin
66.	The National Trust for Ireland
67.	Tipperary County Council
68.	Transport Infrastructure Ireland
69.	UCC library
70.	UCD Library
71.	Údarás na Gaeltachta
72.	University of Limerick Library

73.	Waterford City and County Council
74.	The Arts Council
75.	The British Library
76.	The Heritage Council
77.	The Library of Trinity College Dublin
78.	The National Trust for Ireland
79.	Tipperary County Council
80.	Transport Infrastructure Ireland
81.	UCC library
82.	UCD Library
83.	Údarás na Gaeltachta
84.	University of Limerick Library
85.	Waterford City and County Council

Community and Voluntary Groups Consulted

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

Appendix C: List of Environmental Authorities notified.

No.	Name of Interested Party
	Environmental Protection Agency (EPA)
2.	Minister for Housing, Local Government and Heritage
3.	Minister for Agriculture, Food & Marine
4.	Minister for Environment, Climate and Communications
5.	Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media

Appendix D: List of Late Submissions

No.	Name of Interested Party	Submission reference Number
1	Carrigtwohill Community Council	DCDP350652754
2	Frank O'Driscoll	DCDP355208553
3	Gerard Scannell	DCDP350625664
4	John Barrett -C/o Padraig Murphy Engineer	DCDP350646054
5	Neil Purkiss	DCDP 352755885
6	SERI	DCDP352756587

Appendix E: List of Invalid Submissions

The following submissions were received after the closing date and were therefore late and inadmissible.

No.	Name of Interested Party	Submission reference Number
	Angela Gray	Temp. DCDP 93.2021
2.	Cyril Walsh	Temp. DCDP 214.2021
3.	None	Temp. DCDP 200.2021
4.	Oliver Jordan	Temp. DCDP 89.2021
5.	Zoe Fitzpatrick & Linda Fitzpatrick	Temp. DCDP 88.2021
6.	Illegible	Temp. DCDP 193.2021
7.	Illegible	Temp. DCDP 118.2021
8.	47 names (See list below)	Temp. DCDP 225.2021

No.	Temp. DCDP 225.2021 List of Names
	Gertie O'Driscoll
2.	Noel Kevane
3.	Lisa McWhinney
4.	Serina Cogan
5.	Niamh Cogan
6.	Igor Mikokenhezyk
7.	N. O'Brien
8.	Laura Harrington
9.	Louise O'Rahily
10.	Mia Smith
11.	Roisin Mitchell

12.	A. Covney
13.	N. O'Sullivan
14.	Caitlin Foley
15.	Colin O'Sullivan
16.	J. Cooper
17.	P. McDonagh
18.	L Regan
19.	Katie Cronin
20.	John Brady
21.	Lee McGowan
22.	Audrey Hastings
23.	Niamh Nash
24.	Keary Ryan
25.	Ann Healy
26.	L. Hall
27.	Billy Healy
28.	Theodore May
29.	Casey Stevens
30.	Dee Twomey
31.	E. O'Flynn
32.	Breeda Twomey
33.	Jeremiah Twomey
34.	Diego O'Herlihy
35.	Ahid Hussain
36.	Grzecorz Kulerski

37.	Shauna Lyons
38.	Saddam Hossain
39.	Megan Goulding
40.	Lisa Sherlock
41.	Darren Smyth
42.	P Shiels
43.	Marianne O'Neill
44.	Laura Touig
45.	David Twohig
46.	Brian O'Connor
47.	C. O'Browne



Comhairle Contae Chorcaí
Cork County Council