



Cork County Development  
Plan Review

**Section 12(4)**  
**Chief Executive's Report**

**Volume Two Part Four:**  
*Proposed Amendments to the  
Draft Plan Volume Five West Cork*

24<sup>th</sup> September 2021



Comhairle Contae Chorcaí  
Cork County Council



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## **Volume Two Part Four:**

# **Proposed Amendments to the Draft Plan Volume Five West Cork**

## ***Bandon Kinsale MD***

### ***PROPOSED AMENDMENT NO. 5.1.2.1***

#### ***ORIGIN OF AMENDMENT***

This amendment is required to address issues raised by SFRA.

#### ***PROPOSED AMENDMENT***

Amend the settlement maps of various settlements to include updated flood zones, as follows:

See individual maps.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)

#### **MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.2.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Core Strategy

**PROPOSED AMENDMENT**

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

| Table 5.1.2 Bandon-Kinsale Municipal District – Proposed Scale of Development |   |                      |  |   |
|---|---|----------------------|--|---|
| Name  | Existing Number of Houses Q1 2020 (Geo directory) | Scale of Development | Drinking Water Status (August 2019 Assessment)   | Waste Water Status (August 2019 Assessment)       |
| <b>Main Towns (2)</b>   |   |                      |  |   |
| Bandon  | 3,170   | <del>1,050</del> 664 | Capacity for 500 additional units available due to leakage reduction measures. Reservoir required for high areas | Spare capacity available.                         |
| Kinsale   | 2,819   | <del>629</del> 403   | Spare capacity available.  | No capacity available.                            |
| <b>Total Main Towns</b>   |   | <b>1679</b>          |  |   |
| <b>Key Villages (6)</b>   |   |                      |  |   |
| Ballinspittle   | 121   | <del>40</del> 24     | Network issues.  | Upgrades and new WWTP planned.                    |
| Belgooly  | 274   | <del>90</del> 31     | Rationalisation underway which will yield capacity.  | Upgrades and new WWTP planned.                    |
| Courtmacsherry  | 423   | <del>85</del> 50     | Subject to discussion with IW but not on the Investment Plan.  | Provision of new WWTP and sewer network complete. |
| Inishannon  | 347   | <del>143</del> 97    | New reservoir imminent.  | Upgrade of WWTP on IW investment Plan 2020- 2024. |
| Riverstick  | 266   | <del>145</del> 63    | Available  | New WWTP completed.                               |

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

| Name                        | Existing Number of Houses Q1 2020 (Geo directory) | Scale of Development | Drinking Water Status (August 2019 Assessment)                            | Waste Water Status (August 2019 Assessment)       |
|-----------------------------|---|----------------------|---|---|
| Timoleague                  | 172   | <del>45</del> 33     | Commitment from IW in July 2018 however is not on the IW Investment Plan. | Provision of new WWTP and sewer network complete. |
| <b>Total Key Villages</b>   |   | <b>548</b>           |   |   |
| <b>Villages (7)</b>         |   |                      |   |   |
| Ballinadee                  | 22  | 10                   | Available   | None  |
| Ballinhassig                | 67  | 40 (60)*             | Available   | No WWTP available.                                |
| Butlerstown                 | 31  | <del>10</del> 5      | New source and treatment required.  | None  |
| Crossbarry                  | 116   | <del>63</del> 33     | Available; upgrading on mains may be required.                            | None  |
| Kilbrittain                 | 84  | 20                   | Available   | ELV issues relating to the WWTP                   |
| Newcestown                  | 24  | 15                   | Rationalisation of scheme ongoing   | None  |
| Old Chapel                  | 118   | 16                   | Upgrade required due to volume and pressure issues.                       | Upgrading and extension of sewers required.       |
| <b>Total Villages</b>       |   | <b>159</b>           |   |   |
| <b>Other Locations (2)</b>  |   |                      |   |   |
| Garrettstown/<br>Garrylucas | 70  | -                    | Available   | None  |
| Oysterhaven                 | -   | -                    | None  | None  |

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

**TEXT CHANGE ONLY**

## Main Towns

### Bandon

#### PROPOSED AMENDMENT NO. 5.1.4.1

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

#### ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

#### PROPOSED AMENDMENT

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

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

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

TEXT CHANGE ONLY

**PROPOSED AMENDMENT NO. 5.1.4.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by OPR

**PROPOSED AMENDMENT**

It is proposed to Delete BD-R-02:

|         |   |     |
|---------|---|-----|
| BD-R-02 | Medium A Residential Development.<br><del>Proposals to include provision of a landscaping plan including high quality boundary treatments particularly along the western boundary.</del><br><del>The proposed placemaking approach needs to follow guidelines within Table 5.1.5 Placemaking and Urban Design Guidance.</del> | 6.1 |
|---------|---|-----|

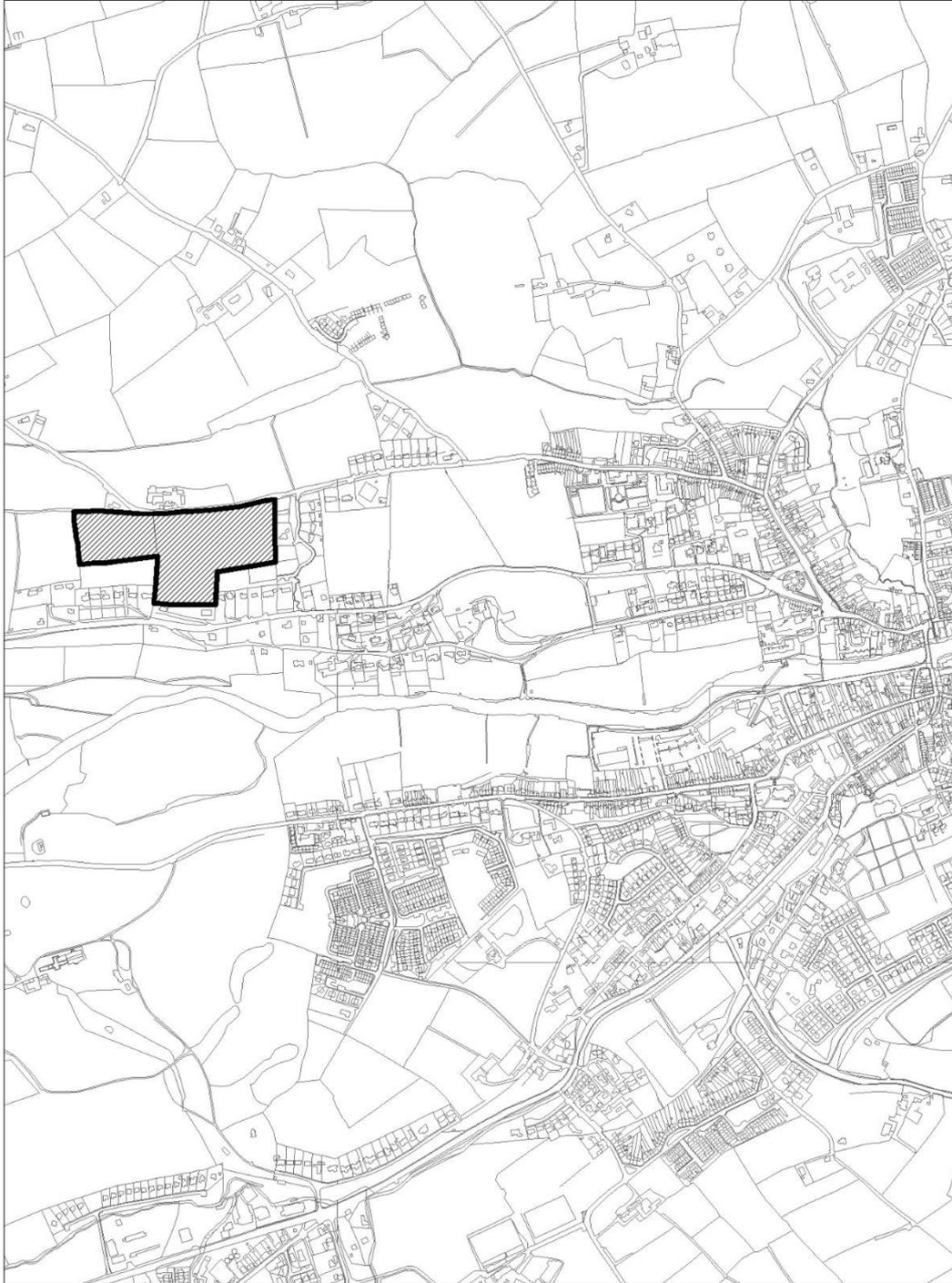
and replace with

|                |   |     |
|----------------|---|-----|
| <i>BD-R-02</i> | <i>Residential Additional Provision.</i><br><i>Medium B Residential Development.</i><br><i>Proposals to include provision of a landscaping plan including high quality boundary treatments particularly along the western boundary.</i><br><del><i>The proposed placemaking approach needs to follow guidelines within Table 5.1.5 Placemaking and Urban Design Guidance.</i></del> | 6.1 |
|----------------|---|-----|

**TEXT AND MAP CHANGE**

**Cork County Development Plan  
Public Consultation Draft**

**Bandon**



**PROPOSED AMENDMENT NO. 5.1.4.2**

**PROPOSED AMENDMENT NO. 5.1.4.3**

**ORIGIN OF AMENDMENT**

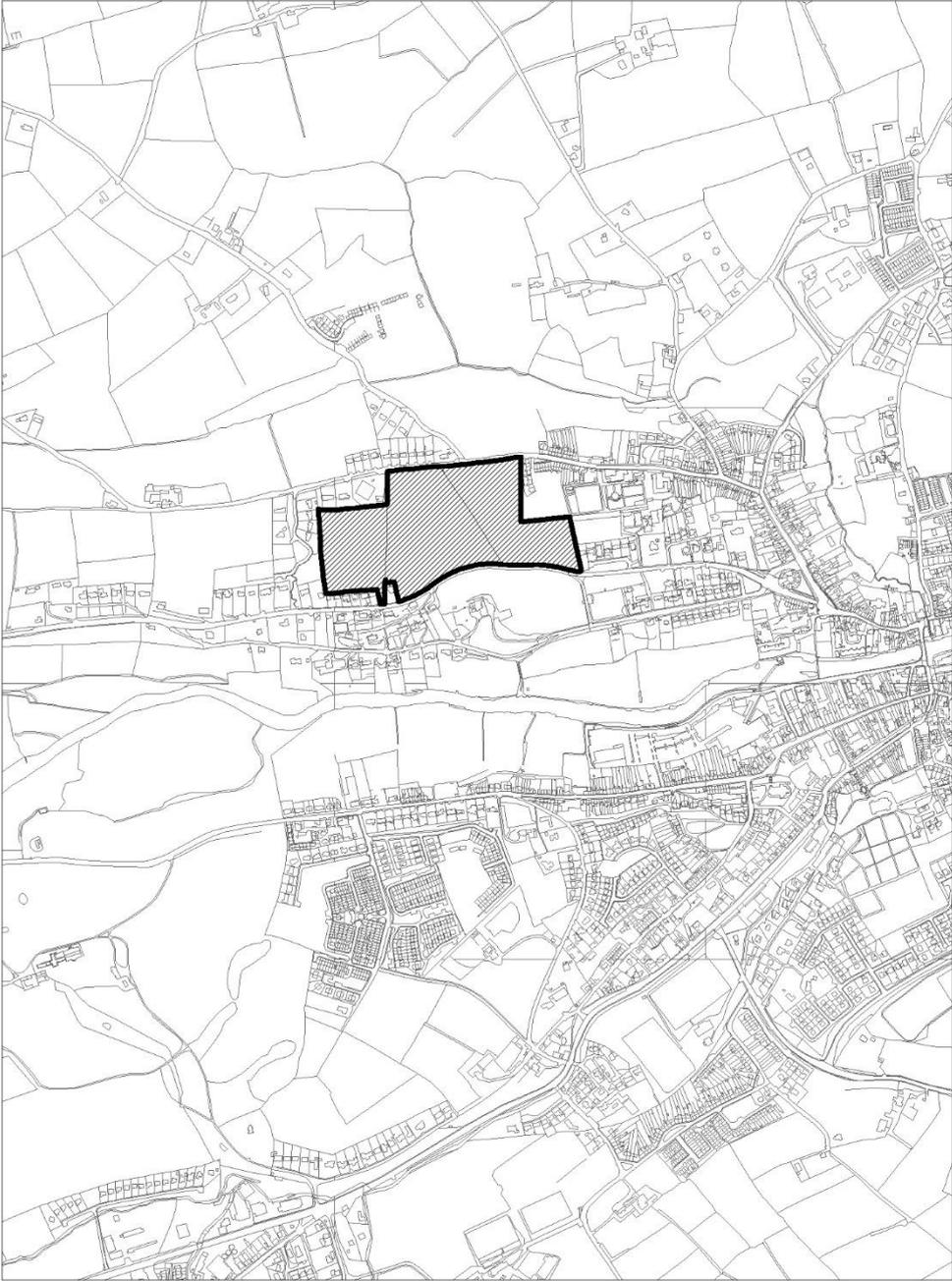
This amendment is required to address issues raised by OPR

**PROPOSED AMENDMENT**

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

|         |   |      |
|---------|---|------|
| BD-R-03 | <p>Medium A Residential Development.</p> <p><del>Proposals to include a comprehensive landscaping plan which incorporates a high quality boundary treatment, including the retention of existing natural boundaries.</del></p> <p><del>The proposed placemaking approach needs to follow guidelines within Table 5.1.5 Placemaking and Urban Design Guidance.</del></p> | 4.08 |
|---------|---|------|

**TEXT AND MAP CHANGE**



**PROPOSED AMENDMENT NO. 5.1.4.3**

**PROPOSED AMENDMENT NO. 5.1.4.4**

**ORIGIN OF AMENDMENT**

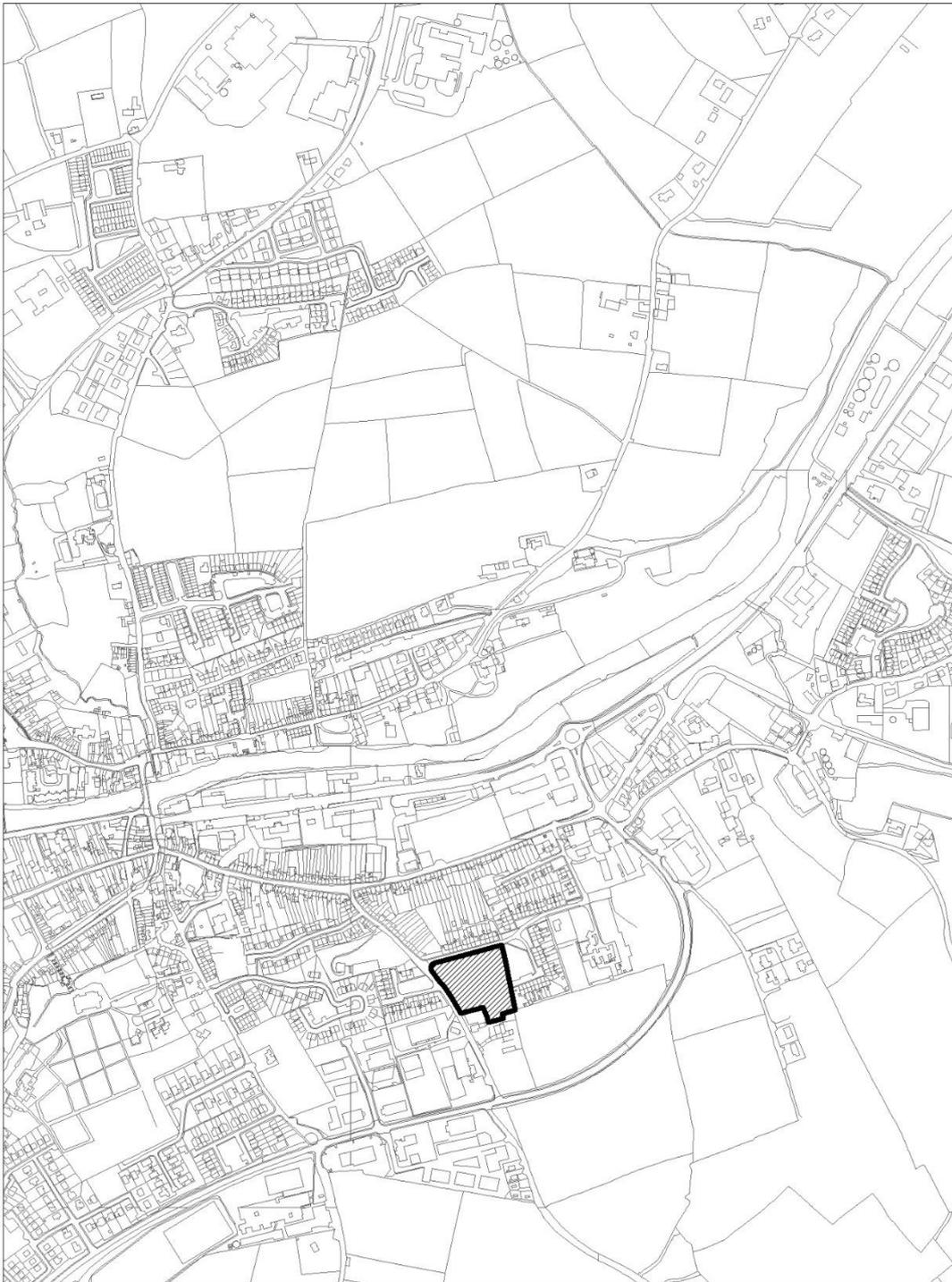
This amendment is required to address issues raised by OPR

**PROPOSED AMENDMENT**

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

|         |                                   |   |
|---------|-----------------------------------|---|
| BD-R-06 | Medium A Residential Development. | 1 |
|---------|-----------------------------------|---|

**TEXT AND MAP CHANGE**



**PROPOSED AMENDMENT NO. 5.1.4.4**

**PROPOSED AMENDMENT NO. 5.1.4.5**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by OPR

**PROPOSED AMENDMENT**

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

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

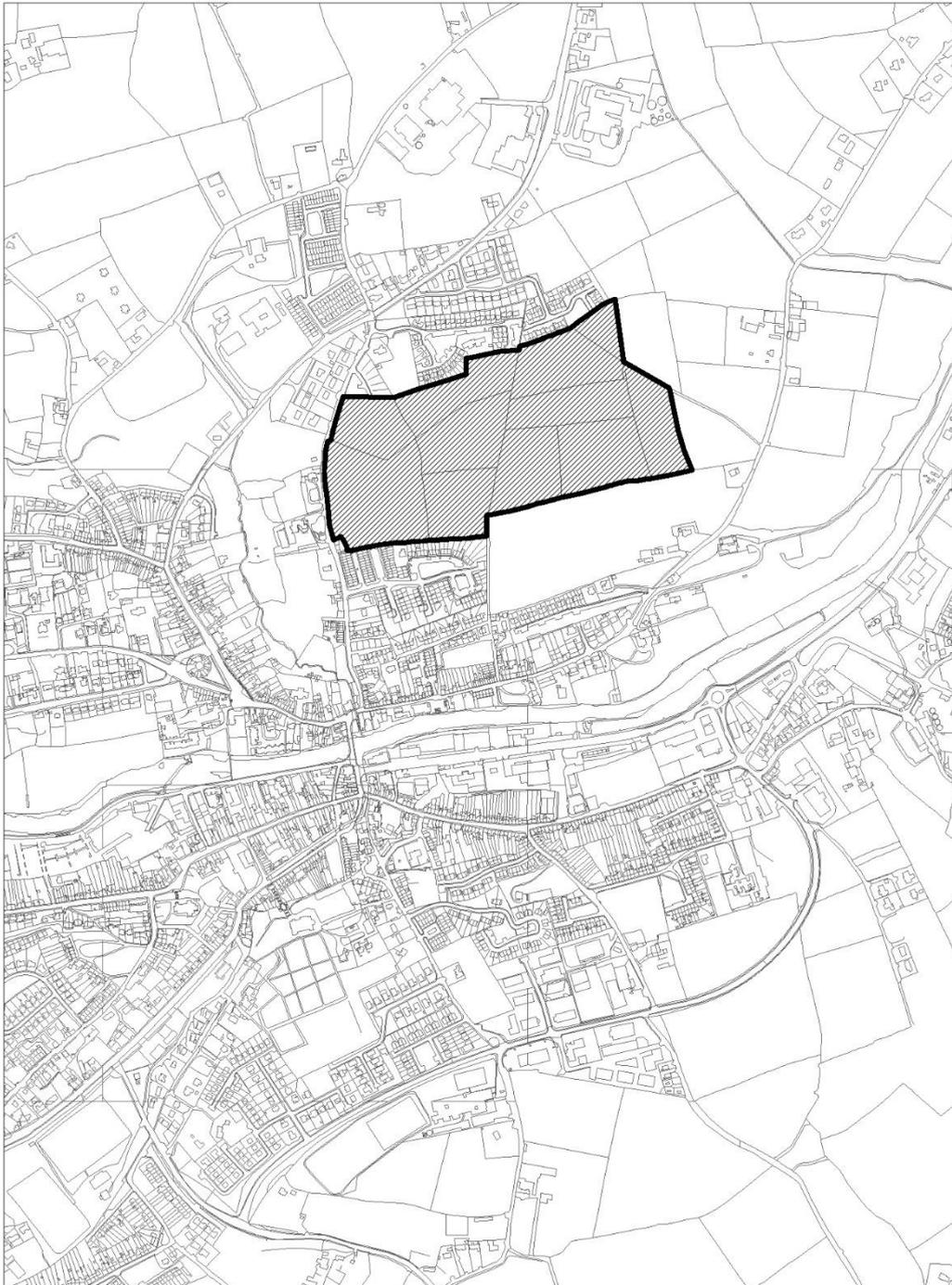
and replace with

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

**TEXT AND MAP CHANGE**

**Cork County Development Plan  
Public Consultation Draft**

**Bandon**



**PROPOSED AMENDMENT NO. 5.1.4.5**

**PROPOSED AMENDMENT NO. 5.1.4.6**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by OPR

**PROPOSED AMENDMENT**

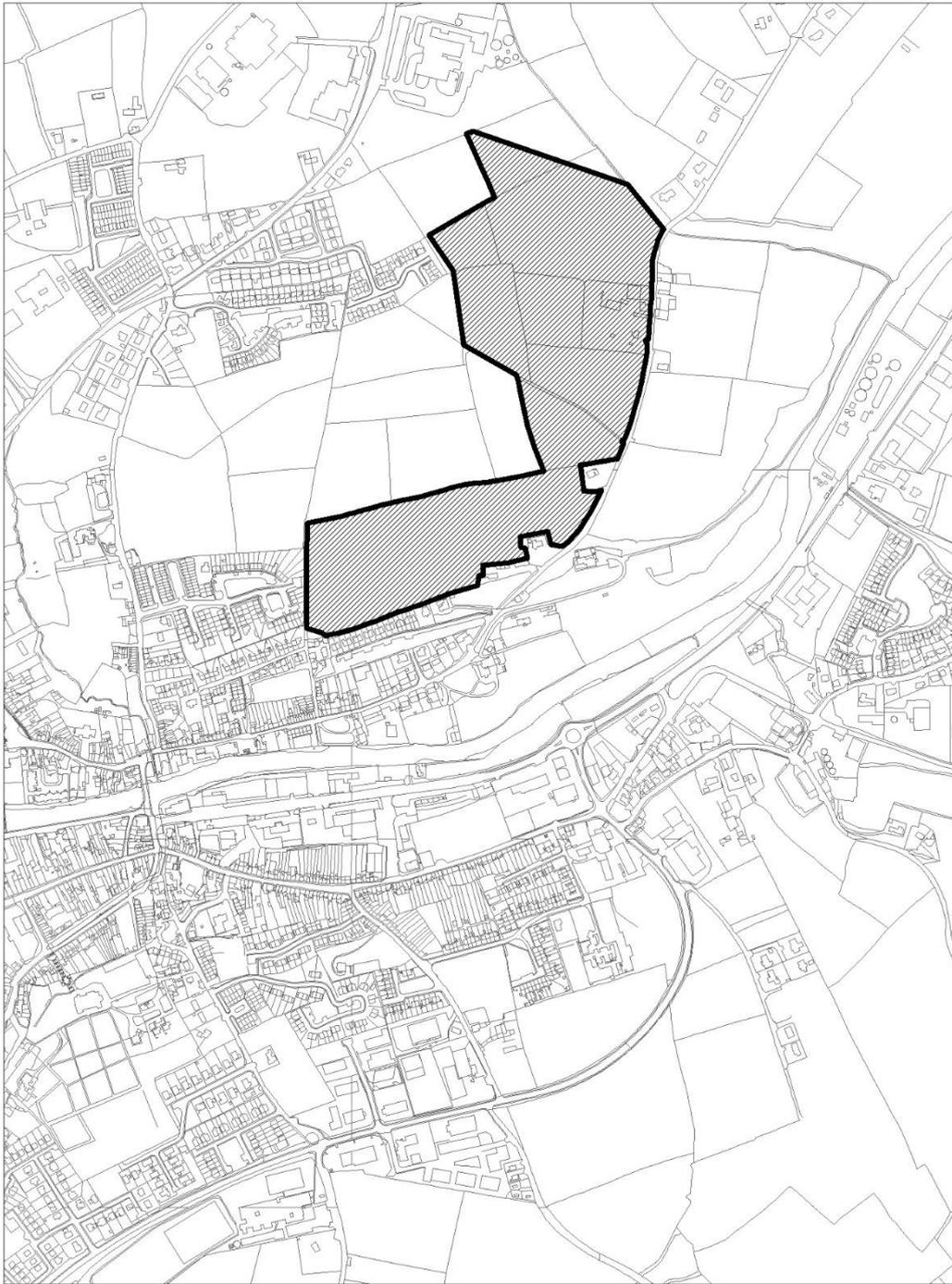
It is proposed to Delete BD-X-03 as follows:

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

and replace with

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

**TEXT AND MAP CHANGE**



**PROPOSED AMENDMENT NO. 5.1.4.6**

**PROPOSED AMENDMENT NO. 5.1.4.6**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by OPR

**PROPOSED AMENDMENT**

It is proposed to Amend paragraph 1.4.18 as follows:

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

**TEXT CHANGE ONLY**

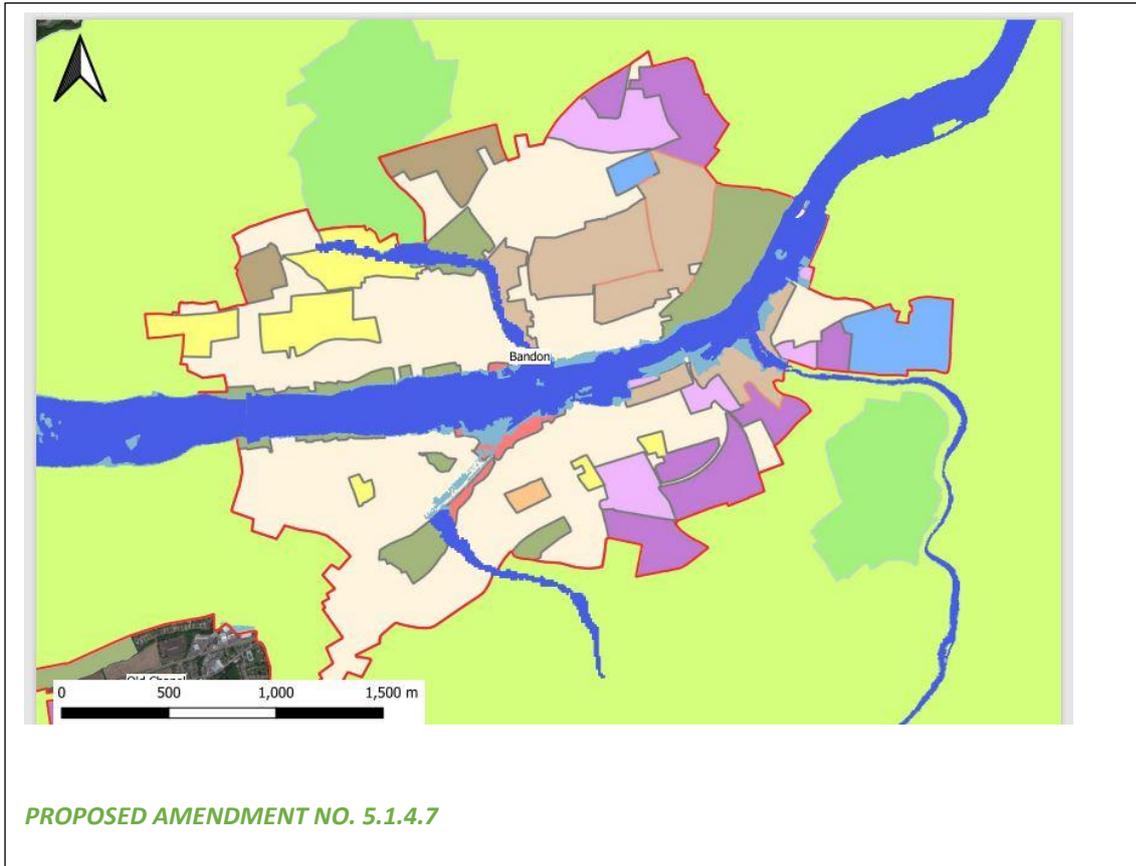
**PROPOSED AMENDMENT NO. 5.1.4.7**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

**PROPOSED AMENDMENT**

Include new flood risk map.



**MAP CHANGE ONLY**

#### **PROPOSED AMENDMENT NO. 5.1.4.9**

##### **ORIGIN OF AMENDMENT**

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

##### **PROPOSED AMENDMENT**

Update text in 1.4.57 and 1.4.58 as follows:

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

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

##### **TEXT CHANGE ONLY**

#### **PROPOSED AMENDMENT NO. 5.1.4.10**

##### **ORIGIN OF AMENDMENT**

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

##### **PROPOSED AMENDMENT**

Update paragraphs 1.4.10 and 1.4.11 as follows:

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

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

##### **TEXT CHANGE ONLY**

### **PROPOSED AMENDMENT NO. 5.1.4.11**

#### **ORIGIN OF AMENDMENT**

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

#### **PROPOSED AMENDMENT**

Update paragraph 1.4.24 as follows:

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

#### **TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.4.12**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Update BD-GO-02 as follows:

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

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.4.13**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Update BD-U-02 as follows:

|                |   |
|----------------|---|
| <b>BD-U-02</b> | Provision of Northern Relief Road <b>North Bandon Connectivity and Access Corridor.</b> |
|----------------|---|

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 5.1.4.14***

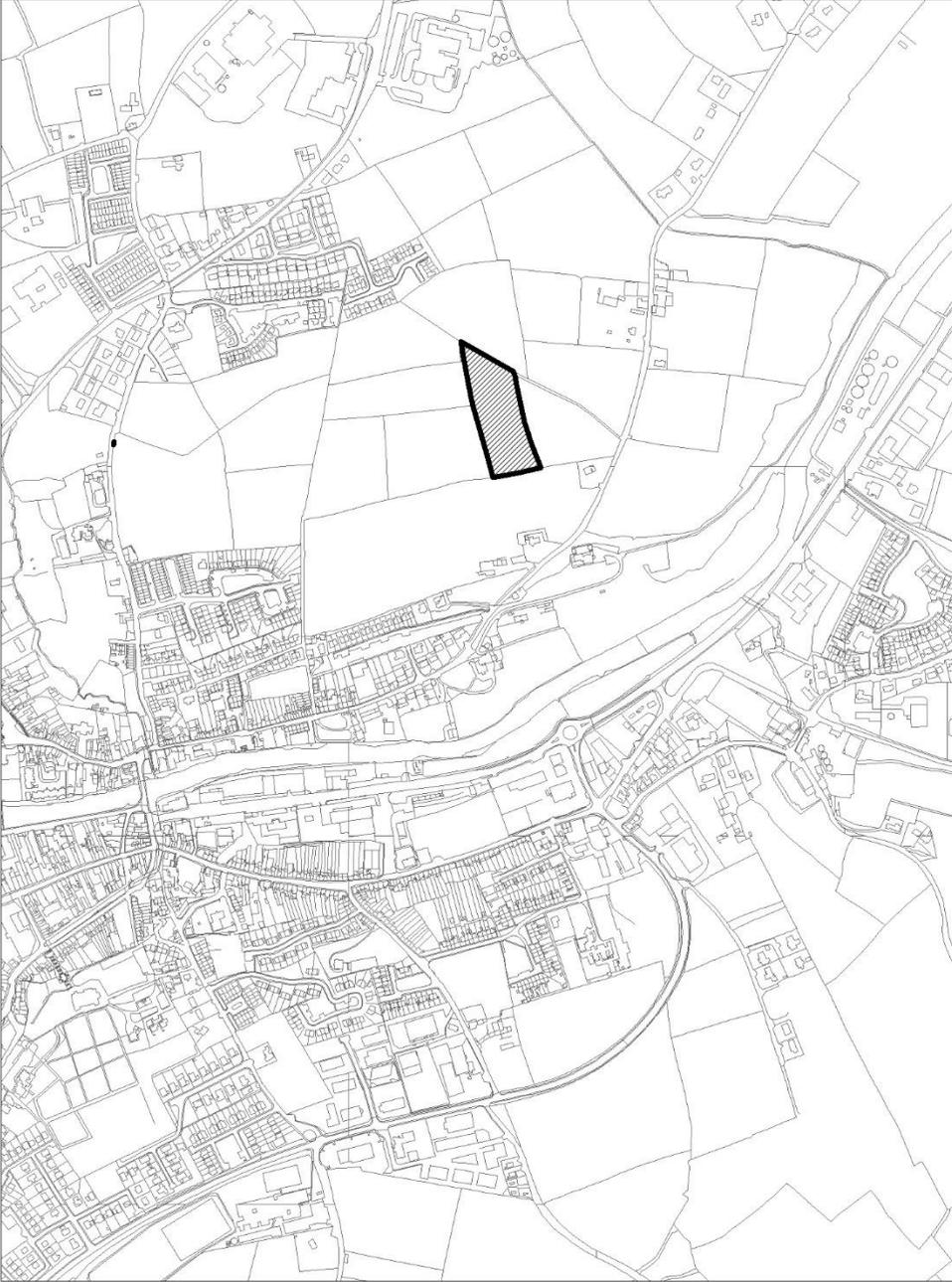
***ORIGIN OF AMENDMENT***

This amendment is required to address issues raised by a third Party Submission:

***PROPOSED AMENDMENT***

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

**MAP CHANGE ONLY**



**PROPOSED AMENDMENT NO. 5.1.4.14**

***PROPOSED AMENDMENT NO. 5.1.4.15***

***ORIGIN OF AMENDMENT***

This amendment is required to address issues raised by a third Party Submission:

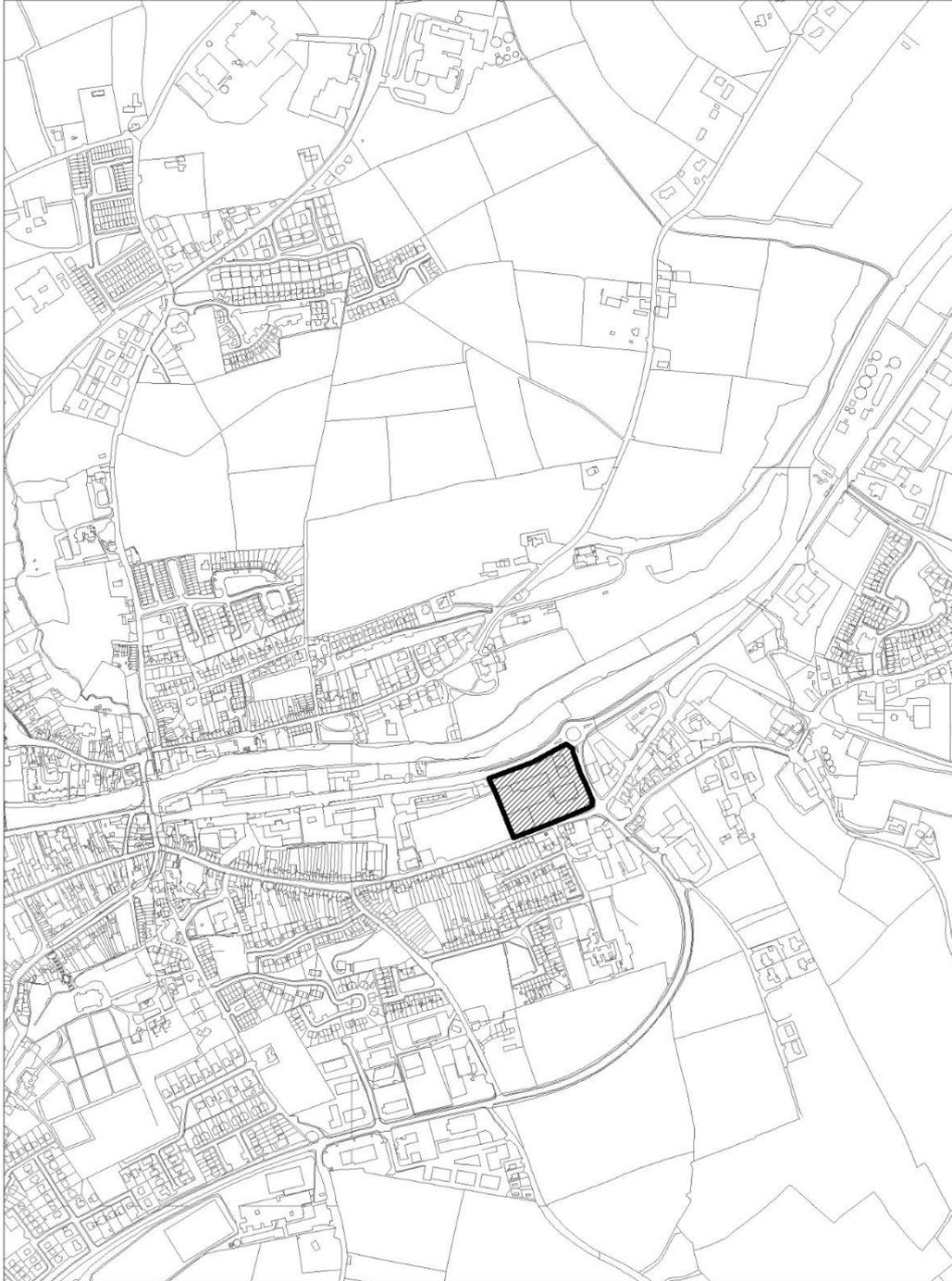
***PROPOSED AMENDMENT***

Change part of BD-X-04 to Existing Mixed/General Business/Industrial Uses zoning classification.

**MAP CHANGE ONLY**

**Cork County Development Plan  
Public Consultation Draft**

**Bandon**



**PROPOSED AMENDMENT NO. 5.1.4.15**

**PROPOSED AMENDMENT NO. 5.1.4.16**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by a third party Submission:

**PROPOSED AMENDMENT**

Update text in paragraph 1.4.53 as follows:

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

**TEXT CHANGE ONLY**

PROPOSED AMENDMENT NO. 5.1.4.17

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by a third party Submission:

**PROPOSED AMENDMENT**

Update Objective BD-X-04 and amend boundary.

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

**TEXT AND MAP CHANGE ONLY**

**Cork County Development Plan  
Public Consultation Draft**

**Bandon**



**PROPOSED AMENDMENT NO. 5.1.4.17**

## **PROPOSED AMENDMENT NO. 5.1.4.17**

### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submission and Ecology Team:

### **PROPOSED AMENDMENT**

Text Change. Merge and update text from 1.4.36, 1.4.37 and 1.4.73.

Include new heading and text after 1.4.36 as follows:

#### ***Castlebernard Demense***

*To the west of the town lies the historic site of Castlebernard Estate, which is a significant local and regional asset adjoining the southern banks of the River Bandon. Castlebernard House and Medieval Tower complex, currently in a poor state of repair, are protected structures and National Monuments subject to a Preservation Order. Its attractive parkland landscape, avenues and demesne walls and woodland features are still intact and are designated as an Architectural Conservation Area.*

*The Council will work with the landowners to encourage appropriate development on this historic site as part of a masterplan that facilitates the preservation of the historic buildings. This should be informed by a full conservation, landscape and ecological assessment of the building and its demesne and shall include proposals to secure the buildings' stability into the future. The Council will consider a range of uses on this site which are compatible with the site's heritage significance and which can offer enhanced connectivity between the demesne and the town.*

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

### **TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.4.18**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by a third party Submission:

**PROPOSED AMENDMENT**

Insert symbol to test developments against the DoECLG’s Spatial Planning and National Road Guidelines for Planning Authorities as follows:

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

|                       |  |                   |
|-----------------------|--|-------------------|
| <p><i>BD-X-01</i></p> | <p><i>Cork Road Opportunity Site</i></p> <p><i>Consideration will be given to proposals for the development of this site which make provision for:</i></p> <ul style="list-style-type: none"> <li>• <i>Linear park along the western boundary to include pedestrian walkway and cycleway;</i></li> <li>• <i>Medium B Residential Development;</i></li> <li>• <i>Mixed-use development including limited retail at the southern end of the site.</i></li> <li>• <i>Age friendly housing units.</i></li> </ul> <p><i>It is important that the walkway and cycleway links to adjoining lands along the western site boundary are implemented and good permeability and comprehensive landscaping which maintains existing mature trees along the boundaries of this site are considered essential. Adequate on-site parking is required to prevent impacts on the residential amenities of the area. *^</i></p> <p><i>Provision to be made for retention and protection of mature trees on site and for the protection of the corridor of the Kilbrogan Stream. Opportunities for biodiversity enhancement should be supported.</i></p> | <p><i>5.9</i></p> |
| <p><i>BD-X-02</i></p> | <p><i>Allman Quarter Mixed Use Opportunity Site</i></p> <p><i>Encourage the co-ordinated redevelopment of this large site at the eastern approach to the town. The area is suitable as a new mixed use business, hotel and residential area adjacent to the town centre. The existing Mart site continues to make an important economic and social contribution to the town.</i></p> <p><i>Redevelopment proposals need to provide a strong urban edge along the northern periphery of the site to define the entrance to the town. The use of perimeter blocks to create a stronger urban framework is recommended and these should be designed for optimal pedestrian/cyclist permeability. The layout and design of the area needs to relate positively to the existing historic Allman Distillery complex, using this as a key landmark and focal point within the scheme. *^</i></p> <p><i>Any proposals within the zone of archaeological potential of existing Monuments will need to undertake an archaeological assessment as part of the planning application process.</i></p>   |                   |
| <p><i>BD-X-04</i></p> | <p><i>Mixed Use Office, Retail and Residential Area. Potential exists for a landmark building at the junction with the Southern Relief Road. ^</i></p>   |                   |

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.4.19**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

**Delete Text and Table as follows:**

*Urban Design Guidance*

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

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

*Table 5.1.5: Placemaking and Urban Design Guidance*

| <i>Zoning</i>              | <i>Street Name</i>       | <i>Street/Site Guidance</i>  |
|----------------------------|--------------------------|--|
| <i>BD-T-01</i>             | <i>South Main Street</i> | <i>Elegant streetscape of largely 19th century buildings and varying plot widths varying from 2 bays to 6 bays in places. Some remains of mid 18th century buildings are evident near Ballymoden Place. Some remodeling works have led to unsuccessful insertions in the street and opportunities to address these will be welcomed. There is some evidence of dereliction/vacancy at Ballymoden Place. Any new development at this location will need to respect the established building height in the street and follow the established urban grain. The material palette should reference those used in the historic street. This is the Primary Retail Street and so the design of new shopfronts will need to respond to the Architectural Conservation Area designation by applying a simply detailed shopfront design and avoiding fussy details with inappropriate materials.</i> |
| <i>BD-T-01</i>             | <i>North Main Street</i> | <i>To promote and encourage its renewal in a careful and sensitive manner and to protect the 17th and 18th building fabric of the street. Any new development at this location will need to respect the established tight urban grain. Materials of new buildings shall reflect the refined historic palette of the street. There is evidence of earlier timber framed building fabric within this street and so any renovations should be mindful of this. There is also some interesting street furniture including a water pump and a limestone plinth (c1870) which would have guided the wheels of horse drawn carriages away from the pavement and these contribute positively to the streetscape and should be retained.</i>  |
| <i>BD-T-02 and BD-T-03</i> | <i>Glaslynn Road</i>     | <i>To promote the redevelopment of these under utilised strategic town centre sites to contribute to a mixed use higher density urban structure. Proposals here need to be compatible with the town centre zoning and relate positively to the proposed boulevard on the Glaslynn Road, ensuring a high quality public realm at this location.</i>   |

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

|  |  |  |
|--|--|--|
|  |  | <i>The movement network shall prioritise walking and cycling and ensure routes are direct, overlooked and safe as per DMURS.</i> |
|--|--|--|

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.4.20**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

**Delete Text and**

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

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 5.1.4.21***

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

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

**MAP CHANGE ONLY**



## Kinsale

### PROPOSED AMENDMENT NO. 5.1.5.1

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

#### ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

#### PROPOSED AMENDMENT

Update and Amend table 5.1.7 Kinsale Population, Housing Supply and Residential Land Area, amend table 5.1.8 Kinsale Population 2006-2028, to reflect changes to the Core Strategy

Update and Amend paragraphs and KS-GO-01 to reflect changes to the Core Strategy

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

| Table 5.1.8 Kinsale Population and Households 2006-2028 |             |             |             |                                    |
|---|-------------|-------------|-------------|------------------------------------|
| Name  | Census 2006 | Census 2011 | Census 2016 | Proposed Increase to 2028          |
| <b>Kinsale</b>  | 4,099       | 4,893       | 5,281       | <del>2,061</del><br>TO BE INSERTED |

TEXT CHANGE ONLY

**PROPOSED AMENDMENT NO. 5.1.5.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by OPR

**PROPOSED AMENDMENT**

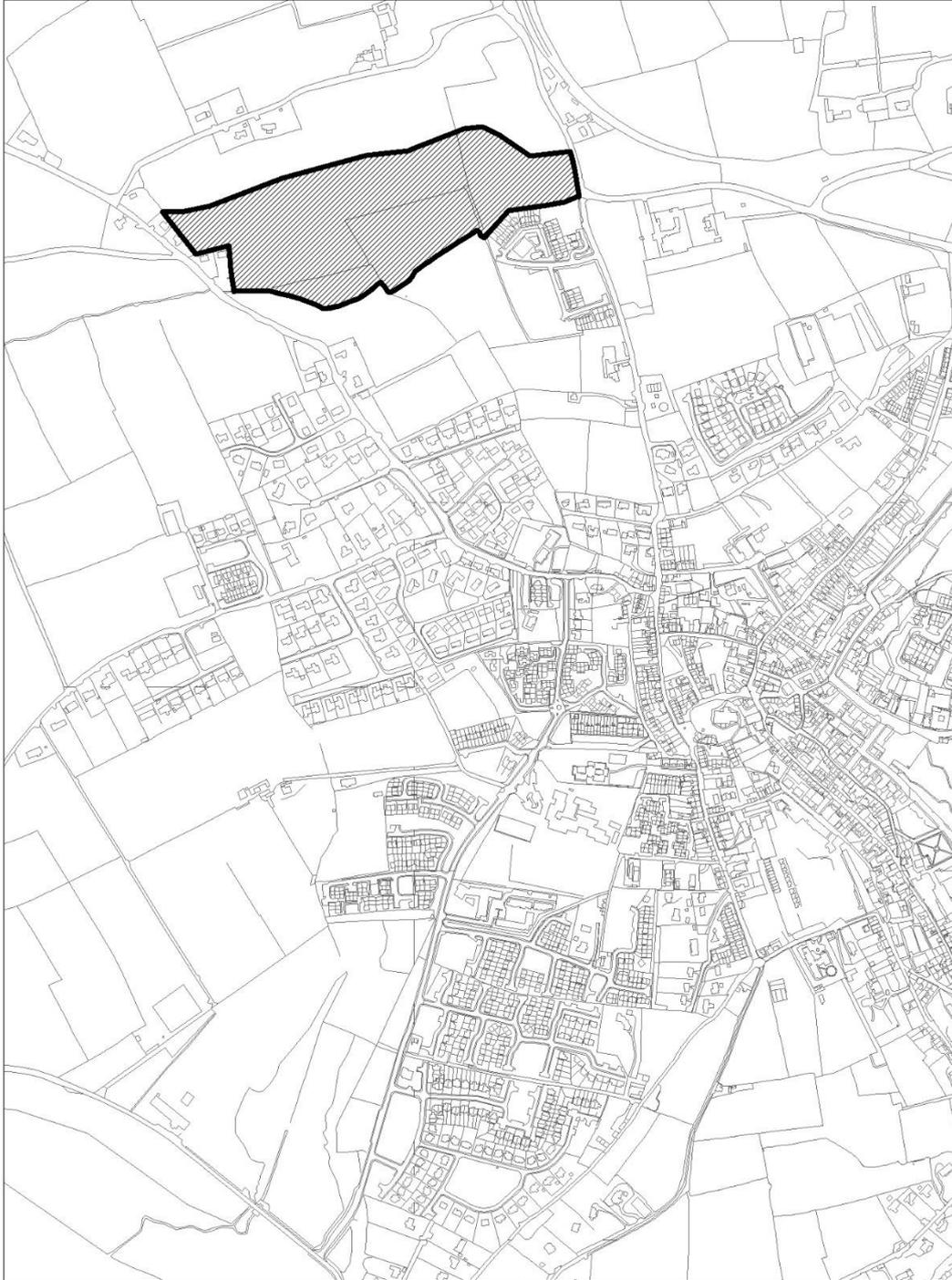
It is proposed to Delete KS-R-01:

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

**And Replace with:**

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

**TEXT CHANGE ONLY**



**PROPOSED AMENDMENT NO. 5.1.5.2**

**PROPOSED AMENDMENT NO. 5.1.5.3**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by OPR

**PROPOSED AMENDMENT**

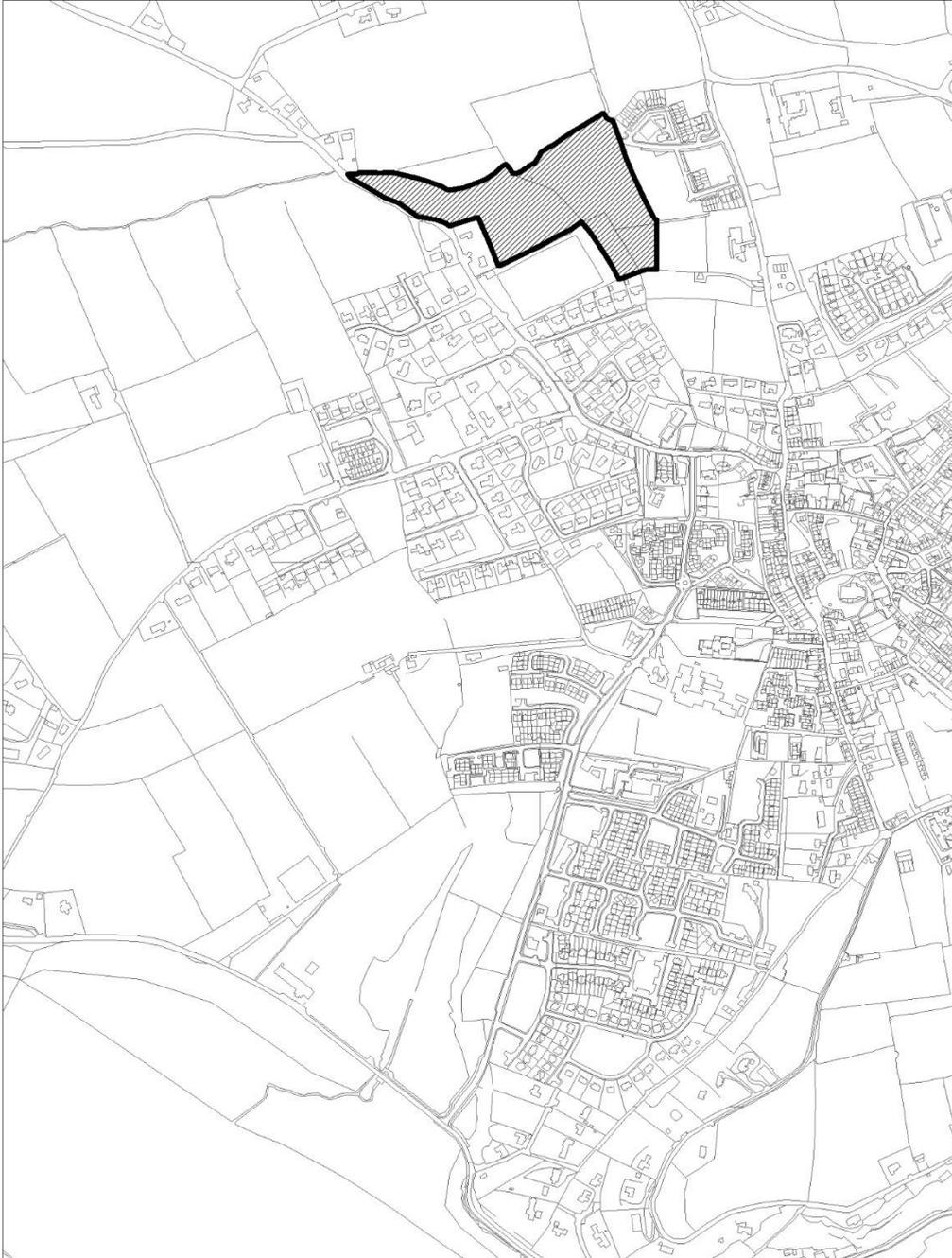
It is proposed to update KS-R-02 as follows:

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

**TEXT CHANGE ONLY**

**Cork County Development Plan  
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**Kinsale**



**PROPOSED AMENDMENT NO. 5.1.5.3**

**PROPOSED AMENDMENT NO. 5.1.5.4**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by OPR

**PROPOSED AMENDMENT**

It is proposed to update KS-R-03 as follows:

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

**TEXT AND MAP CHANGE ONLY**

**Cork County Development Plan  
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**Kinsale**



**PROPOSED AMENDMENT NO. 5.1.5.4**

**PROPOSED AMENDMENT NO. 5.1.5.5**

**ORIGIN OF AMENDMENT**

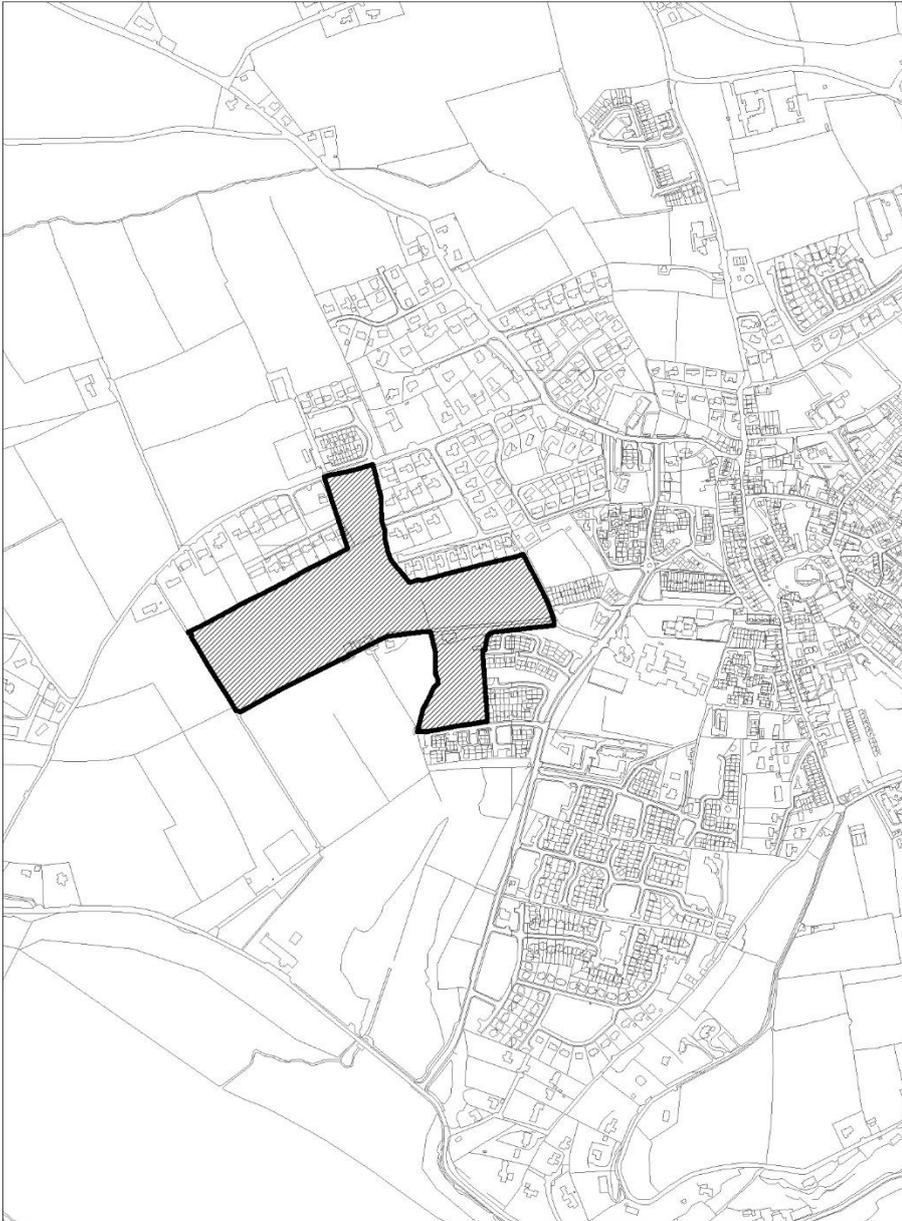
This amendment is required to address issues raised by OPR

**PROPOSED AMENDMENT**

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

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

**TEXT AND MAP CHANGE**



***PROPOSED AMENDMENT NO. 5.1.5.5***

**PROPOSED AMENDMENT NO. 5.1.5.6**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by OPR

**PROPOSED AMENDMENT**

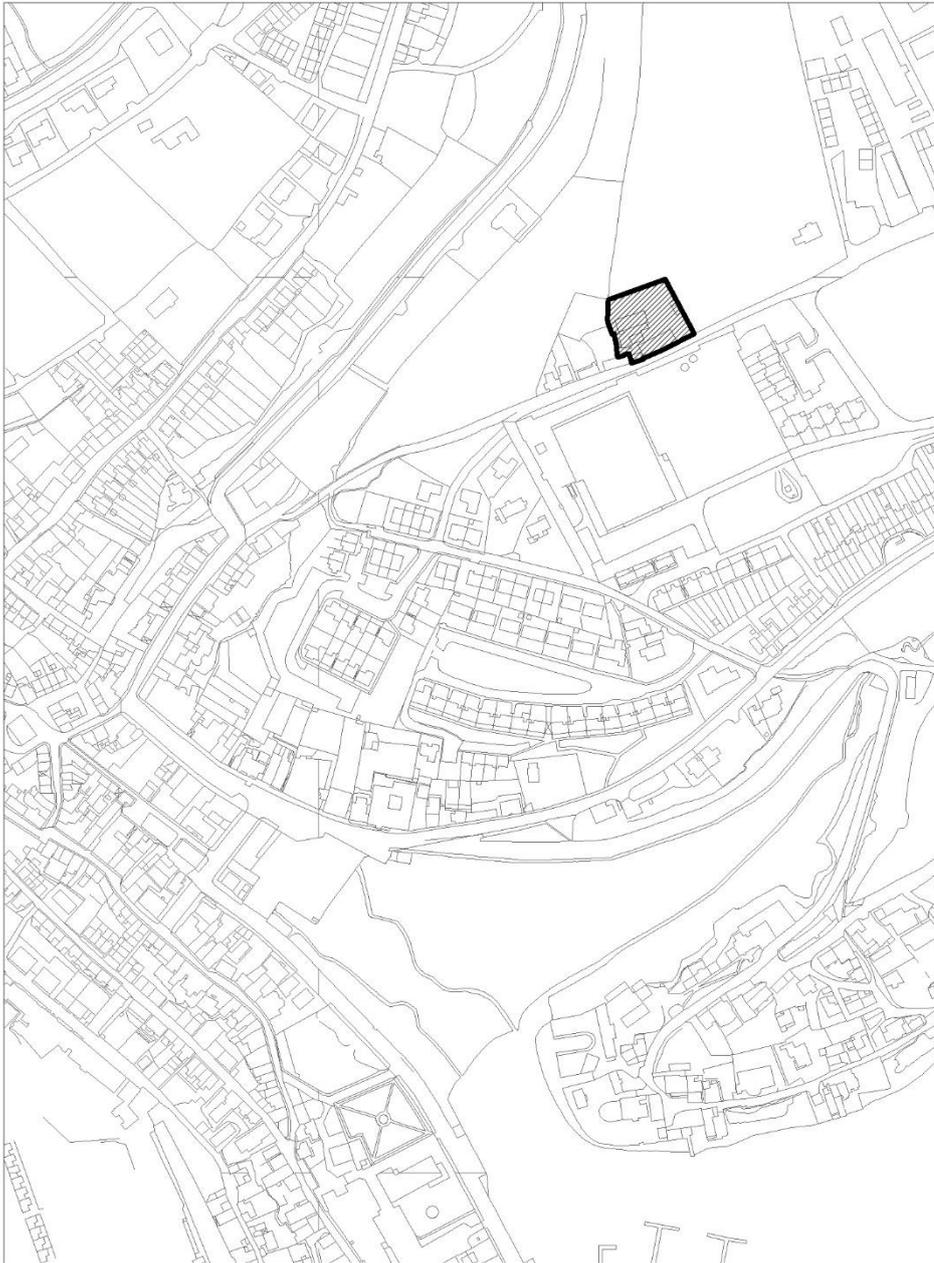
It is proposed to delete KS-R06 and change to Existing Residential/ Mixed Residential and Other Uses:

|        |  |      |
|--------|--|------|
| KS-R06 | <del>Medium A Residential Development. The site is adjacent to Glenbeg Woodlands which contains broadleaved woodlands of ecological value, directly to the north and south. Proposals to include a comprehensive landscaping scheme including tree protection zones where necessary.</del> | 0.86 |
|--------|--|------|

**TEXT AND MAP CHANGE**

**Cork County Development Plan  
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**PROPOSED AMENDMENT NO. 5.1.5.6**

**PROPOSED AMENDMENT NO. 5.1.5.7**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by OPR

**PROPOSED AMENDMENT**

It is proposed to Delete KS-R-07:

|         |                                   |      |
|---------|-----------------------------------|------|
| KS-R-07 | Medium A Residential Development. | 0.20 |
|---------|-----------------------------------|------|

**And replace with:**

|                |  |             |
|----------------|--|-------------|
| <i>KS-R-07</i> | <i>Medium A Residential Development.</i> | <i>0.86</i> |
|----------------|--|-------------|

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.5.7**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by OPR

**PROPOSED AMENDMENT**

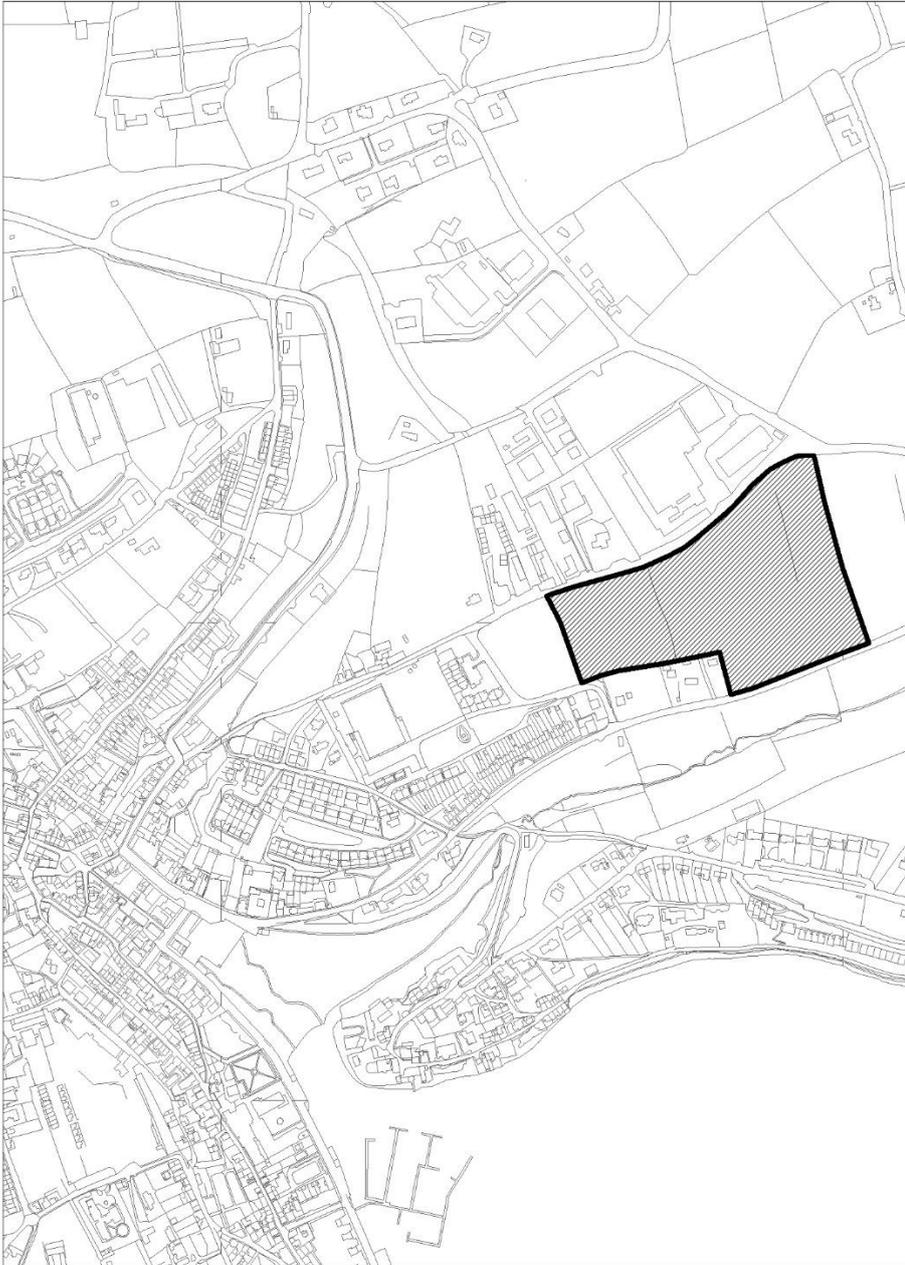
It is proposed to Delete KS-R-09 as follows:

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

**And Replace With:**

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

**TEXT AND MAP CHANGE**



***PROPOSED AMENDMENT NO. 5.1.5.7***

**PROPOSED AMENDMENT NO. 5.1.5.8**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submission.

**PROPOSED AMENDMENT**

It is proposed to update the site extents of KS-C-02 as follows:

|                |   |            |
|----------------|---|------------|
| <i>KS-C-02</i> | <i>Community Use. Provision for extension to existing primary school and provision of a childcare facility.</i> | <i>2.4</i> |
|----------------|---|------------|

**TEXT AND MAP CHANGE**

**Cork County Development Plan  
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**PROPOSED AMENDMENT NO. 5.1.5.8**

**PROPOSED AMENDMENT NO. 5.1.5.9**

**ORIGIN OF AMENDMENT**

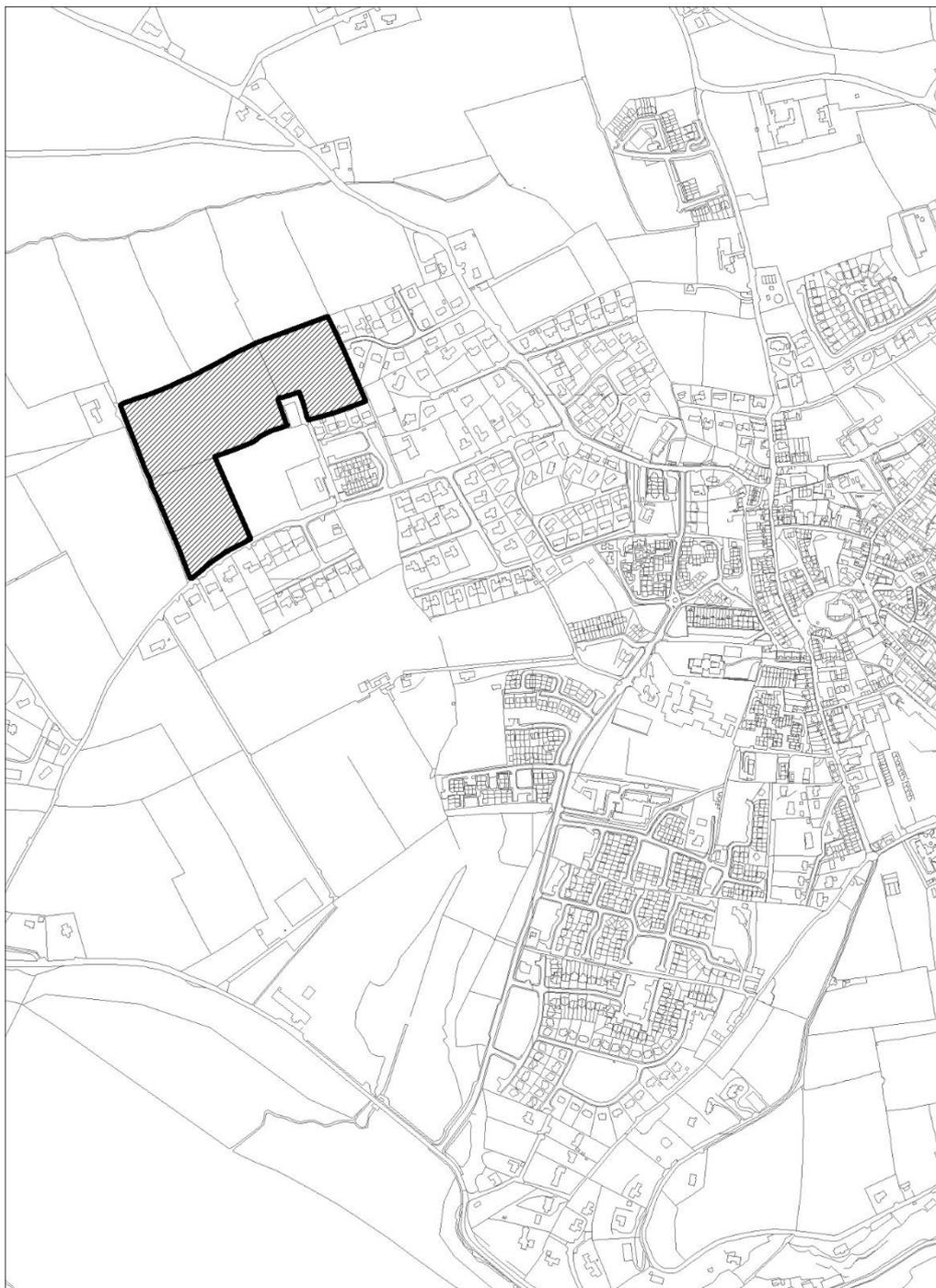
This amendment is required to address issues raised by Submissions.

**PROPOSED AMENDMENT**

New Objective KS-C-04:

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

**TEXT AND MAP CHANGE**



**PROPOSED AMENDMENT NO. 5.1.5.9**

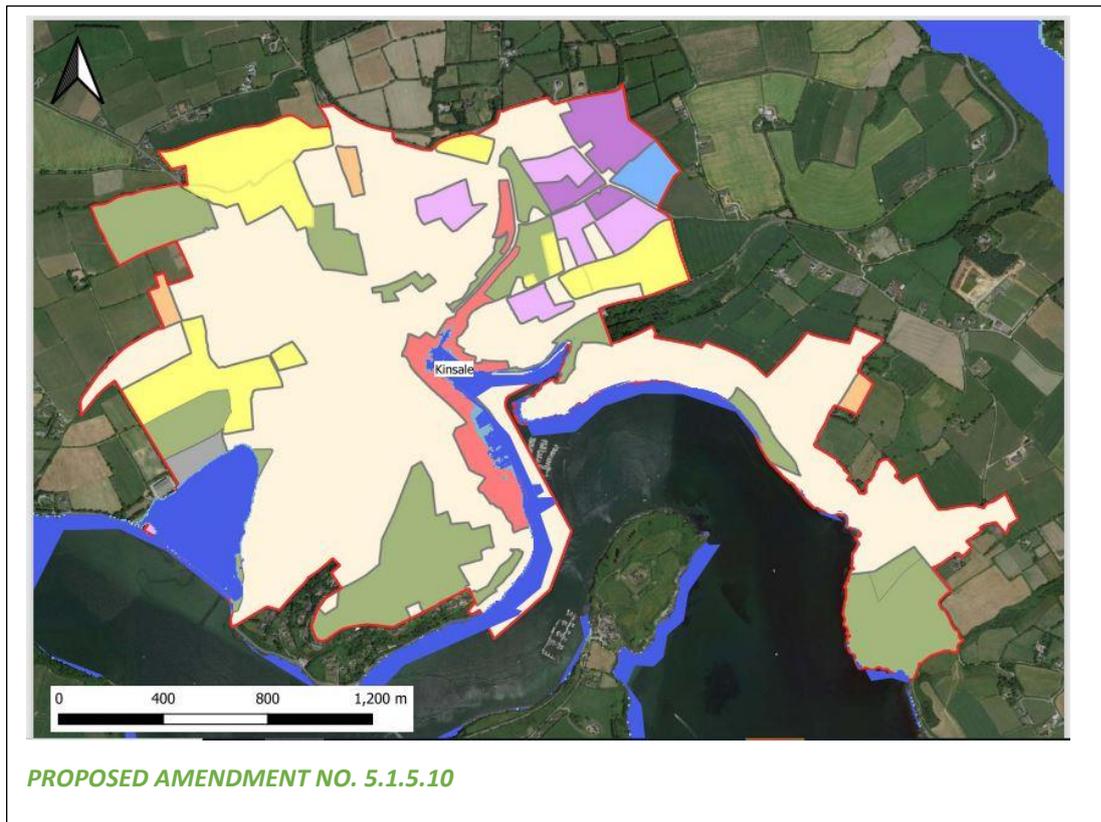
**PROPOSED AMENDMENT NO. 5.1.5.10**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

**PROPOSED AMENDMENT**

New Flood Risk Map.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.5.11**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

**PROPOSED AMENDMENT**

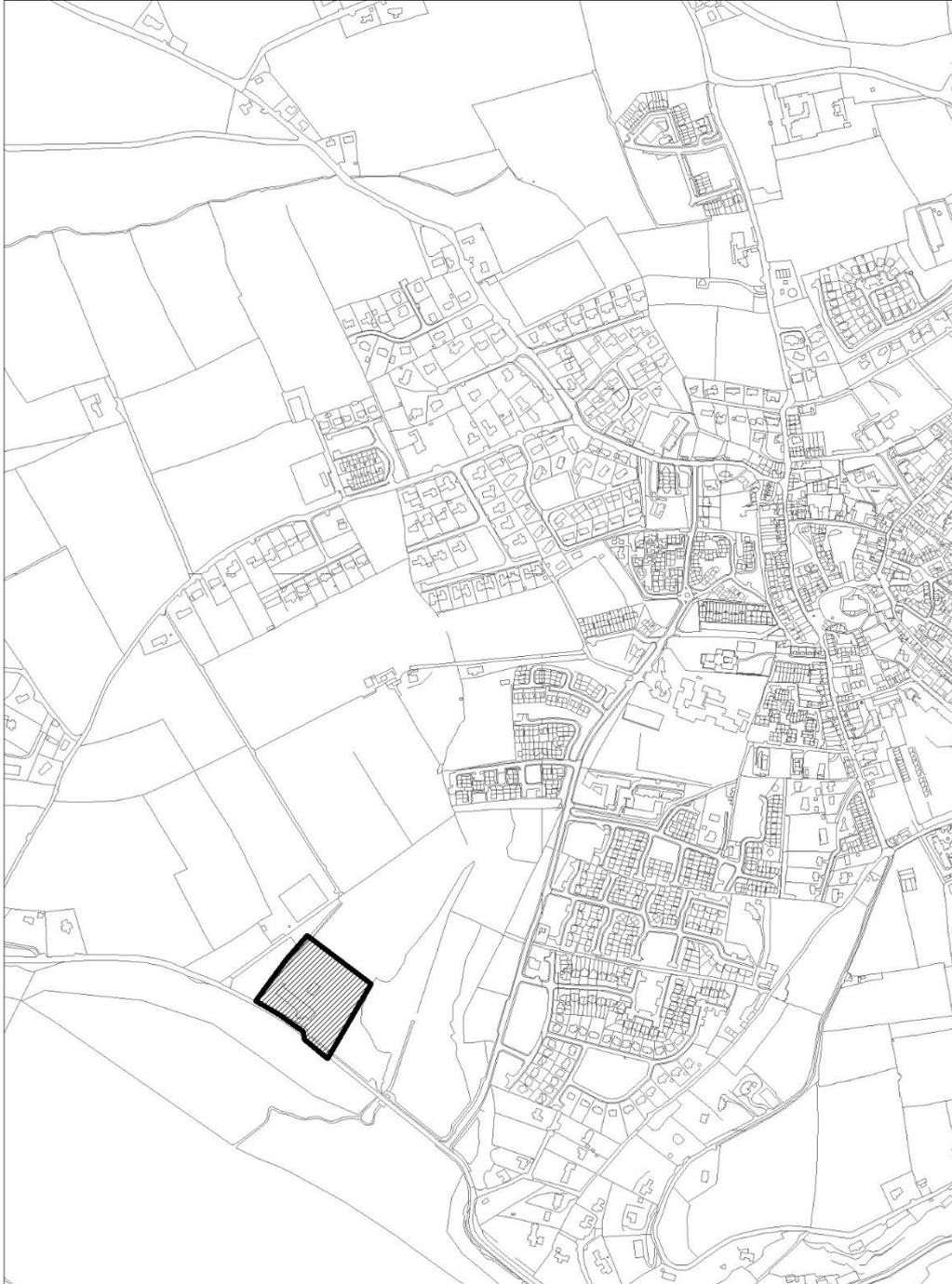
Delete paragraph 1.5.3 and removal of a portion of lands currently zoned Existing Mixed/ General Business/ Industrial from development boundary as follows:

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

**TEXT AND MAP CHANGE**

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**Kinsale**



**PROPOSED AMENDMENT NO. 5.1.5.12**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submission.

**PROPOSED AMENDMENT**

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

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

**TEXT AND MAP CHANGE**



**PROPOSED AMENDMENT NO. 5.1.5.12**

***PROPOSED AMENDMENT NO. 5.1.5.13***

***ORIGIN OF AMENDMENT***

This amendment is required to address issues raised by Submission.

***PROPOSED AMENDMENT***

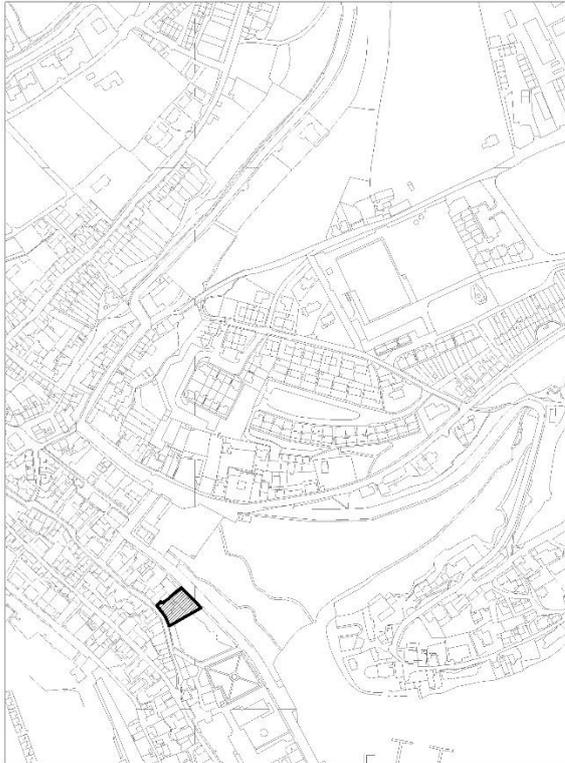
Update Table 5.1.10 to include Regeneration Area KS—RA-03 (Pier Road/ Market Street)

**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.1.5.13**

**Cork County Development Plan  
Public Consultation Draft**

**Kinsale**



**KS-RA-03: Pier Road/Market Street**

*This prominent site overlooks the Waterfront at Pier Road and contains a protected structure (known as Seaview) which fronts onto the streetscape of Main Street and creates a dominant terminus to the street.*

*The structure is in a vacant and semi-derelict state within the Kinsale Architectural Conservation Area.*

*There is scope to provide a sensitive infill structure (2 storeys maximum) on Pier Road to create better definition and supervision of adjoining public spaces.*

*Any development on site needs to include proposals to renovate the existing Protected Structure, informed by a conservation professional. Detailing of any renovation and new build elements will need to respond favourably to its location within an Architectural Conservation Area.*

**PROPOSED AMENDMENT NO. 5.1.5.13**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submission.

**PROPOSED AMENDMENT**

Insert new text after 1.5.12 as follows:

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

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.5.14**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submission.

**PROPOSED AMENDMENT**

Insert new text at the end of 1.5.5 as follows:

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

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 5.1.5.15***

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

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

**MAP CHANGE ONLY**

## Key Villages

### PROPOSED AMENDMENT NO. 5.1.7.0

#### KEY VILLAGES: UPDATE OVERALL SCALE OF NEW DEVELOPMENT

#### ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

#### PROPOSED AMENDMENT

1. Include a new paragraph before Ballinspittle as follows:

#### Key Villages in the Bandon Kinsale MD

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

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

The settlements would benefit from a more compact form and from some regeneration of and re-use of existing properties within the village cores. In particular, further improvements to the village centres, with an enhanced streetscape, improved shopfronts and provision for improved street lighting, public footpaths and street furniture would be desirable. Further opportunities for streetscape improvements exist in the settlements, particularly within the village cores.

Given the challenges facing some key villages in relation to infrastructure, in particular water services and whether any deficits can be overcome in the lifetime of the plan the Council will consider the reallocation of the overall level of units for a specific Key Village from Key Villages with infrastructure constraints that are taking longer than expected to be resolved to a Key Village or Key Villages within the same Municipal District which has no such constraints subject to adequate capacity been shown to be available, in compliance with the requirements of Chapter 11 Water Management and any ecological considerations. Any increase in the re-allocation of housing units must not exceed 50% of the allocation set out in the table below.

Further guidance on the development of villages is given in Volume One of this Plan, particularly Chapter 2 Core Strategy, Chapter 3 Settlements and Placemaking, and Chapter 4 Housing.

2. Insert Table 5.7.0 to reflect changes to the Core Strategy:

| 5.7.0 Key Villages Overall Scale of New Development |  |  |  |  |
|---|--|--|--|--|
| Settlement Name                                     | Existing Number of Houses Q1 2010 (Geodirectory) | Existing Number of Houses Q1 2015 (Geodirectory) | Existing Number of Houses Q1 2020 (Geodirectory) | Overall Scale of New Development to 2028 (No. of houses) |
| Ballinspittle                                       |  | 121  | 121  | 40-24  |
| Belgooly  |  | 273  | 274  | 90-31  |
| Coutmacsherry                                       |  | 417  | 423  | 85-50  |

|                           |  |     |     |                    |
|---------------------------|--|-----|-----|--------------------|
| <b>Innishannon</b>        |  | 315 | 347 | <del>143</del> -97 |
| <b>Riverstick</b>         |  | 249 | 266 | <del>145</del> -63 |
| <b>Timoleague</b>         |  | 167 | 172 | <del>45</del> -33  |
| <b>Total Key Villages</b> |  |     |     |                    |

3. Make consequential changes to the DB-01 Objectives based on the above table

**TEXT CHANGE ONLY**

## Ballinspittle

### PROPOSED AMENDMENT NO. 5.1.6.1

#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by OPR.

#### PROPOSED AMENDMENT

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

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

|       |  |
|-------|--|
| DB-01 | <del>Within the development boundary encourage the development of up to 40 additional dwelling units during the plan period.</del> |
|-------|--|

And Replace With:

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

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

#### TEXT CHANGE ONLY

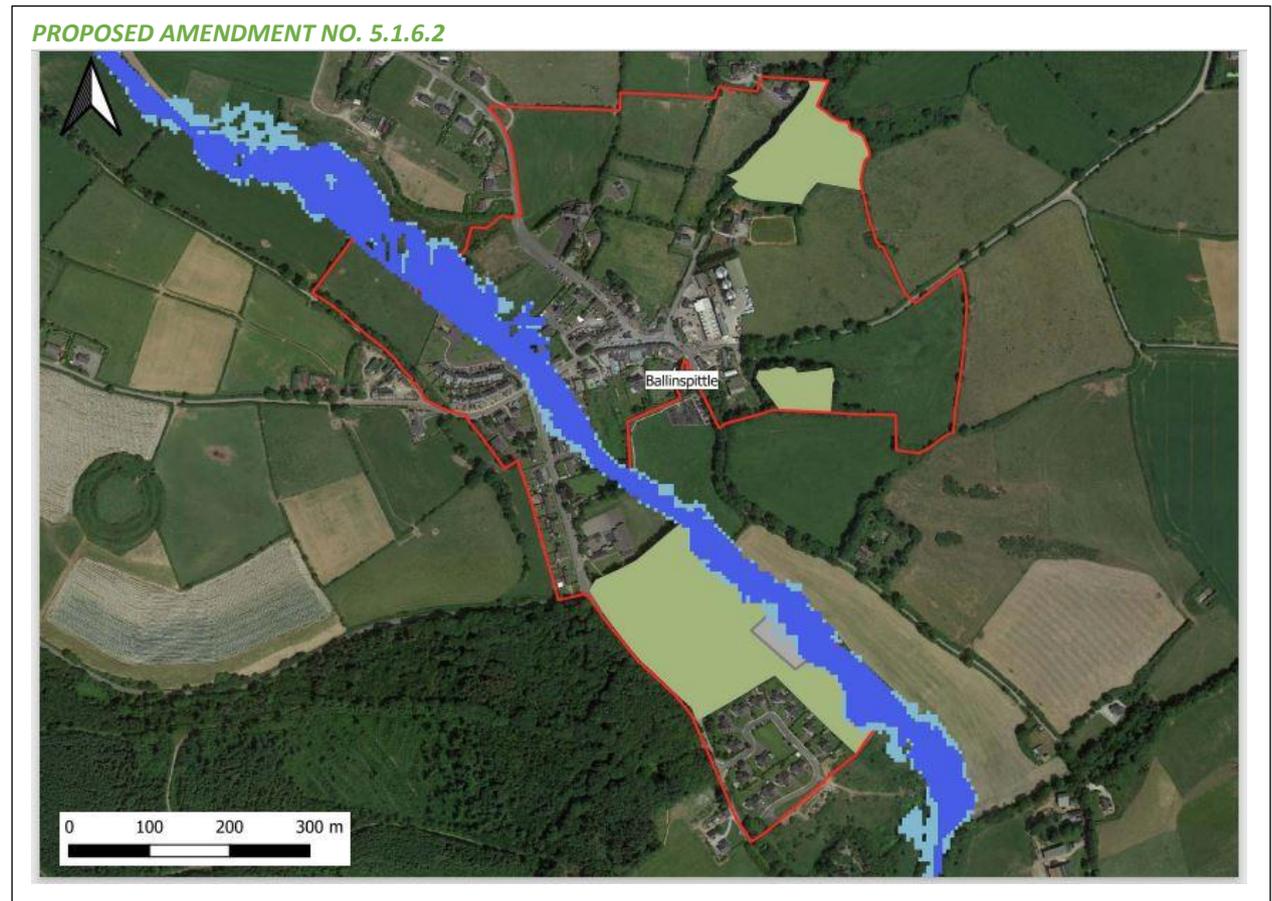
**PROPOSED AMENDMENT NO. 5.1.6.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

**PROPOSED AMENDMENT**

Insert new Flood Extents Map.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.6.3**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

**PROPOSED AMENDMENT**

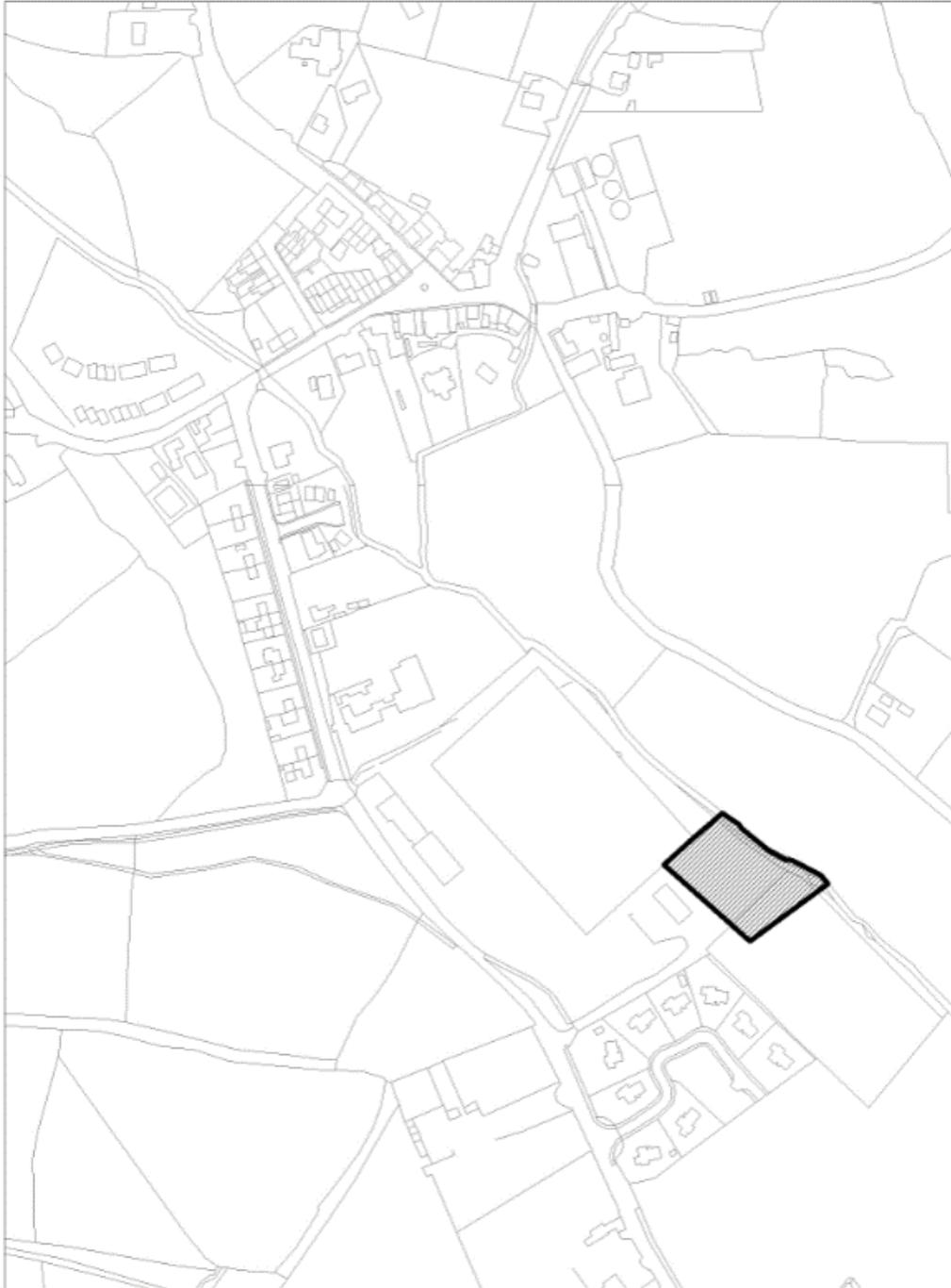
Remove U-01 in Objective and include lands in GA-01 map extents.

|                 |   |  |
|-----------------|---|--|
| <del>U-01</del> | <del>Maintain existing septic tank and percolation area.*</del> |  |
|-----------------|---|--|

**TEXT AND MAP CHANGE ONLY**

**Cork County Development Plan  
Public Consultation Draft**

**Ballinspittle**



## Belgooly

### PROPOSED AMENDMENT NO. 5.1.7.1

#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by OPR.

#### PROPOSED AMENDMENT

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

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

|       |  |
|-------|--|
| DB-01 | <del>Within the development boundary encourage the development of up to 90 additional dwelling units during the plan period.</del> |
|-------|--|

#### And Replace With:

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

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

#### TEXT CHANGE ONLY

**PROPOSED AMENDMENT NO. 5.1.7.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

**PROPOSED AMENDMENT**

Insert new Flood Extents Map.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.7.3**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

**PROPOSED AMENDMENT**

New Green Infrastructure Zoning as follows:

|       |  |  |
|-------|--|--|
| GC-02 | <i>Passive Open Space. Lands form part of the flood plain. *</i> |  |
|-------|--|--|

**PROPOSED AMENDMENT NO. 5.1.7.3**

**MAP AND TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.7.4**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

**PROPOSED AMENDMENT**

New Green Infrastructure Zoning as follows:

|              |  |
|--------------|--|
| <b>GC-03</b> | <i>Passive Open Space. Lands form part of the flood plain. *</i> |
|--------------|--|

|  |
|--|
| <p><b>PROPOSED AMENDMENT NO. 5.1.7.4</b></p> |
|--|

**MAP AND TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.7.5**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Update text in U-01 as follows:

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

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.7.6**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by third party submissions and SEA Team.

**PROPOSED AMENDMENT**

Update paragraph 1.7.14 as follows:

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

**TEXT CHANGE ONLY**

## Courtmacsherry

### PROPOSED AMENDMENT NO. 5.1.8.1

#### ORIGIN OF AMENDMENT

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

#### PROPOSED AMENDMENT

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

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

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

and replace with new paragraph as follows

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

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

#### TEXT CHANGE ONLY

**PROPOSED AMENDMENT NO. 5.1.8.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

**PROPOSED AMENDMENT**

Insert new Flood Extents Map.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.8.3**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

**PROPOSED AMENDMENT**

Insert Flooding astrix to Objective U-01 as follows:

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

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.8.4**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Delete U-01:

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

and replace with new Objective as follows:

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

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.8.5**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Include additional text at end of 1.8.12 as follows:

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

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 5.1.8.6***

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Amend southern boundary to reflect new road line boundary.

**MAP CHANGE ONLY**

## Innishannon

### PROPOSED AMENDMENT NO. 5.1.9.1

#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by OPR.

#### PROPOSED AMENDMENT

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

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

|       |   |
|-------|---|
| DB-01 | <del>Within the development boundary encourage the development of up to 143 additional dwelling units during the plan period.</del> |
|-------|---|

and replace with new Objective as follows:

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

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

#### TEXT CHANGE ONLY

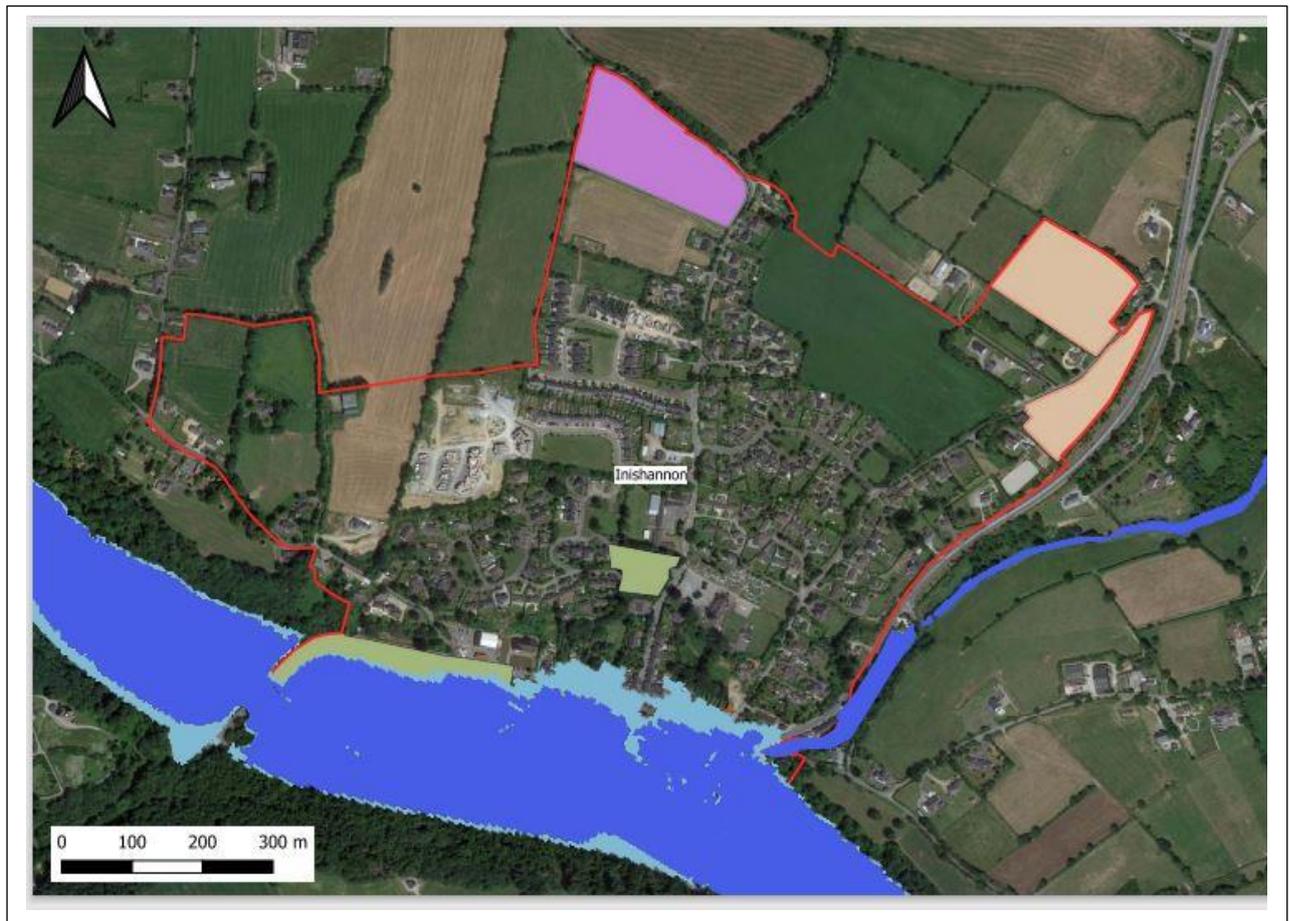
**PROPOSED AMENDMENT NO. 5.1.9.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

**PROPOSED AMENDMENT**

Insert new Flood Extents Map.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.9.3**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

**PROPOSED AMENDMENT**

Insert flooding symbol in Objective U-02:

|      |  |  |
|------|--|--|
| U-02 | Develop and maintain amenity walk. River side walks will be required to be designed having regard to best practise guidelines, taking account of need to protect freshwater habitats and species.<br><br>* |  |
|------|--|--|

**TEXT CHANGE ONLY**

#### **PROPOSED AMENDMENT NO. 5.1.9.4**

##### **ORIGIN OF AMENDMENT**

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

##### **PROPOSED AMENDMENT**

Update text in 1.9.13, 1.9.15 and 1.9.16 as follows:

The N71 National Primary Route passes through the village centre bringing large volumes of traffic through the Main Street which causes congestion and tail-backs during summer months. This creates a poor pedestrian environment within the village. which is further impeded by a lack of traffic calming measures and only one pedestrian crossing point along the Main Street. While a “relief road” would address this issue in the long term, *the provision of* additional traffic calming measures and additional pedestrian crossing facilities *would* **has** greatly improve *improved the village centre environment in the short-term* and these interventions need to be prioritised.

The primary type of employment provided in Innishannon is service based employment. As noted, there is a broad range of services available within the village including, medical and financial services and a range of other consumer and retail facilities, ~~including a car sales depot~~. The Plan continues to make provision for employment land to support the availability of local employment opportunities as the village continues to expand.

Innishannon has a good range of services, with three shops, a small supermarket, an artisan market/ café, four pubs, three restaurant / takeaways, a large new petrol station, local services including ~~the AIB Bank which also provides~~ an ATM for the village. The local primary school, Scoil Eoin is a co- educational mixed school with a ~~270 children~~ **a growing school population**.. At present there is no requirement for further accommodation to cater for incoming pupils.

##### **TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.9.5**

**ORIGIN OF AMENDMENT**

This amendment is a non material update.

**PROPOSED AMENDMENT**

Delete paragraph 1.9.29 as follows:

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

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.9.6**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Additional text at 1.9.31 as follows

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

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.9.7**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Update text in Objective U-03 as follows:

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

**TEXT CHANGE ONLY**

## Riverstick

### PROPOSED AMENDMENT NO. 5.1.10.1

#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by OPR.

#### PROPOSED AMENDMENT

Delete paragraph 1.10.10 and Objective DB-01 as follows:

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

|       |   |
|-------|---|
| DB-01 | <del>Within the development boundary encourage the development of up to 145 additional dwelling units during the plan period.</del> |
|-------|---|

and replace with new Text and Objective as follows:

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

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

#### TEXT CHANGE ONLY

**PROPOSED AMENDMENT NO. 5.1.10.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

**PROPOSED AMENDMENT**

Insert new Flood Extents Map.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.10.3**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submissions.

**PROPOSED AMENDMENT**

Insert new Objective U-02

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

**TEXT CHANGE ONLY**

## Timoleague

### PROPOSED AMENDMENT NO. 5.1.10.1

#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by OPR.

#### PROPOSED AMENDMENT

Delete paragraph 1.10.04 and Objective DB-01 as follows:

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

|                  |  |
|------------------|--|
| <del>DB-01</del> | <del>Within the development boundary encourage the development of up to 45 additional dwelling units during the plan period.</del> |
|------------------|--|

and replace with new Text and Objective as follows:

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

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

#### TEXT CHANGE ONLY

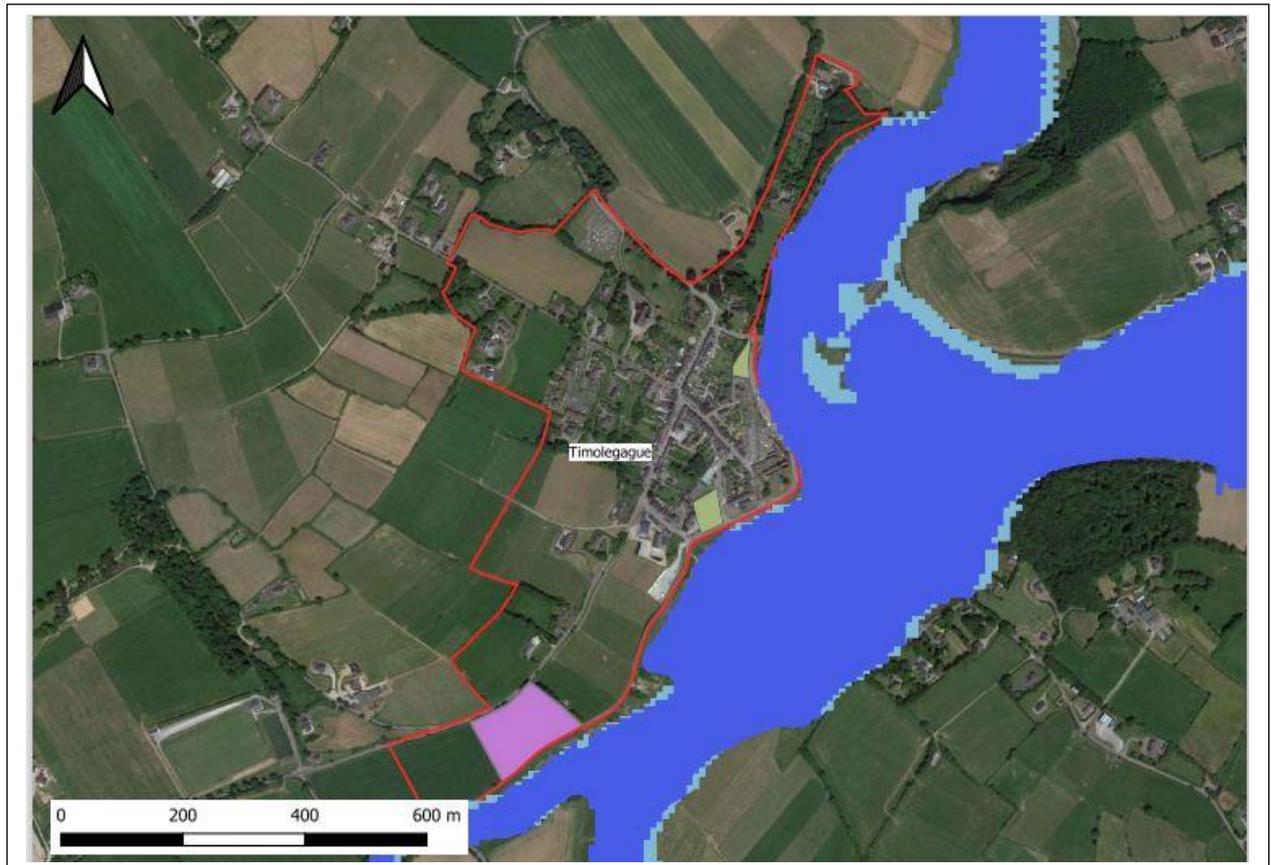
**PROPOSED AMENDMENT NO. 5.1.11.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

**PROPOSED AMENDMENT**

Insert new Flood Extents Map.



**MAP CHANGE ONLY**

## Villages

### PROPOSED AMENDMENT NO. 5.1.12.0

#### ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

#### PROPOSED AMENDMENT

##### **VILLAGES: UPDATE TEXT AND OVERALL SCALE OF DEVELOPMENT BEFORE BALLINADEE AS FOLLOWS:**

*Villages are settlements that provide a range of services to a local area but the range of services are not as broad as those provided by the Key Villages. There are 7 villages in the Bandon Kinsale Municipal District as follows; Ballinadee, Ballinhassig, Butlerstown, Crossbarry, Kilbrittain, Newcestown and Old Chapel.*

*To allow the villages to develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure. It is intended that future growth will be largely organic in nature based on small scale developments. It is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised, including the surrounding landscape, particularly any designated high value landscapes.*

*Given the challenges facing some villages in relation to infrastructure, in particular water services and whether any deficits can be overcome in the lifetime of the plan the Council will consider the reallocation of the overall level of units for a specific Village from Villages with current infrastructure constraints that are taking longer than expected to be resolved to a Village or Villages within the same Municipal District which has no such constraints subject to adequate capacity been shown to be available, in compliance with the requirements of Chapter 11 Water Management and any ecological considerations. Any increase in the re-allocation of housing units must not exceed 50% of the allocation set out in the table below.*

*Further guidance on the development of villages is given in Volume One of this Plan, particularly [Chapter 2 Core Strategy](#), [Chapter 3 Settlements and Placemaking](#), and [Chapter 4 Housing](#).*

**Table 4.17 Scale of Development for Villages in Bandon Kinsale Municipal District**

| Villages     | Existing Number of Houses Q1 2010 (Geodirectory) | Existing Number of Houses Q2 2020 (Geodirectory) | Growth 2010 to 2020 (Geodirectory) | Overall Scale of Development (No. of houses) |
|--------------|--|--|------------------------------------|--|
| Ballinadee   | To be completed later                            | To be completed later                            | To be completed later              | 10   |
| Ballinhassig |  |  |                                    | 40 (60)* 30 (45)                             |
| Butlerstown  |  |  |                                    | <del>10</del> 5                              |
| Crossbarry   |  |  |                                    | <del>63</del> 33                             |

| <b>Table 4.17 Scale of Development for Villages in Bandon Kinsale Municipal District</b> |   |   |   |   |
|--|---|---|---|---|
| <b>Villages</b>  | <b>Existing Number of Houses<br/>Q1 2010<br/>(Geodirectory)</b> | <b>Existing Number of Houses<br/>Q2 2020<br/>(Geodirectory)</b> | <b>Growth 2010 to 2020<br/>(Geodirectory)</b> | <b>Overall Scale of Development<br/>(No. of houses)</b> |
| Kilbrittain  |   |   |   | <b>20</b>   |
| Newcestown   |   |   |   | <b>15</b>   |
| Oldchapel  |   |   |   | <b>16</b>   |
| <b>Total Villages</b>  |   |   |   |   |

**TEXT CHANGE ONLY**

## Ballinadee

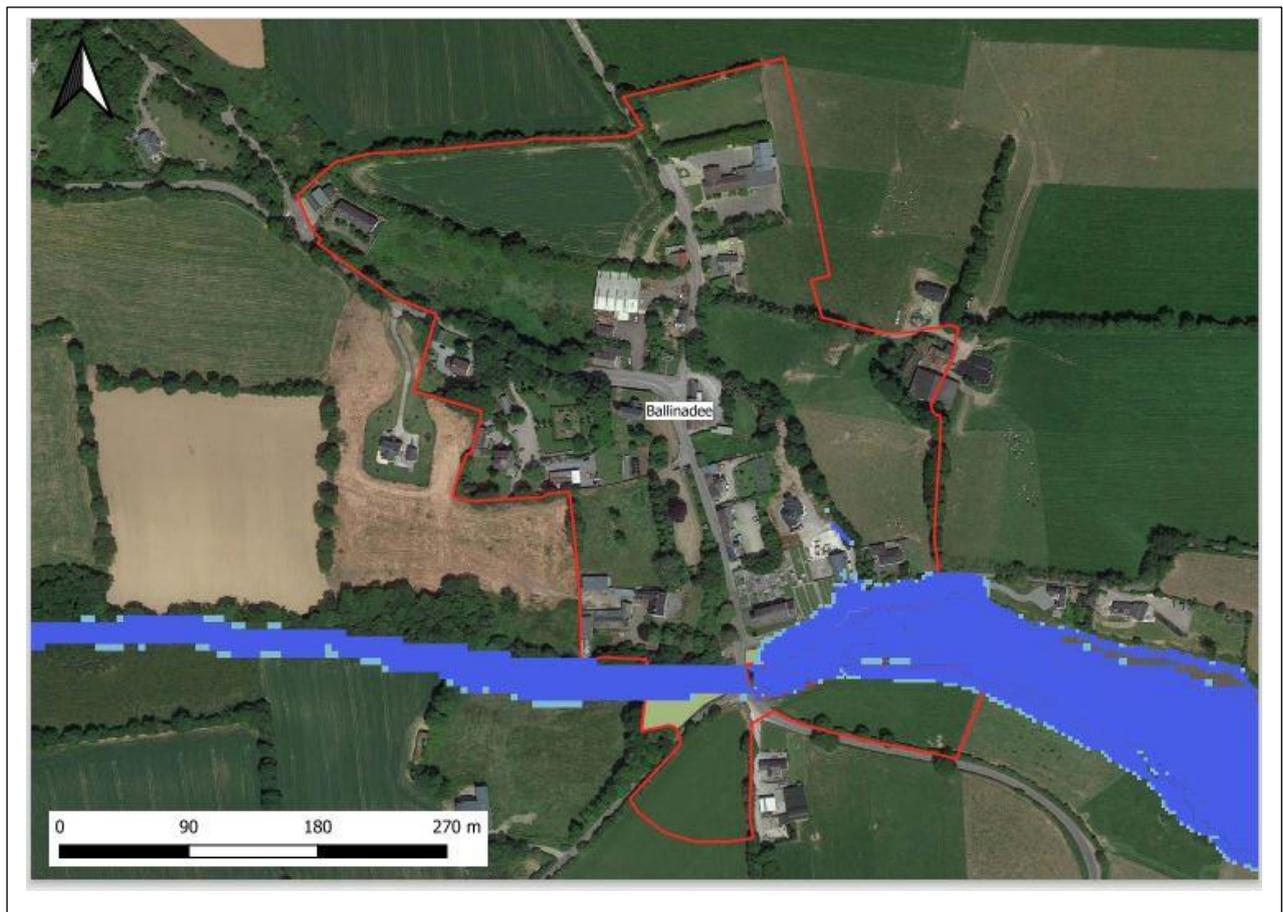
### *PROPOSED AMENDMENT NO. 5.1.12.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by SFRA.

#### *PROPOSED AMENDMENT*

Insert new Flood Extents Map.



MAP CHANGE ONLY

## Ballinhassig

### PROPOSED AMENDMENT NO. 5.1.13.1

#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by OPR.

#### PROPOSED AMENDMENT

Delete paragraph 1.13.01 and Objective DB-01 as follows:

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

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

and replace with new Text and Objective as follows:

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

|              |   |
|--------------|---|
| <i>DB-01</i> | <i>Within the development boundary, encourage the development of up to 30 (45) additional dwellings during the Plan period.</i> |
|--------------|---|

#### TEXT CHANGE ONLY

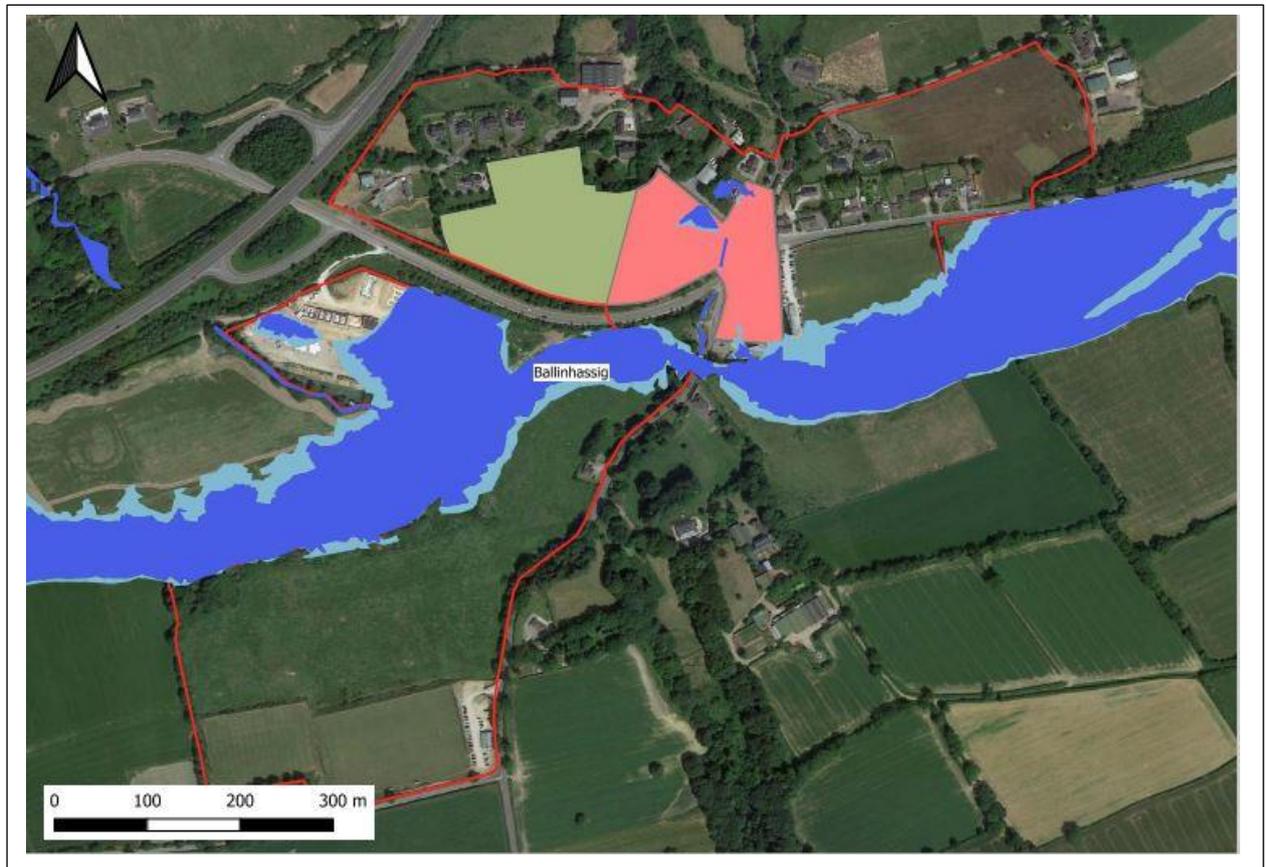
**PROPOSED AMENDMENT NO. 5.1.13.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

**PROPOSED AMENDMENT**

Insert new Flood Extents Map.



**MAP CHANGE ONLY**

## Crossbarry

### PROPOSED AMENDMENT NO. 5.1.15.1

#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by OPR.

#### PROPOSED AMENDMENT

Delete Objective DB-01 as follows:

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

and replace with new Objective as follows:

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

**TEXT CHANGE ONLY**



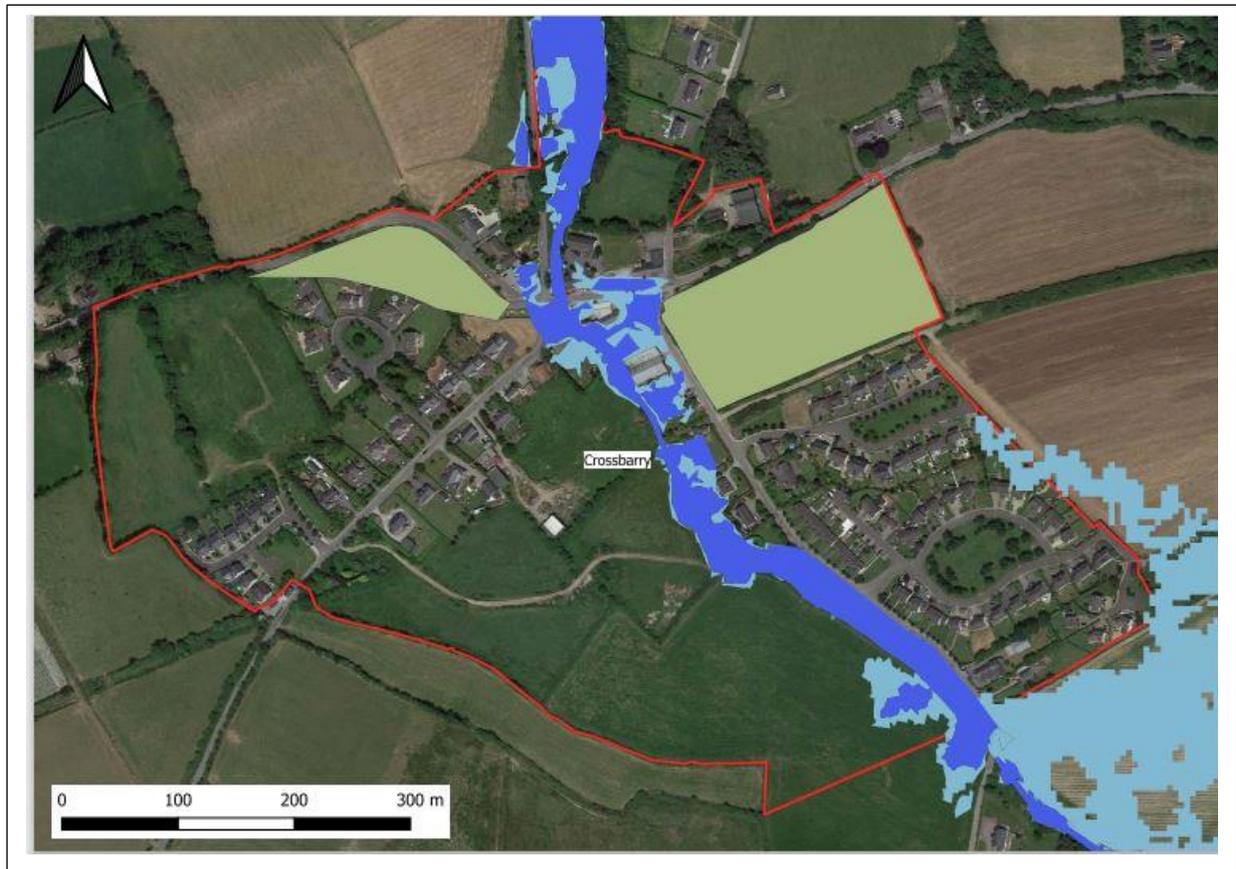
**PROPOSED AMENDMENT NO. 5.1.15.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

**PROPOSED AMENDMENT**

Insert new Flood Extents Map.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.15.3**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submissions.

**PROPOSED AMENDMENT**

Insert New Objective U-02 as follows:

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

**TEXT CHANGE ONLY**

## Kilbrittain

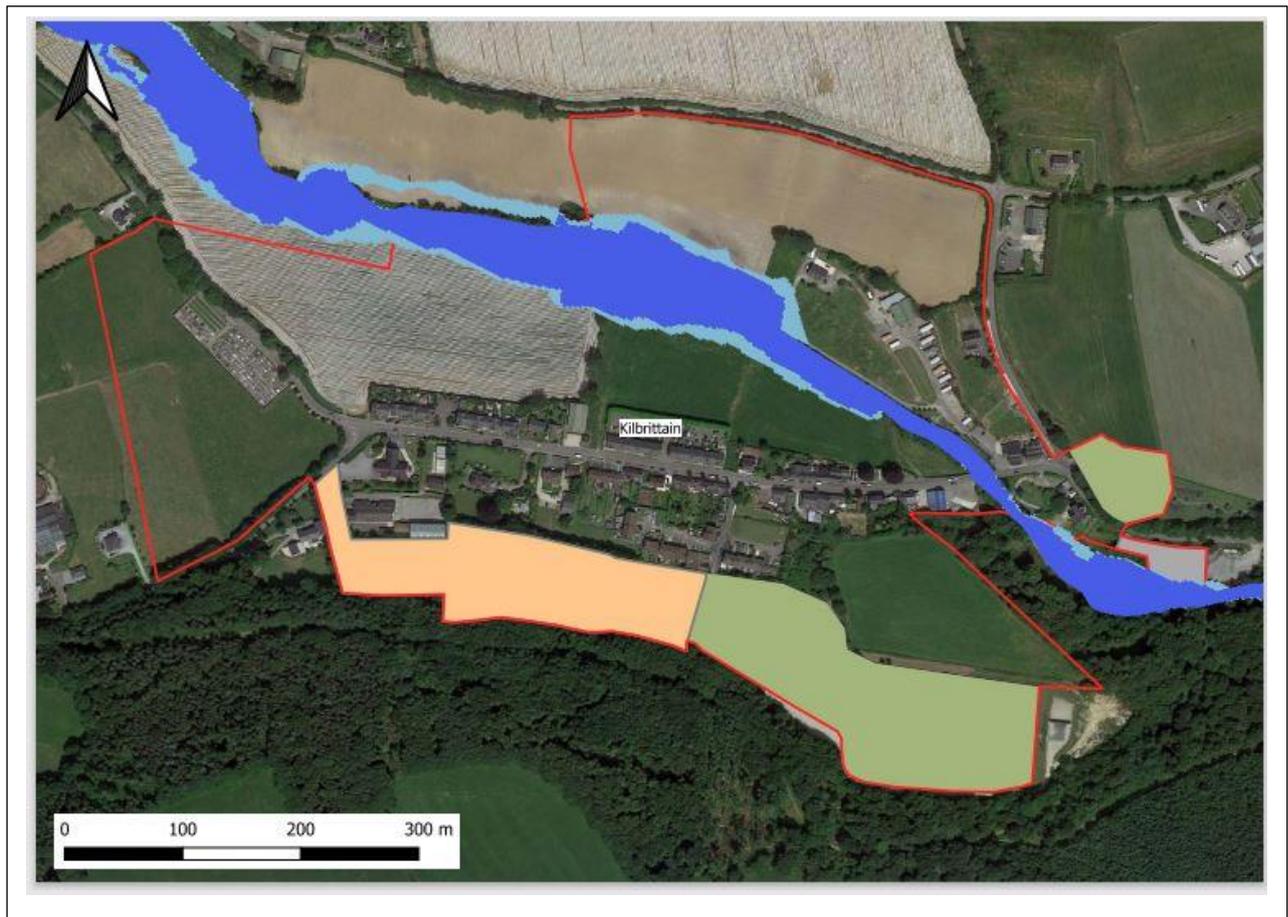
### *PROPOSED AMENDMENT NO. 5.1.16.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by SFRA.

#### *PROPOSED AMENDMENT*

Insert new Flood Extents Map.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.16.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

**PROPOSED AMENDMENT**

Add astrix to Objective U-01 as follows:

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

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.1.16.3**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

**PROPOSED AMENDMENT**

Add astrix to Objective U-02 as follows:

|             |                              |            |
|-------------|------------------------------|------------|
| <b>U-02</b> | Sewage treatment plant.<br>* | <b>0.3</b> |
|-------------|------------------------------|------------|

**TEXT CHANGE ONLY**

## Old Chapel

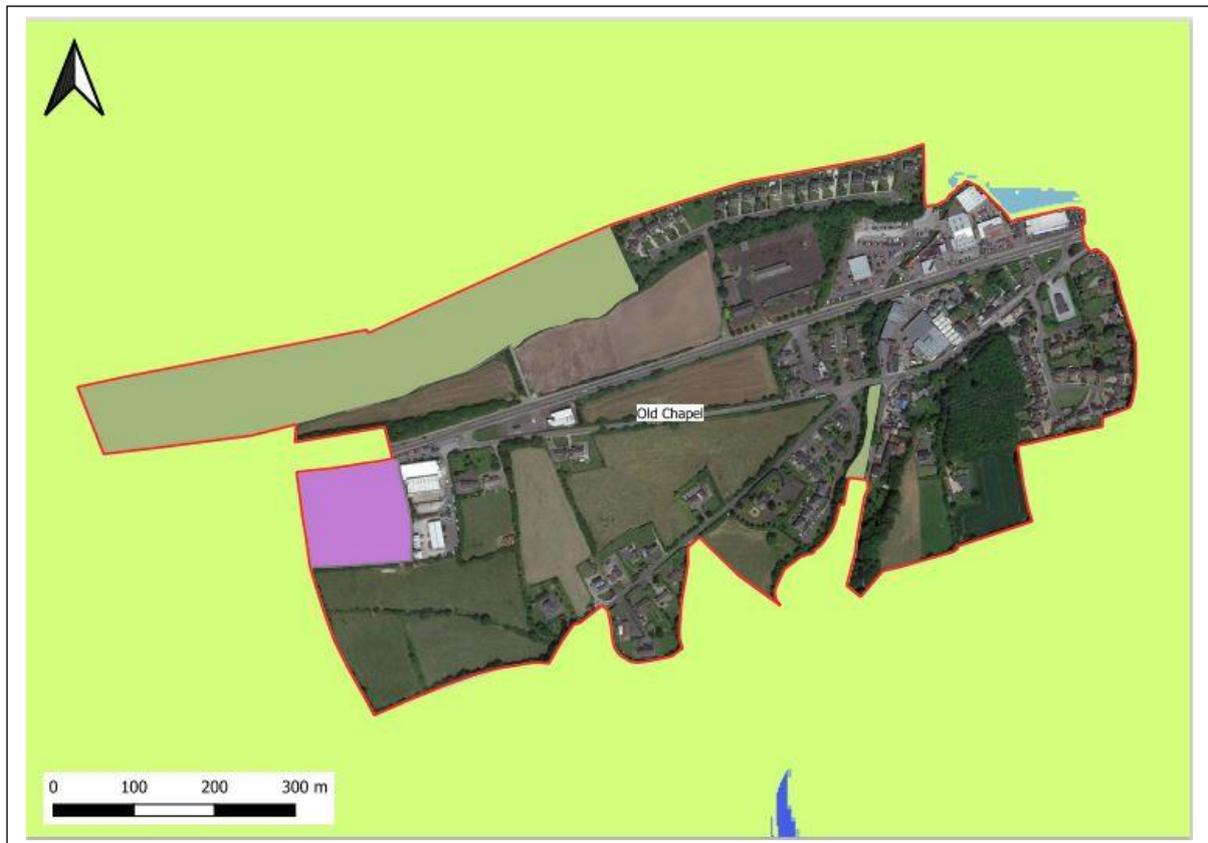
### *PROPOSED AMENDMENT NO. 5.1.18.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by SFRA.

#### *PROPOSED AMENDMENT*

Insert new Flood Extents Map.



**MAP CHANGE ONLY**

## Other Settlements

### Garrettstown/ Garrylucas

#### PROPOSED AMENDMENT NO. 5.1.19.1

#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SFRA.

#### PROPOSED AMENDMENT

Insert new Flood Extents Map.



**MAP CHANGE ONLY**

## Oysterhaven

### *PROPOSED AMENDMENT NO. 5.1.19.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by SFRA.

#### *PROPOSED AMENDMENT*

Change title on header of Development Boundary Objectives.

#### **TEXT CHANGE ONLY**



# West Cork MD

## PROPOSED AMENDMENT NO. 5.2.2.1

### ORIGIN OF AMENDMENT

This amendment is required to update the West Cork Municipal District - Proposed Scale of Development

### PROPOSED AMENDMENT

Replace Table 5.2.2 with updated Table 5.2.2 as follows:

| Table 5.2.2: West Cork Municipal District – Proposed Scale of Development |                               |   |  |
|---|-------------------------------|---|--|
| Settlement Name   | Scale of Development Units    | Drinking Water Status – September 2021 Assessment | Waste-Water Status – September 2021 Assessment |
| <b>Main Towns</b>   |                               |   |  |
| Bantry  | 544 <del>344</del>            |   |  |
| Castletownbere +  | 70                            |   |  |
| Clonakilty  | 828 <del>600</del>            |   |  |
| Dunmanway * ~   | 168 <del>126</del>            |   |  |
| Schull  | 84 <del>80</del>              |   |  |
| Skibbereen ~  | 309 <del>300</del>            |   |  |
| <b>Total Main Towns</b>   | <b>2,013 <del>1,520</del></b> |   |  |
| <b>Key Villages (9)</b>   |                               |   |  |
| Ballineen-Enniskeane  | 80 <del>74</del>              |   |  |
| Ballydehob ~  | 20                            |   |  |
| Baltimore   | 60 <del>37</del>              |   |  |
| Drimoleague ~   | 25                            |   |  |
| Durrus  | 20                            |   |  |
| Glengarriff   | 20 <del>12</del>              |   |  |
| Leap  | 25 <del>20</del>              |   |  |
| Rosscarbery ~   | 86 <del>50</del>              |   |  |
| Union Hall  | 35 <del>31</del>              |   |  |
| <b>Total Key Villages</b>   | <b>371 <del>289</del></b>     |   |  |
| <b>Villages (15)</b>  |                               |   |  |
| Ahakista  | 5                             |   |  |
| Allihies  | 10                            |   |  |
| Ardfield  | 15                            |   |  |
| Ardgroom  | 5                             |   |  |
| Ballinascarthy  | 10                            |   |  |
| Ballylickey   | 10                            |   |  |
| Castletownshend   | 15                            |   |  |
| Crookhaven  | 10                            |   |  |
| Drinagh   | 10                            |   |  |
| Eyeries *   | 20                            |   |  |
| Glandore  | 20                            |   |  |
| Goleen  | 20                            |   |  |
| Kealkill  | 15                            |   |  |
| Kilcrohane  | 15                            |   |  |
| Shannonvale   | 15                            |   |  |
| <b>Total Villages</b>   | <b>195</b>                    |   |  |

| Table 5.2.2: West Cork Municipal District – Proposed Scale of Development |  |   |  |
|---|--|---|--|
| Settlement Name   | Scale of Development Units   | Drinking Water Status –<br><i>September 2021 Assessment</i> | Waste-Water Status –<br><i>September 2021 Assessment</i> |
| <b>Overall Total</b>  |  |   |  |
| <b>Other Locations</b>  |  |   |  |
| Barleycove  | -  |   |  |
| Inchydoney  | -  |   |  |
| Ownahinchy ~  | -  |   |  |
| Tragumna  | -  |   |  |
| <b>Islands</b>  |  |   |  |
| Bere Island   | -  |   |  |
| Dursey Island   | -  |   |  |
| Heir Island   | -  |   |  |
| Long Island   | -  |   |  |
| Oileán Chléire  | -  |   |  |
| Sherkin Island  | -  |   |  |
| Whiddy Island   | -  |   |  |
|   |  |   |  |
| <b>Water Services Key</b>   | Capacity   |   |  |
|   | Future capacity subject to Irish Water Investment Plan   |   |  |
|   | Some capacity  |   |  |
|   | No capacity  |   |  |
| +   | New development in Castletownbere requiring a connection to the public water supply cannot be permitted if it will result in an increase in abstraction rates from Glenbeg Lough. (This also applies to any other settlements in the Beara area relying on the Glenbeg Lough Water Supply).  |   |  |
| *   | Any new development in Dunmanway which discharges into the Bandon SAC will have to be put on hold until such time as issues relating to the outfall location for this WWTP are resolved. It will be necessary to make improvements to wastewater infrastructure at Dunmanway to resolve issues relating to capacity of the sewer network, overflows from the pump station at Long Bridge and the location of the discharge of treated effluent into the Bandon River SAC, to allow additional population growth targeted for the town of Dunmanway, as set out in this table, to take place. This is to ensure compatibility with Water Framework Directive and Habitats Directive requirements. See <b>Chapter 11 Water Management</b> of Volume One of this Plan and section on Dunmanway for further details. |   |  |
| ~   | Emission Limit Values (ELVs): the WWTP for the settlement is currently not compliant with Wastewater Discharge Licence emission limit values but is capable of achieving at least UWW standards.   |   |  |

**TEXT CHANGE ONLY**

## *Main Towns*

### **Clonakilty**

#### *PROPOSED AMENDMENT NO. 5.2.5.1*

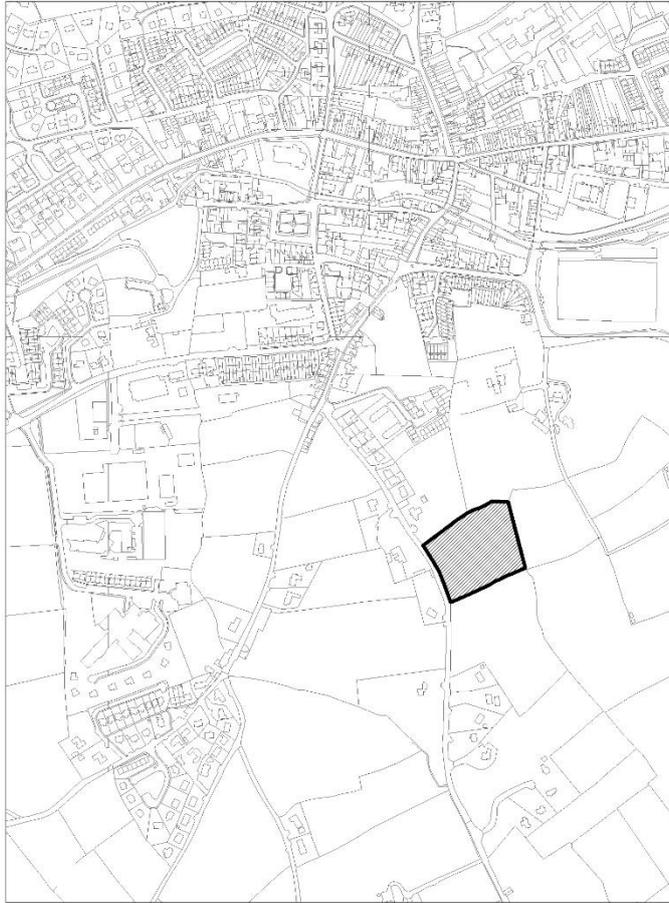
#### *ORIGIN OF AMENDMENT*

This amendment is required to address the revised growth allocation figures for Clonakilty.

#### *PROPOSED AMENDMENT*

It is proposed to make a modification to the zoning map and text for Clonakilty by deleting the specific zoning objective CK-R-06 for Clonakilty. These lands will now be zoned Existing Residential/Mixed Residential and Other Uses.

~~CK-R-06 Medium Density Residential Development. Comprehensive landscaping proposals will be required, particularly along the eastern boundary.~~



I

Amendment Ref: 5.2.5.1

**TEXT AND MAP CHANGE**

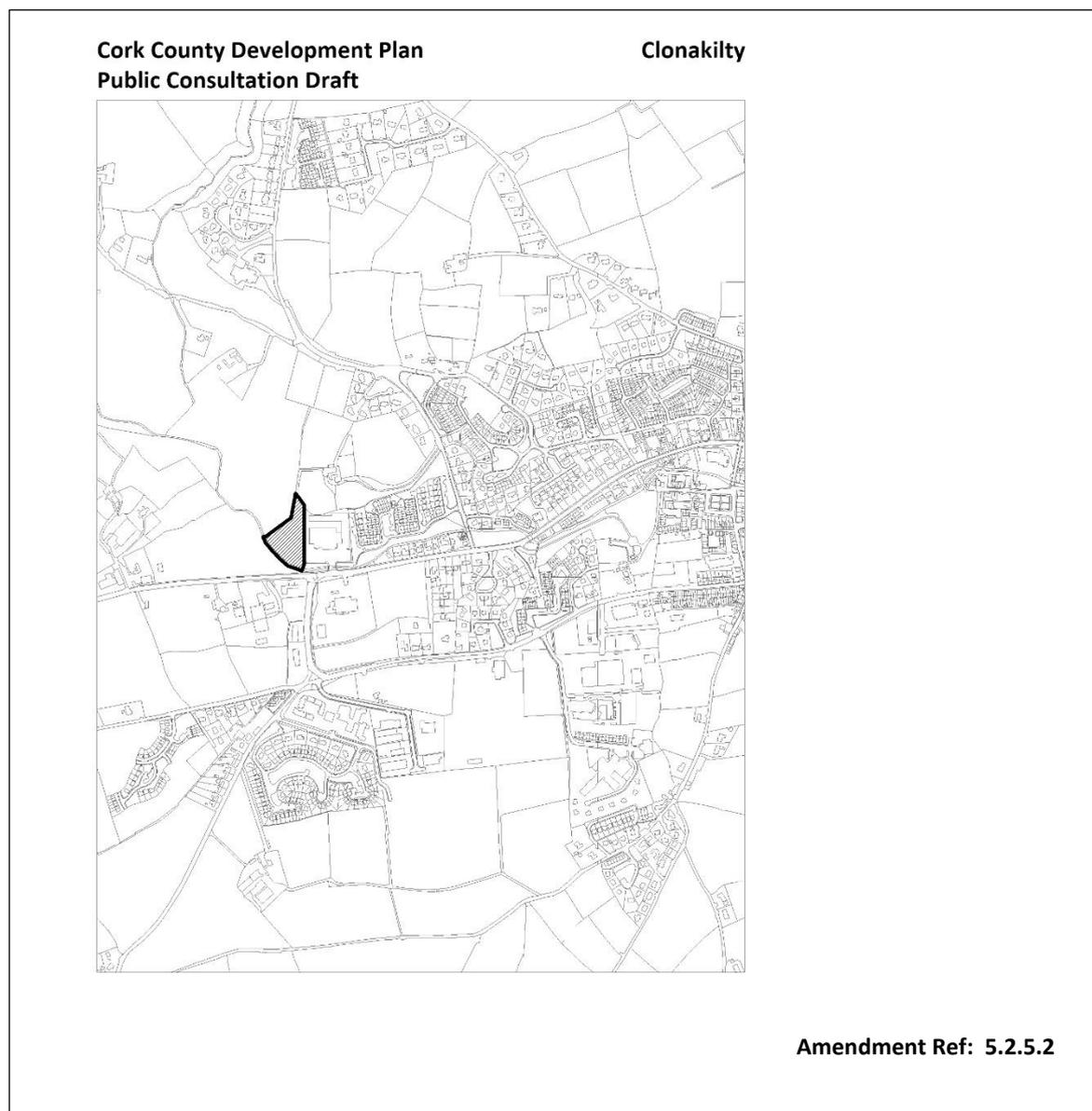
**PROPOSED AMENDMENT NO. 5.2.5.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA.

**PROPOSED AMENDMENT**

It is proposed to amend the development boundary of Clonakilty by omitting an area within the Existing Residential/Mixed Residential and Other Uses on the western boundary, and by zoning this area as the Greenbelt GB 1-1.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.5.3**

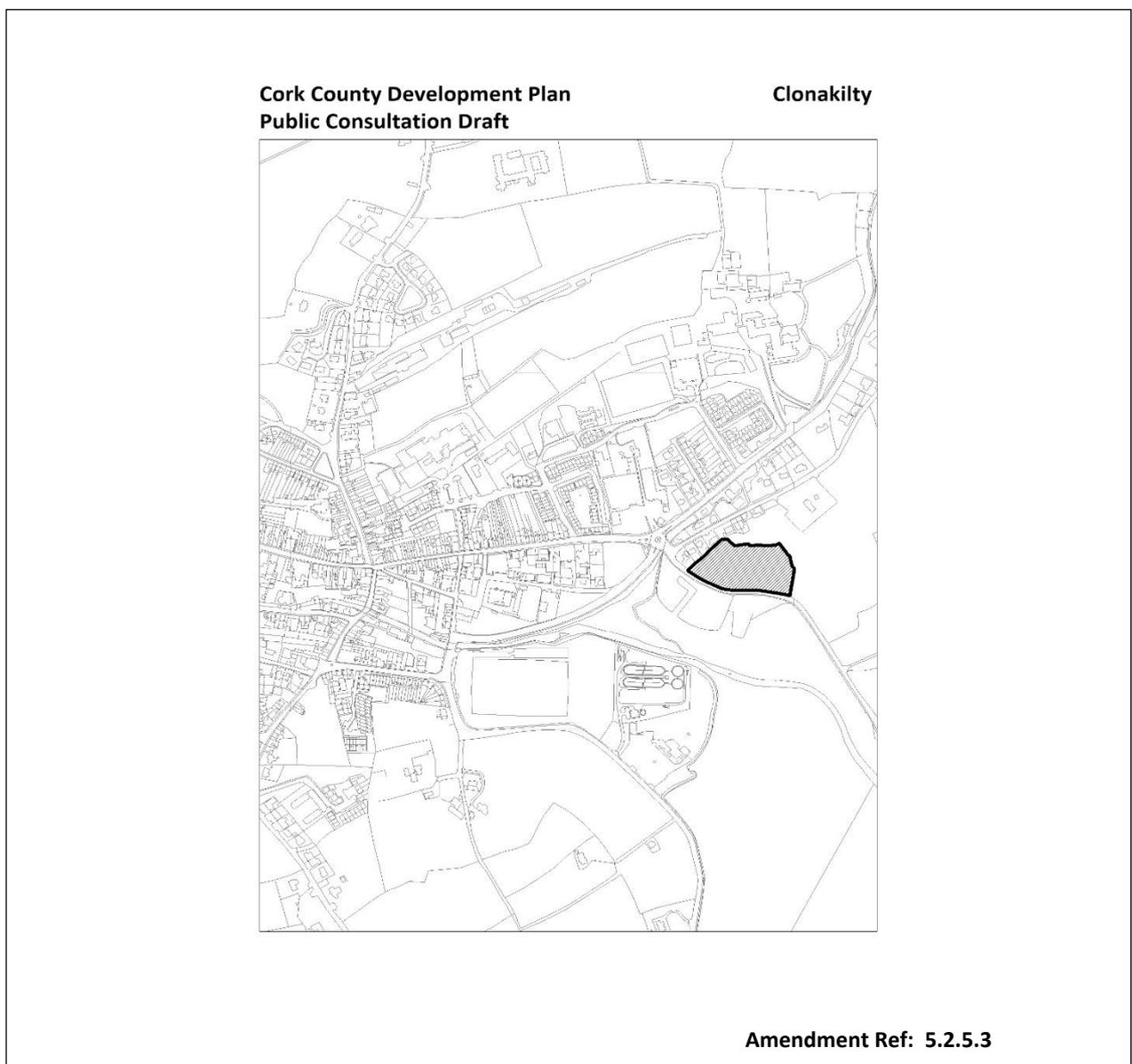
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA.

**PROPOSED AMENDMENT**

It is proposed to make a modification to the zoning map of Clonakilty by omitting a portion of the lands zoned CK-AG-04 and by inserting a new green infrastructure zoning CK-GC-06. \*

*Open Space to be protected from development enhancing the visual amenities of the area. \**



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.5.4**

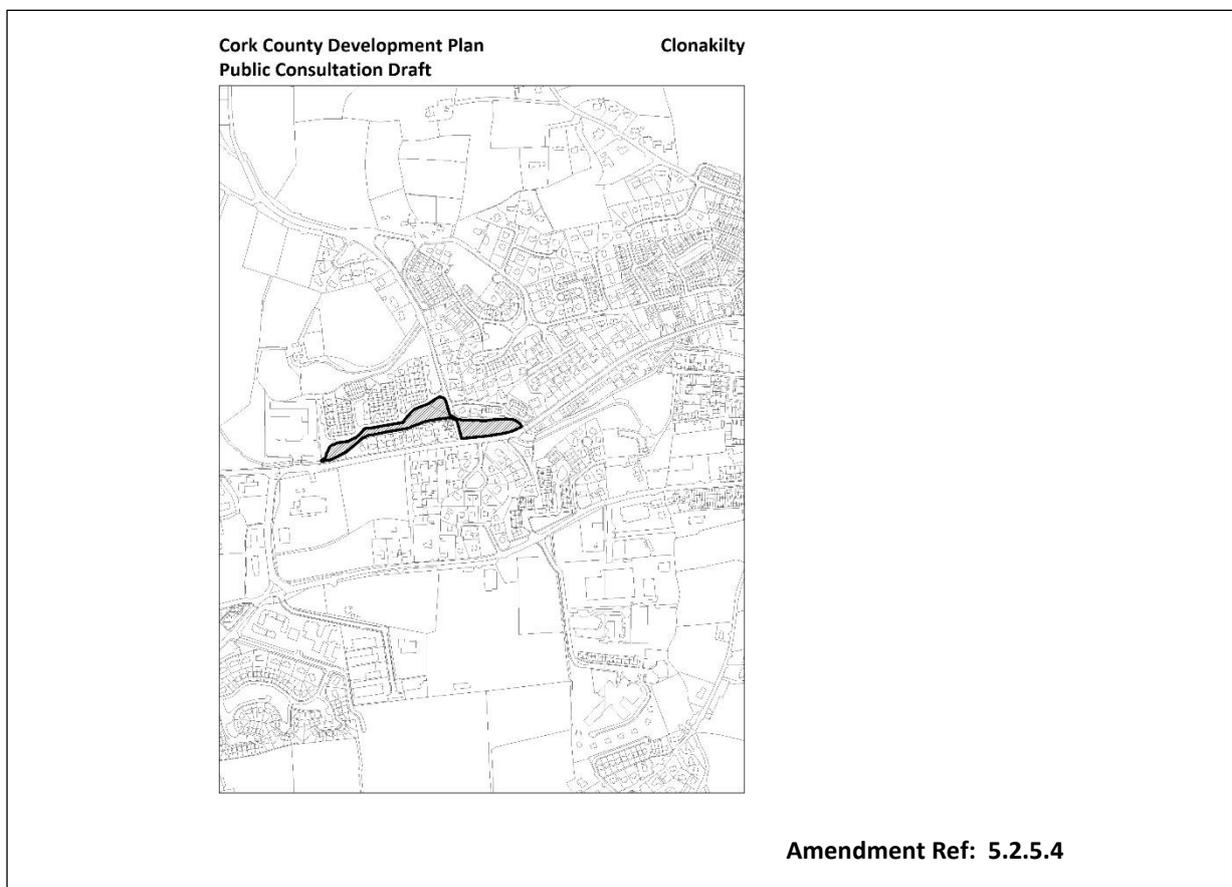
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA.

**PROPOSED AMENDMENT**

It is proposed to make a modification to the zoning map of Clonakilty by inserting a new green infrastructure zoning CK-GC-07.

*Open Space to be protected from development enhancing the visual amenities of the area. \**



**TEXT AND MAP CHANGE**

## PROPOSED AMENDMENT NO. 5.2.5.5

### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions

### PROPOSED AMENDMENT

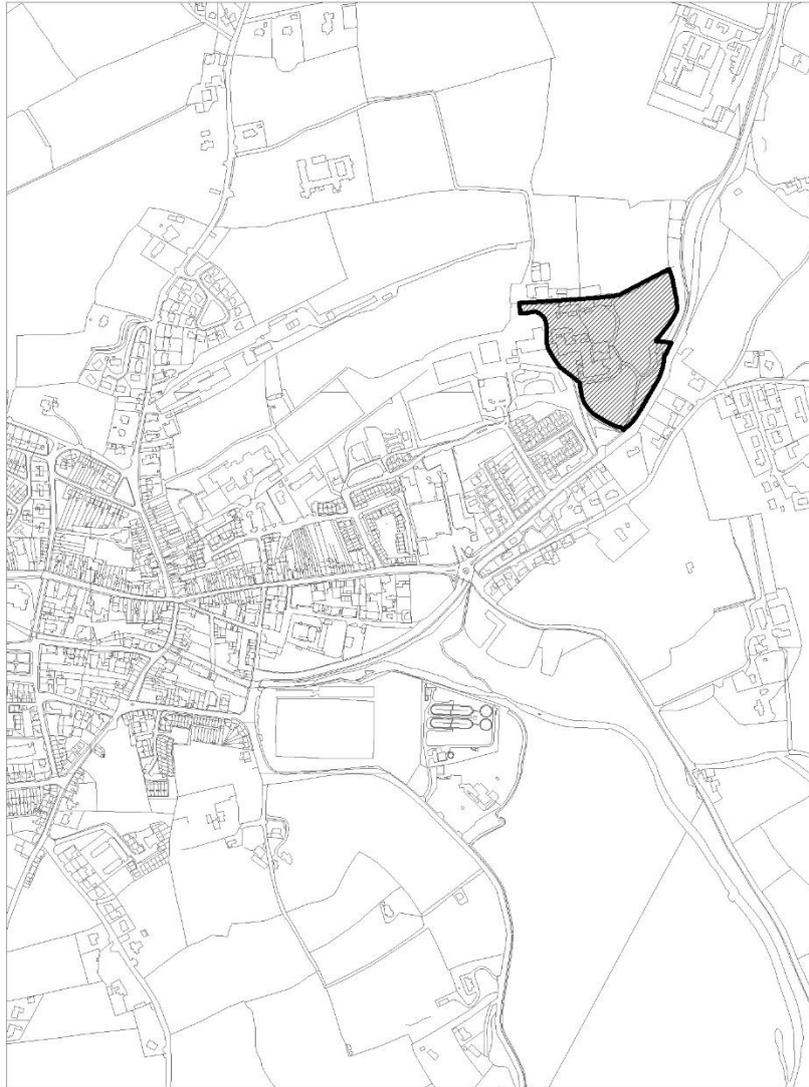
It is proposed to delete the special zoning objective CK-X-01 and to amend the text and map of objective CK-C-02 as follows:

Support the redevelopment of this site for residential, community, tourism, or employment related uses. Any development on this site should have regard the importance of the existing buildings, protected structures, and their setting. The form and layout of any development should be of a high-quality design, materials and finishes should make a positive contribution to the townscape and visual amenities of the town. Pedestrian and Cycle connections should be incorporated linking the site to adjoining developments and the town centre. A comprehensive landscaping proposal incorporating the retention of and enhancement of significant landscape features. Preparation of detailed proposals to address the surface water drainage of the site and adjoining lands. The implementation of phasing proposals within the overall site to ensure the co-ordinated development of the site. Preparation of a Traffic Management Plan which includes provision of sustainable transport options. Any proposal for development on this site should be subject to an agreed access strategy in accordance with the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities to include provision of connection to the future Northern Relief Road. Consideration should also be given to the area of local biodiversity value N71 Woodland Corridor. ▲

Insert new text in CK-C-02 as follows:

~~Lands reserved for Educational Use~~ *Community Use. Lands reserved for the development of a range of community uses. Existing educational uses with potential for future refurbishment of the existing Convent buildings. Development proposal will ensure that any development on this site should have regard the importance of the existing buildings, protected structures, and their setting. The form and layout of any development should be of a high-quality design, materials and finishes should make a positive contribution to the townscape and visual amenities of the town. Preparation of detailed proposals to address the surface water drainage of the site and adjoining lands are required. Consideration will be given to appropriately landscaping, enhancement of green corridors, and retention of significant landscape features. Consideration should also be given to the area of local biodiversity value N71 Woodland Corridor ▲.*

Modify zoning map as follows; include area shown within the boundary of the CK-C-02 zoning:



**AMENDMENT REF: 5.2.5.5**

**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.5.6**

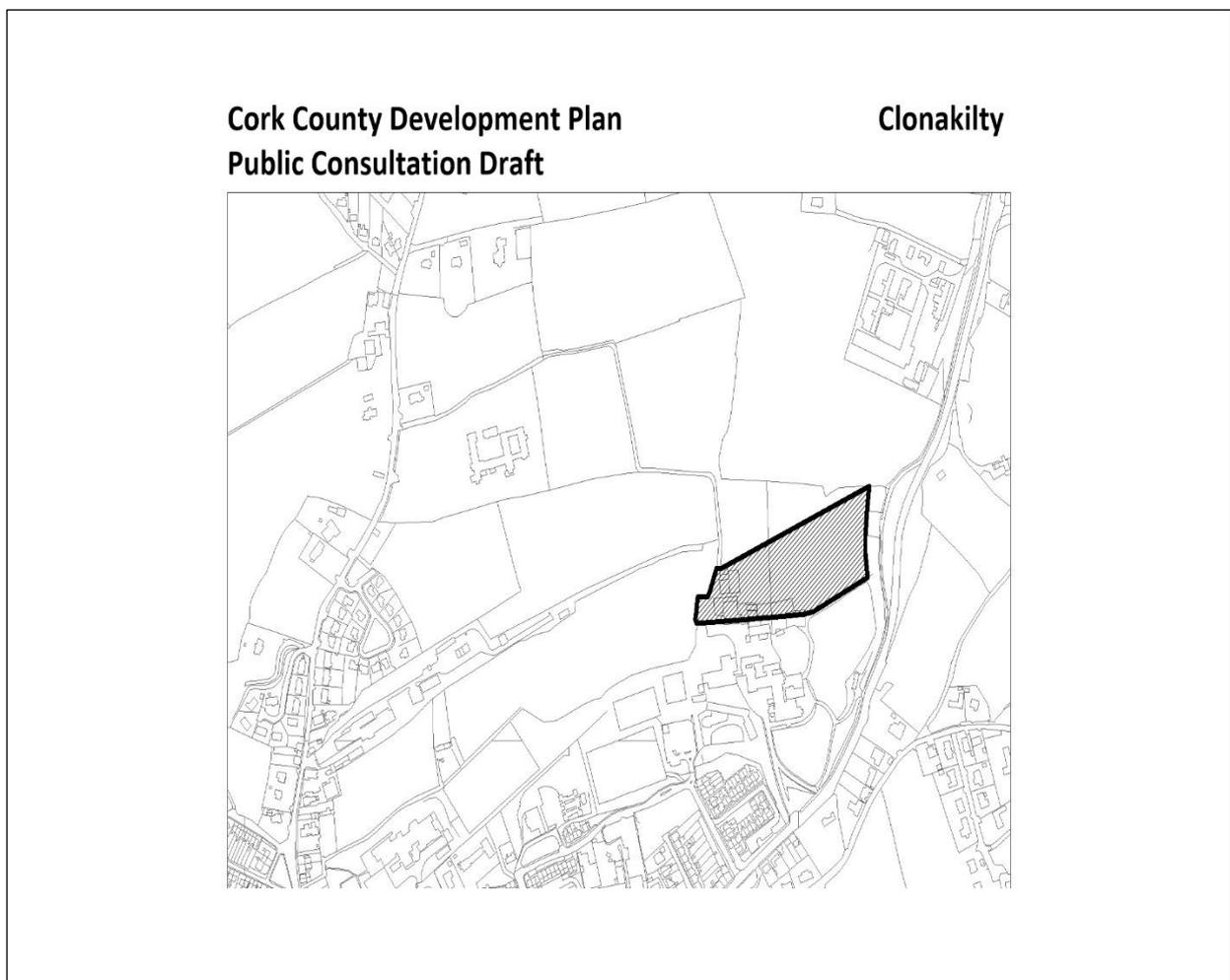
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions.

**PROPOSED AMENDMENT**

It is proposed to insert a new Residential zoning as shown in the map below:

*Medium B Density Residential Development. The overall approach to the development of this site including road access proposals and the provision of pedestrian and cycleway links should be co-ordinated with the development of adjoining lands to the north.*



**AMENDMENT REF: 5.2.5.6**

**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.5.7**

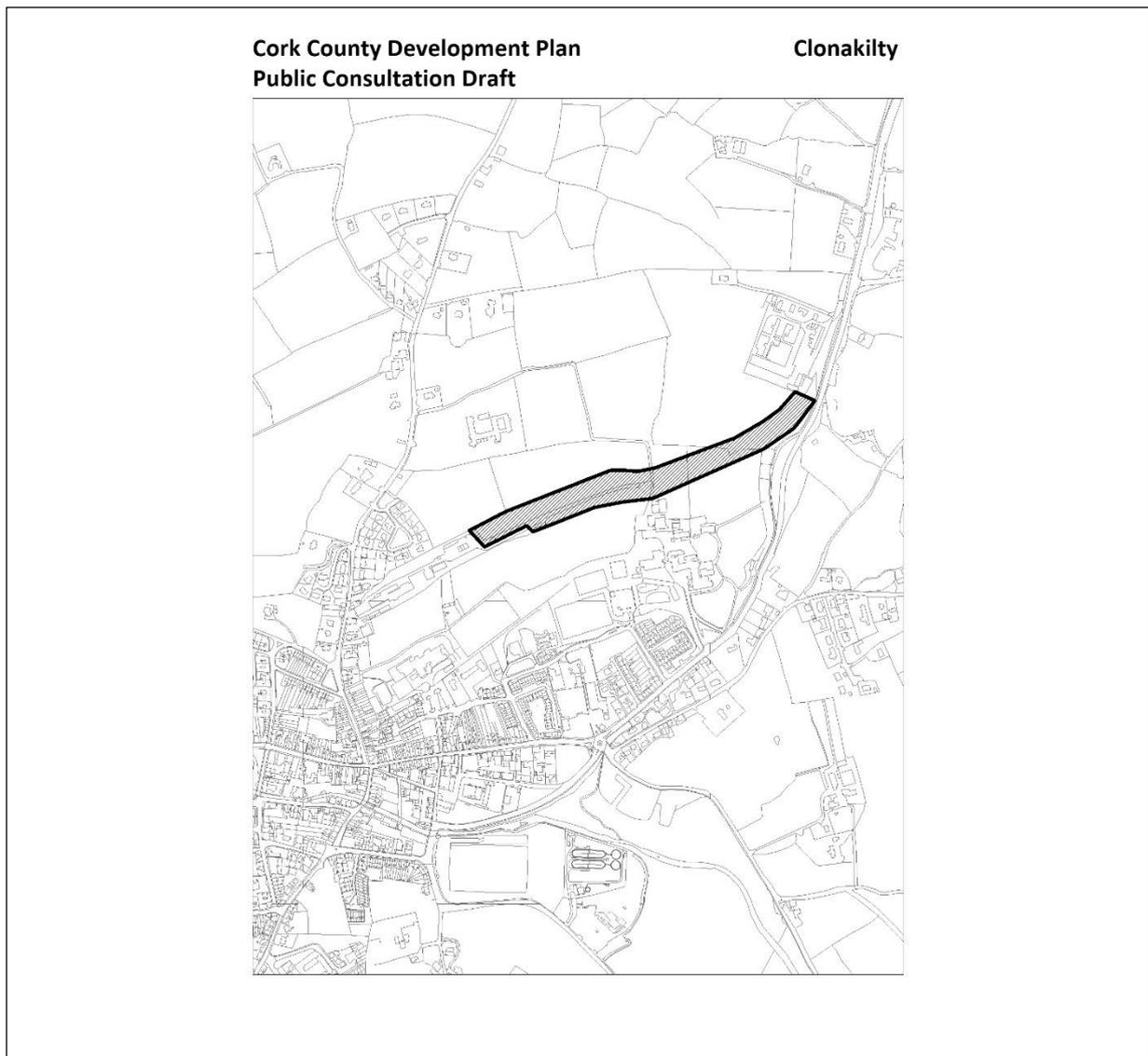
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions

**PROPOSED AMENDMENT**

It is proposed to make a modification to the zoning map of Clonakilty by inserting a new Green Infrastructure zoning CK-GA-07 as follows:

*Support the provision of a Linear Park including the provision of an Active Travel Route CK-U-03.*



**AMENDMENT REF: 5.2.5.7**

**TEXT AND MAP CHANGE**

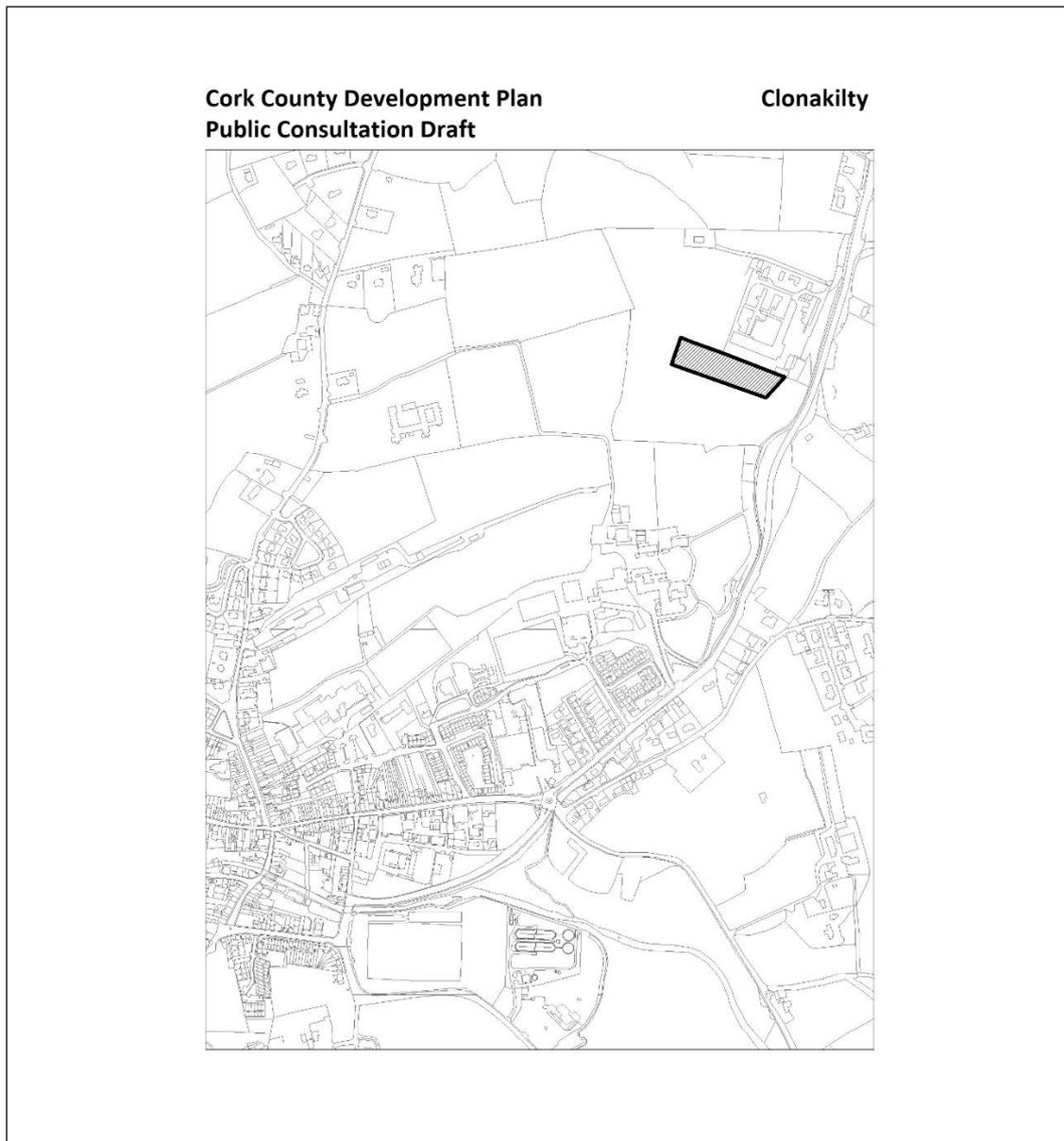
**PROPOSED AMENDMENT NO. 5.2.5.8**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Planning Department.

**PROPOSED AMENDMENT**

It is proposed to make a modification to the CK-R-02 zoning by omitting the area as shown below and including the land within the boundary of the CK-C-01 zoning.



**AMENDMENT REF: 5.2.5.8**

**MAP CHANGE ONLY**

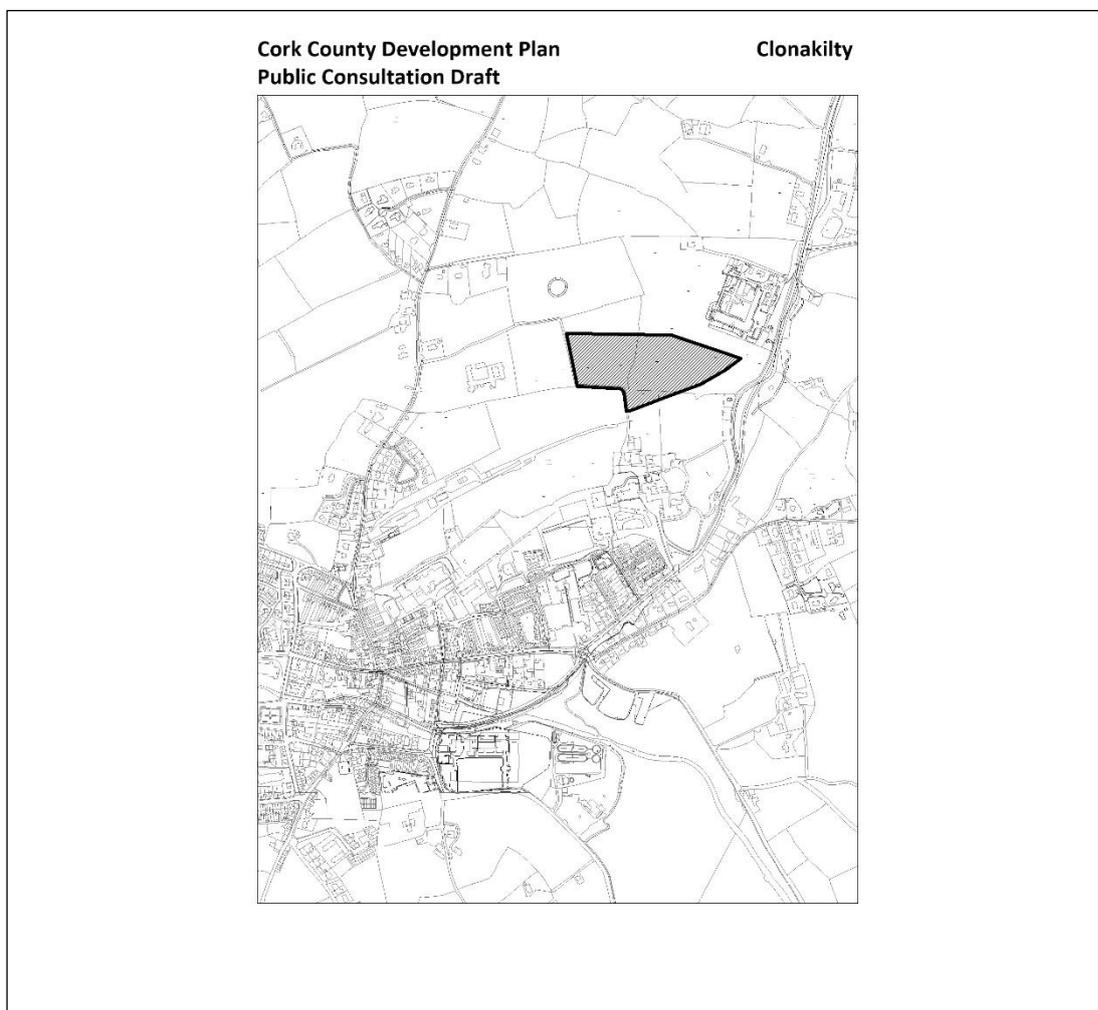
**PROPOSED AMENDMENT NO. 5.2.5.9**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Planning Department.

**PROPOSED AMENDMENT**

It is proposed to make a modification to the CK-R-02 zoning by reconfiguring the boundaries of the zoning. The revised boundaries of the CK-R-02 zoning as are follows:



**AMENDMENT REF: 5.2.5.9**

**MAP CHANGE ONLY**

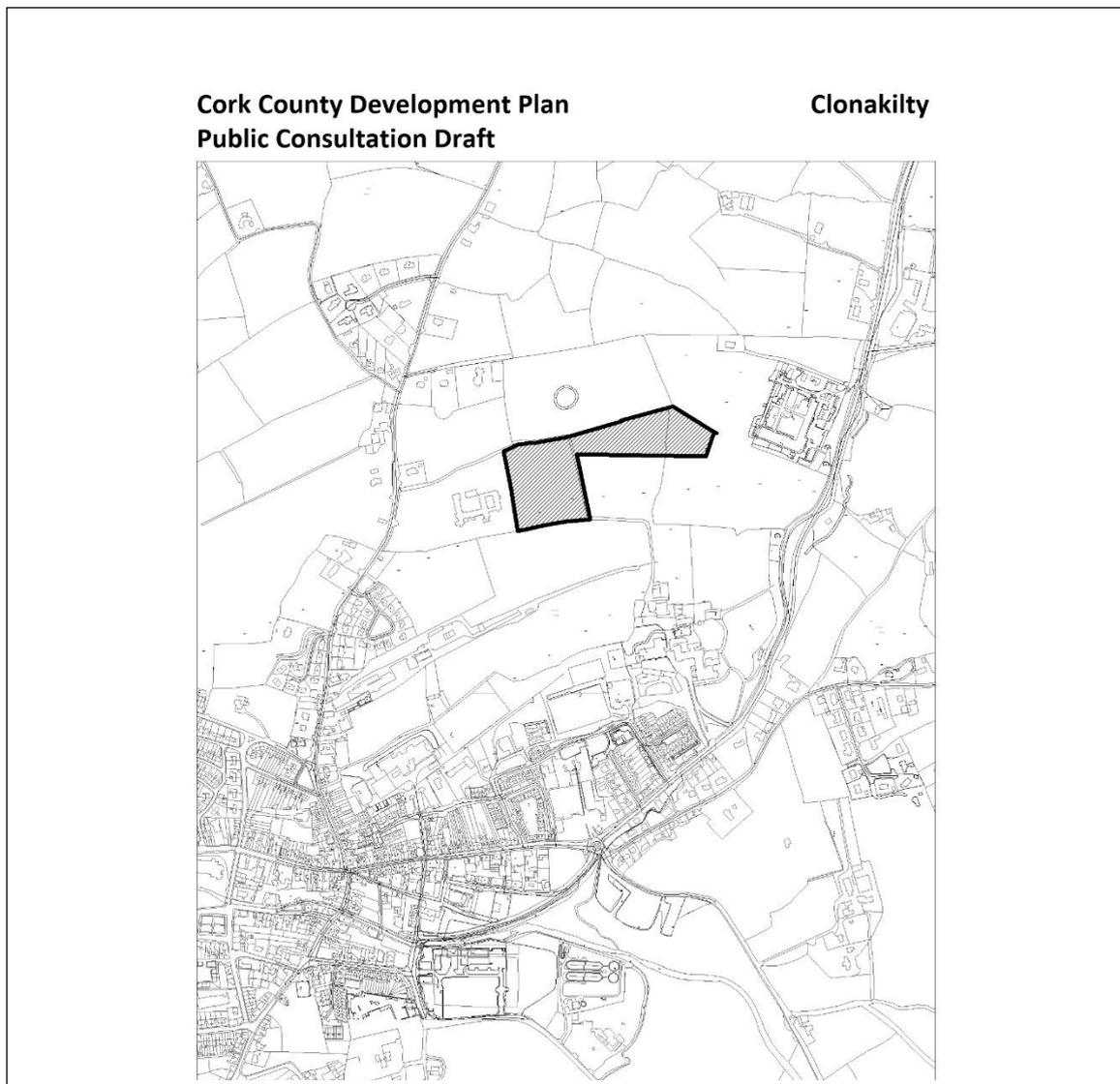
**PROPOSED AMENDMENT NO. 5.2.5.10**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Planning Department.

**PROPOSED AMENDMENT**

It is proposed to make a modification to the boundary of the CK-AG-05 by incorporating the area shown below within the boundary of the zoning.



**AMENDMENT REF: 5.2.5.10**

**MAP CHANGE ONLY**

## PROPOSED AMENDMENT NO. 5.2.5.11

### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

### PROPOSED AMENDMENT

It is proposed to make a modification to the text and the zoning map in relation to the CK-R-07 zoning by modifying the text and reconfiguring the boundaries of the zoning.

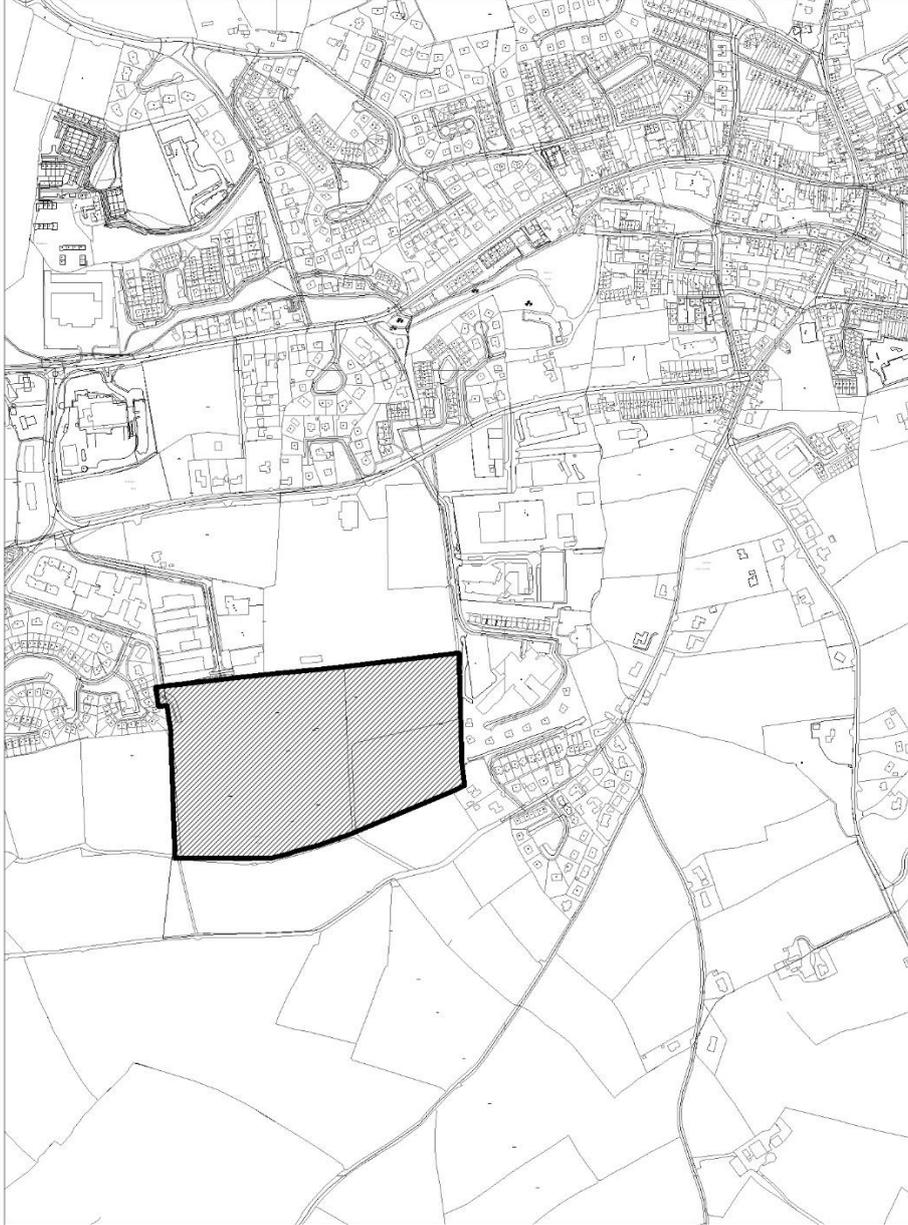
It is proposed to delete the existing specific development objective text and to replace with the revised text as follows:

~~CK-R-07—Medium A Density Residential Development. The overall approach to the development of this site (including road access proposals, layout, pedestrian and cycleway links, open space etc.) should ensure appropriate provision is made for the possible future development of lands to the south and west. ^~~

*Medium A Density Residential Development. The overall approach to the development of this site will be guided by an overall framework Masterplan based on the requirements of the Guidelines on Sustainable Residential Development in Urban Areas published by the DoELG and the accompanying Urban Design Manual and Cork County's Design Guide for Residential Estate Development. Any development should provide for the following:*

- a. An appropriate access strategy in compliance with the DMURS Design Manual for Urban Roads and Streets 2019 including appropriate provision for the possible future development of lands to the south and west. Proposals will be in keeping with any updated Local Transport Plan for the town.*
- b. The provision of a minimum of 15% public open space including the provision of green corridors, and areas of biodiversity value together with Active open space in accordance with Chapters 14 and 15 of the plan.*
- c. Provision of Active Travel Routes creating a high-quality permeable development with linkages to adjoining development.*
- d. Provision of a landscaped buffer with the existing Industrial development to the north.*
- e. An appropriate storm water drainage strategy for the site, and integration of SuDS proposals in the overall layout and design of the scheme. ^*

Insert revised map showing the boundaries of the CK-R-07 zoning as are follows:



**AMENDMENT REF: 5.2.5.11**

**TEXT AND MAP CHANGE**

## **PROPOSED AMENDMENT NO. 5.2.5.12**

### **ORIGIN OF AMENDMENT**

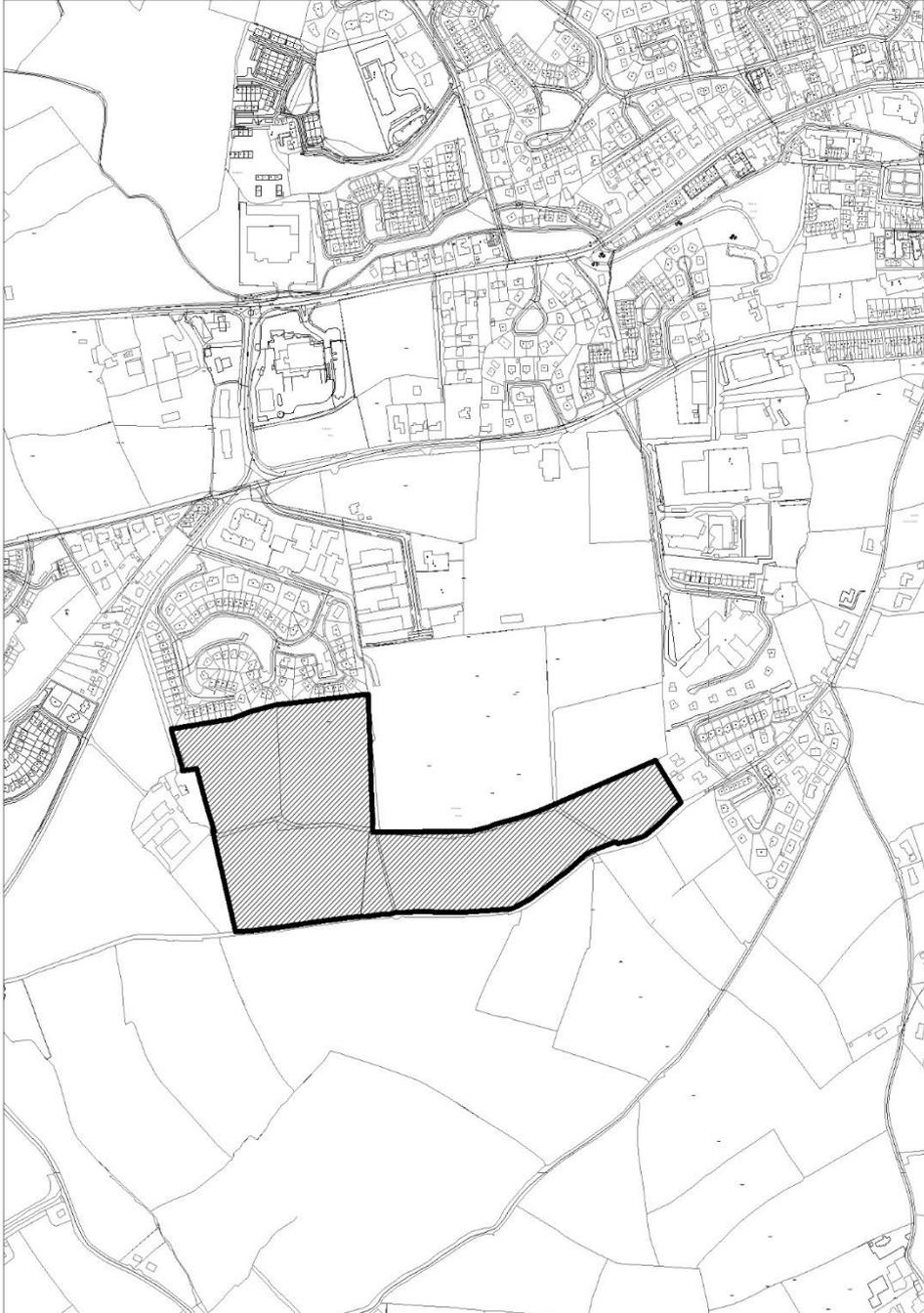
This amendment is required to address issues raised by submissions.

### **PROPOSED AMENDMENT**

It is proposed to insert a new specific development objective zoning - Residential Reserve CK-RR-01

*Medium A Density Residential Development. The overall approach to the development of this site will be guided by an overall framework Masterplan based on the requirements of the Guidelines on Sustainable Residential Development in Urban Areas published by the DoELG and the accompanying Urban Design Manual and Cork County's Design Guide for Residential Estate Development. Any development should provide for the following:*

- a. An appropriate access strategy in compliance with the DMURS Design Manual for Urban Roads and Streets 2019 including appropriate provision for the possible future development of lands to the north and west. Proposals will be in keeping with any updated Local Transport Plan for the town.*
- b. The provision of a minimum of 15% public open space including the provision of green corridors, and areas of biodiversity value together with Active open space in accordance with Chapters 14 and 15 of the plan.*
- c. Provision of Active Travel Routes creating a high-quality permeable development with linkages to adjoining development.*
- d. An appropriate storm water drainage strategy for the site, and integration of SuDS proposals in the overall layout and design of the scheme. ^*



**AMENDMENT REF: 5.2.5.12**

**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.5.13**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions.

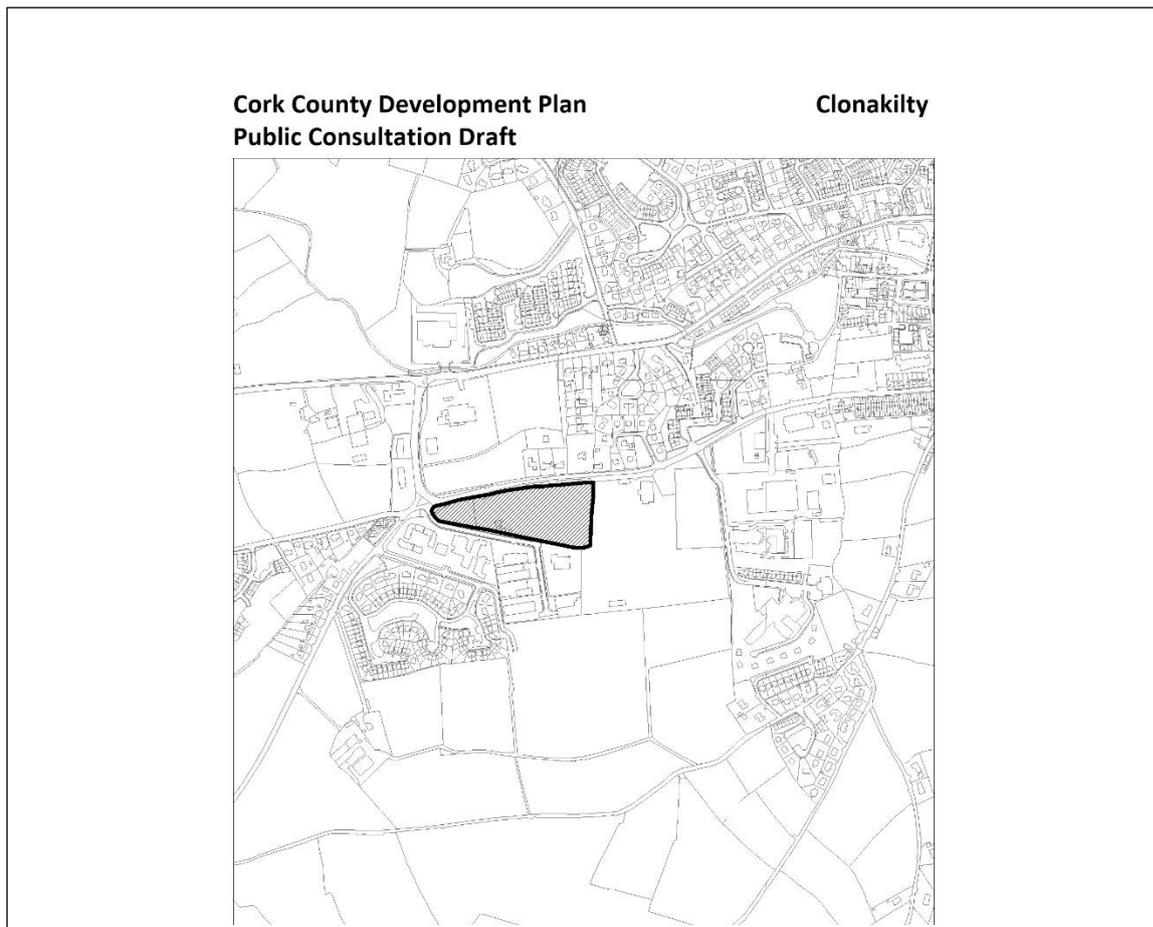
**PROPOSED AMENDMENT**

It is proposed to amend the CK-B-02 zoning as follows, by deleting the zoning objective and replacing it with a Special policy zoning objective; as follows:

~~CK-B-02 Business Development incorporating high quality building design.~~

Insert new special policy zoning text as follows:

*Mixed Use Development including retail, enterprise and technology uses. Any proposal for development on this site should be subject to an agreed access strategy in accordance with the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities.*



**AMENDMENT REF: 5.2.5.13**

**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.5.14**

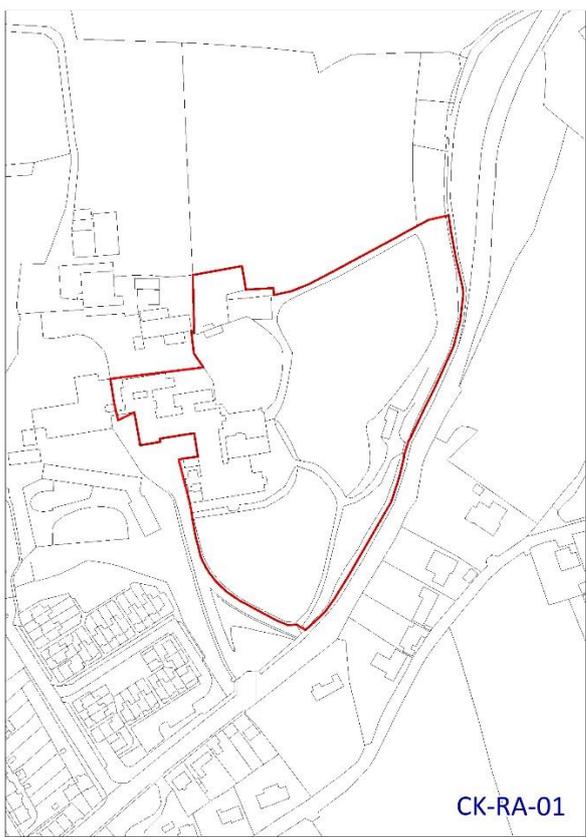
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions.

**PROPOSED AMENDMENT**

It is proposed to make a modification to the text of the CK-RA-01 regeneration site as follows:

Regeneration Sites

| Table 5.2.5: Regeneration Sites in Clonakilty  |   |
|--|---|
| Map of Regeneration Area   | Number and Description  |
|  <p>CK-RA-01</p> | <p><b>CK-RA-01: Convent of Mercy</b></p> <p>This site consists of the Convent of Mercy Buildings and associated lands to the East of the Convent Buildings. This is part of a larger complex of buildings, with existing schools to the west. The convent buildings are of historical and architectural merit and are currently listed on the Record of Protected Structures. Opportunity exists for the refurbishment and conversion of the former Convent Buildings currently in a state of disrepair for a mixture of office use, community use <i>including educational purposes.</i> <del>residential use or tourism related uses</del> to utilise the potential of the existing buildings and their attractive setting.</p> |

**TEXT & MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.5.15**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions

**PROPOSED AMENDMENT**

It is proposed to amend the text of specific development objective CK-U-03

~~Pedestrian Walkway Route~~ *Support the provision of an Active Travel Route linking with the existing Clonakilty – Shannonvale Greenway Route. Requires protection of woodland, hedgerows and other habitats of high natural value along the route.*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.5.16**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions

**PROPOSED AMENDMENT**

It is proposed to amend the text of paragraph 2.5.17 as follows:

2.5.17 The town is well served by a broad range of community and recreational facilities including healthcare facilities (including Community Hospital), town library, garda station, numerous places of worship, GAA, soccer, rugby, ~~modern playground~~, parks/amenity areas, greenway and swimming pool/leisure and fitness facilities (which are part of the Quality hotel). *The existing playground is an important amenity in the town and any upgrades or improvements will be encouraged.*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.5.17**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions

**PROPOSED AMENDMENT**

It is proposed to amend the text of paragraph 2.5.24 as follows:

2.5.24 A number of play and recreational facilities serving Clonakilty are located outside the town boundaries. The town itself is served by a number of smaller pockets of open spaces within the town, with public realm improvements such as outdoor seating areas and other street furniture, the value of these spaces can be enhanced. ~~The lack of open spaces is somewhat offset by its coastal location and the close proximity of Inchydoney beach.~~ The Council recognises the importance of an adequate provision of attractive and conveniently located open space throughout the plan area.

**TEXT CHANGE ONLY**

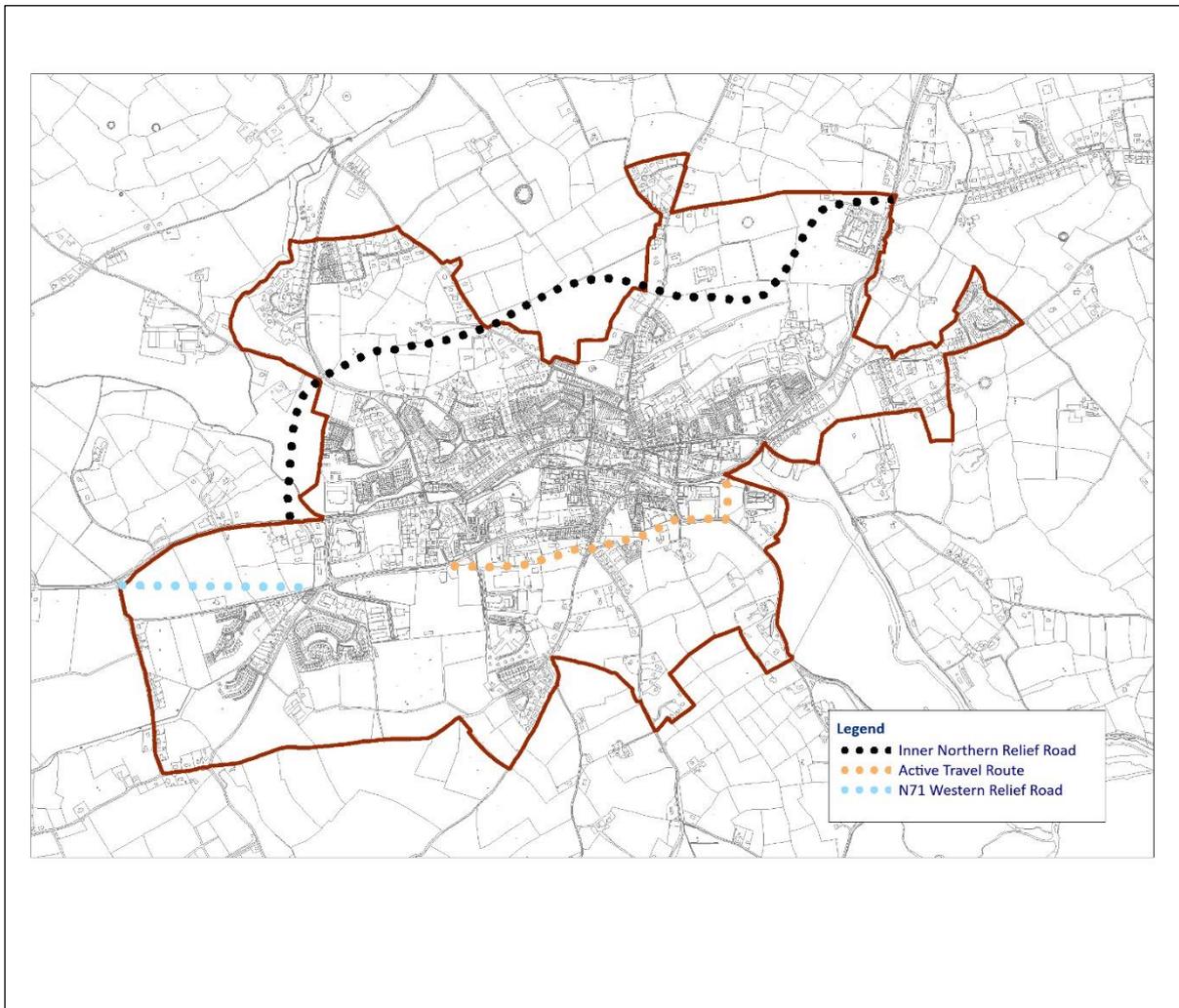
**PROPOSED AMENDMENT NO. 5.2.5.18**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions

**PROPOSED AMENDMENT**

It is proposed to Replace the Figure 5.2.3 Clonakilty Transport Diagram with the figure below



**MAP CHANGE ONLY**

***PROPOSED AMENDMENT NO. 5.2.5.19***

***ORIGIN OF AMENDMENT***

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

***PROPOSED AMENDMENT***

1. Update and Amend table 5.2.3 Clonakilty Population, Housing Supply and Residential Land Area, amend table 5.2.4 Clonakilty Population 2006-2028, to reflect changes to the Core Strategy
2. Update and Amend CK-GO-01 to reflect changes to the Core Strategy

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.5.20**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions

**PROPOSED AMENDMENT**

It is proposed to insert a new paragraph under the Economy and Employment Heading.

*Shannonvale Foods have an existing production facility located to the north of Clonakilty town, outside the town boundary in the townland of Gallanes. The company are long established in the town and are a major employer in both direct and in direct jobs. The Plan recognises that there may be limited opportunity for further expansion on their current site and recognise that future expansion of the facility may require consideration of development on adjacent sites.*

**TEXT CHANGE ONLY**

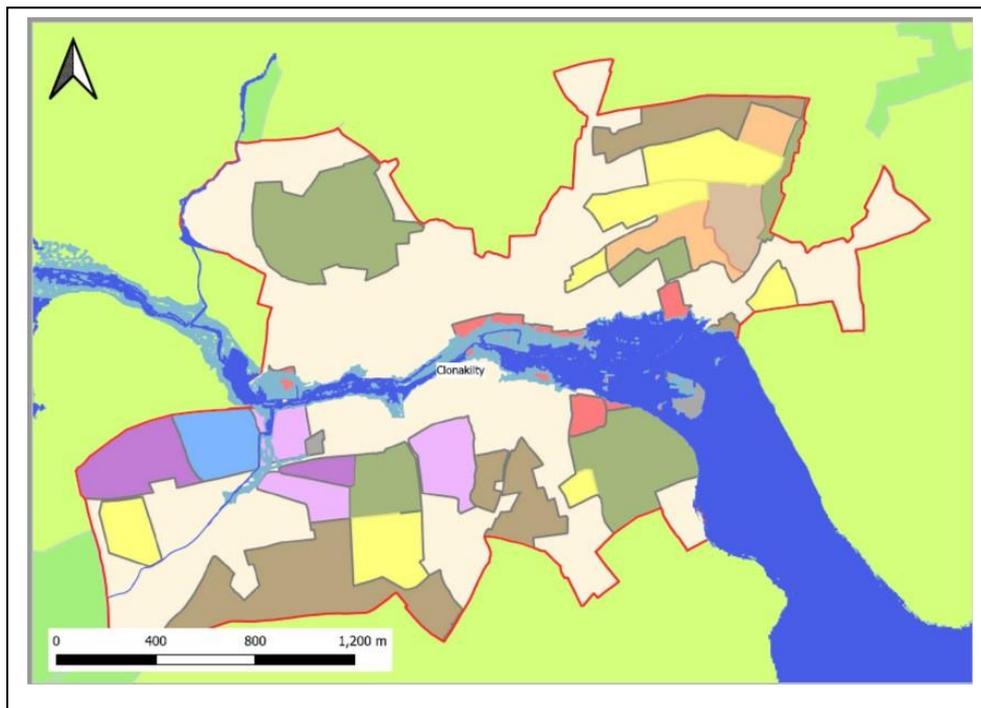
**AMENDMENT NO. 5.2.5.21**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA.

**PROPOSED AMENDMENT**

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement. (Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



**MAP CHANGE ONLY**

***PROPOSED AMENDMENT NO. 5.2.5.22***

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

2. Update the Green Infrastructure Diagram for 5.2.2 to reflect changes to the zoning and flood maps proposed through other amendments.

**MAP CHANGE ONLY**

### **PROPOSED AMENDMENT NO. 5.2.5.23**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the planning department.

#### **PROPOSED AMENDMENT**

It is proposed to insert a new paragraph under the Town Centre and Retail Heading.

*Clonakilty has recently been recognised as a leading example of Town centre development under the Town Centres First Programme. One of six case study towns/villages in the Country, examples of successful initiatives have been provided to inform this programme based on a number of successful public realm upgrades and other projects in the town.*

*Findings from the Urban Capacity Study (2018) demonstrate the successful relationship between compact town centres and well considered public realm initiatives in the delivery of vibrant towns where people are at the centre of decision making. Vacancy rates are relatively low and stands at 10% within the town (36 units of 371 units). Of the 113 residential units, 1 unit is vacant or 1% of the town centre residential building stock. Building conditions are overall good at 95%. Only 17 units are considered poor, and 3 units are recorded as derelict.*

#### **TEXT CHANGE ONLY**

## Bantry

### *PROPOSED AMENDMENT NO. 5.2.6.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address the revised growth allocation figures for Bantry

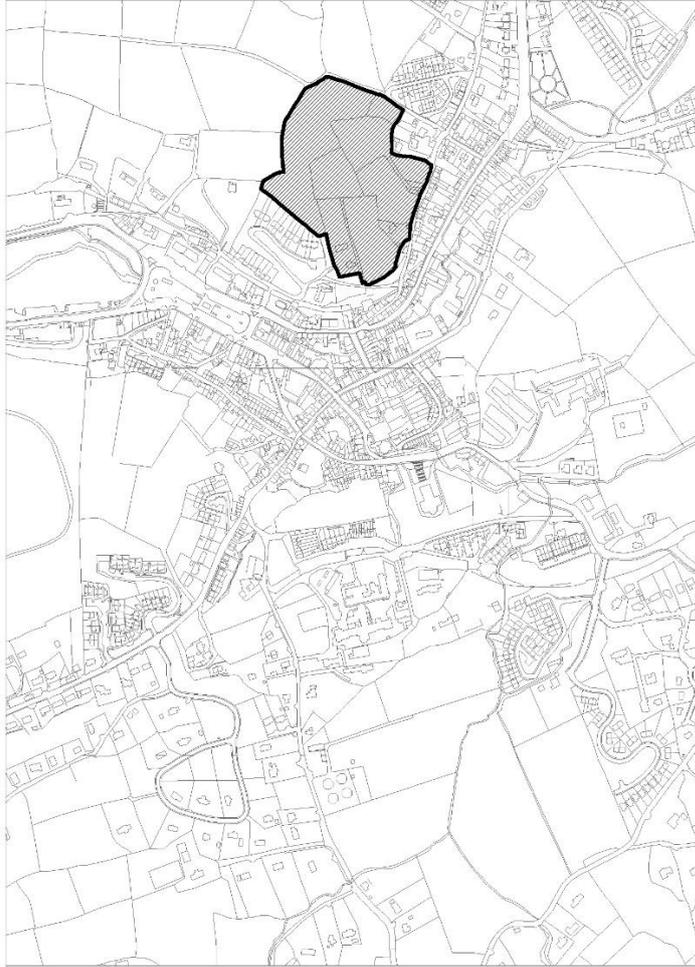
#### *PROPOSED AMENDMENT*

It is proposed to make a modification to the zoning map and text for Bantry by deleting the specific zoning objective BT-R-06 and by replacing this zoning with a new zoning objective BT-AG-02.

~~BT-R-06 Medium B Density Residential Development with provision for link road connecting site with R-05 to north. Provision for pedestrian/cycling linkages to the town centre included in any proposal. Housing set back from the western boundary should be predominantly single storey in nature where it is close to the existing development boundary. Hedgerow and tree line to west retained and augmented in order to protect the visual setting of the town and bay area. Any proposals for development of the site accompanied by a detailed visual analysis and landscaping plan for the entire site in order to protect the visual setting of the town.~~

Insert New Text Objective

*BT – AG-02 Agriculture.*



I

Amendment Ref: 5.2.6.1

**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.6.2**

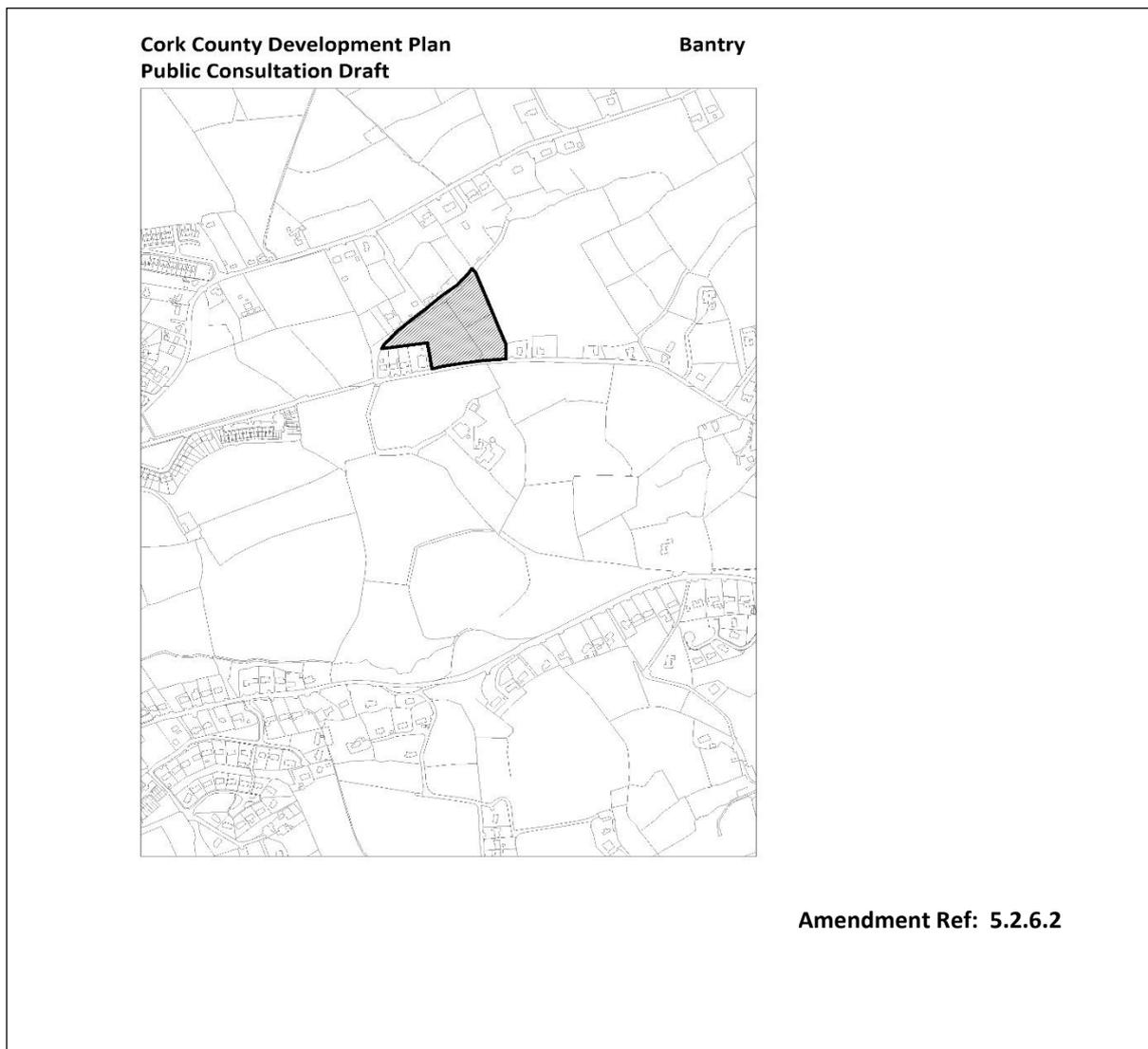
**ORIGIN OF AMENDMENT**

This amendment is required to address the revised growth allocation figures for Bantry

**PROPOSED AMENDMENT**

It is proposed to make a modification to the zoning map and text for Bantry by deleting the specific zoning objective BT-R-02. These lands will now be zoned Existing Residential/Mixed Residential and Other Uses.

~~BT-R-2 Medium B Residential Development, provision of pen/amenity area, pedestrian/cycling linkages to adjoining residential sites.\*~~



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.6.3**

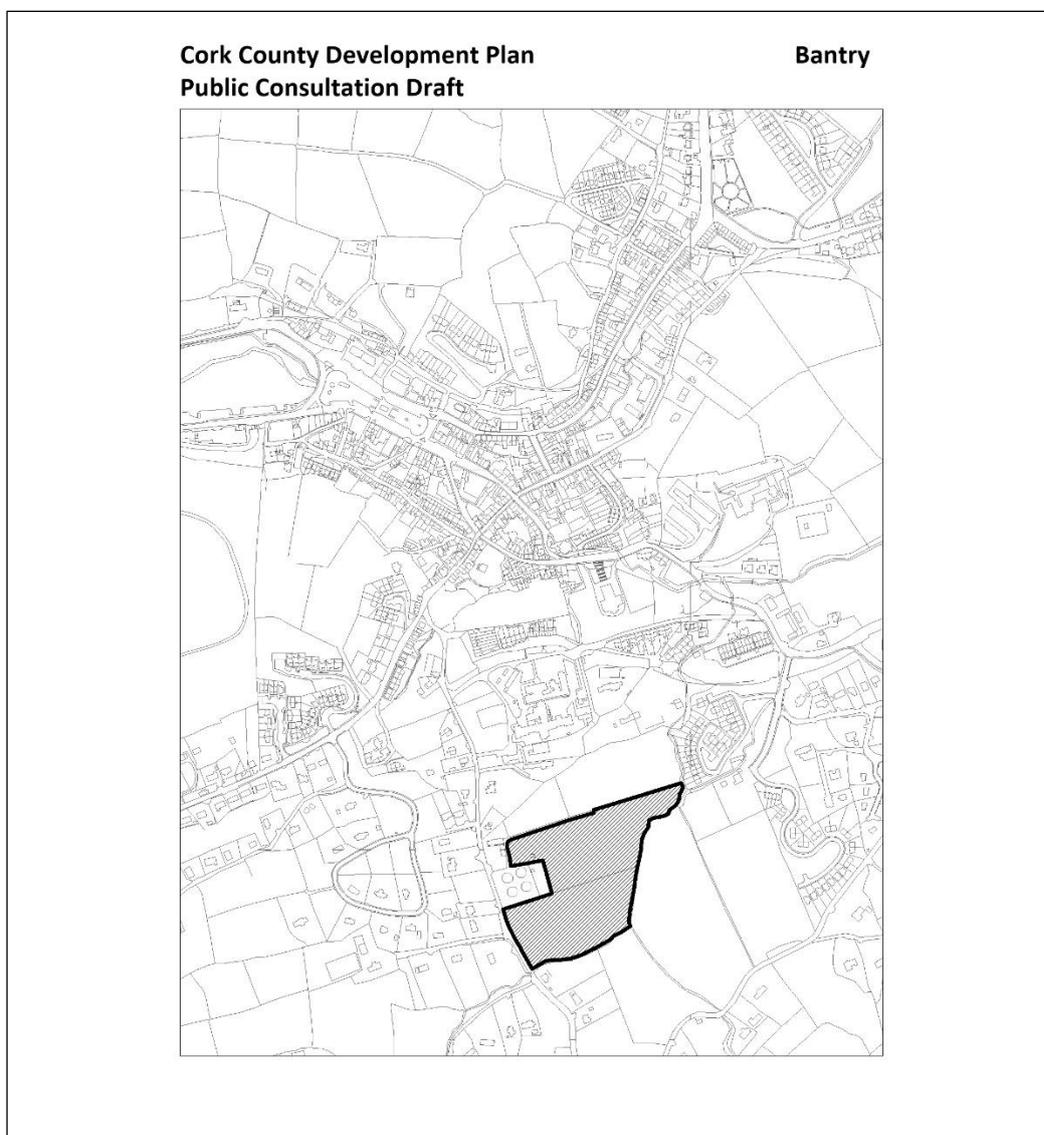
**ORIGIN OF AMENDMENT**

This amendment is required to address the revised growth allocation figures for Bantry

**PROPOSED AMENDMENT**

It is proposed to make a modification to the zoning map and text for Bantry by deleting the specific zoning objective BT-R-07. These lands will now be zoned Existing Residential/Mixed Residential and Other Uses.

~~Medium B Density Residential Development including community housing. Consideration should also be given to the site's proximity to the Bantry river and tributaries corridor local biodiversity area. ^~~



**TEXT AND MAP CHANGE**

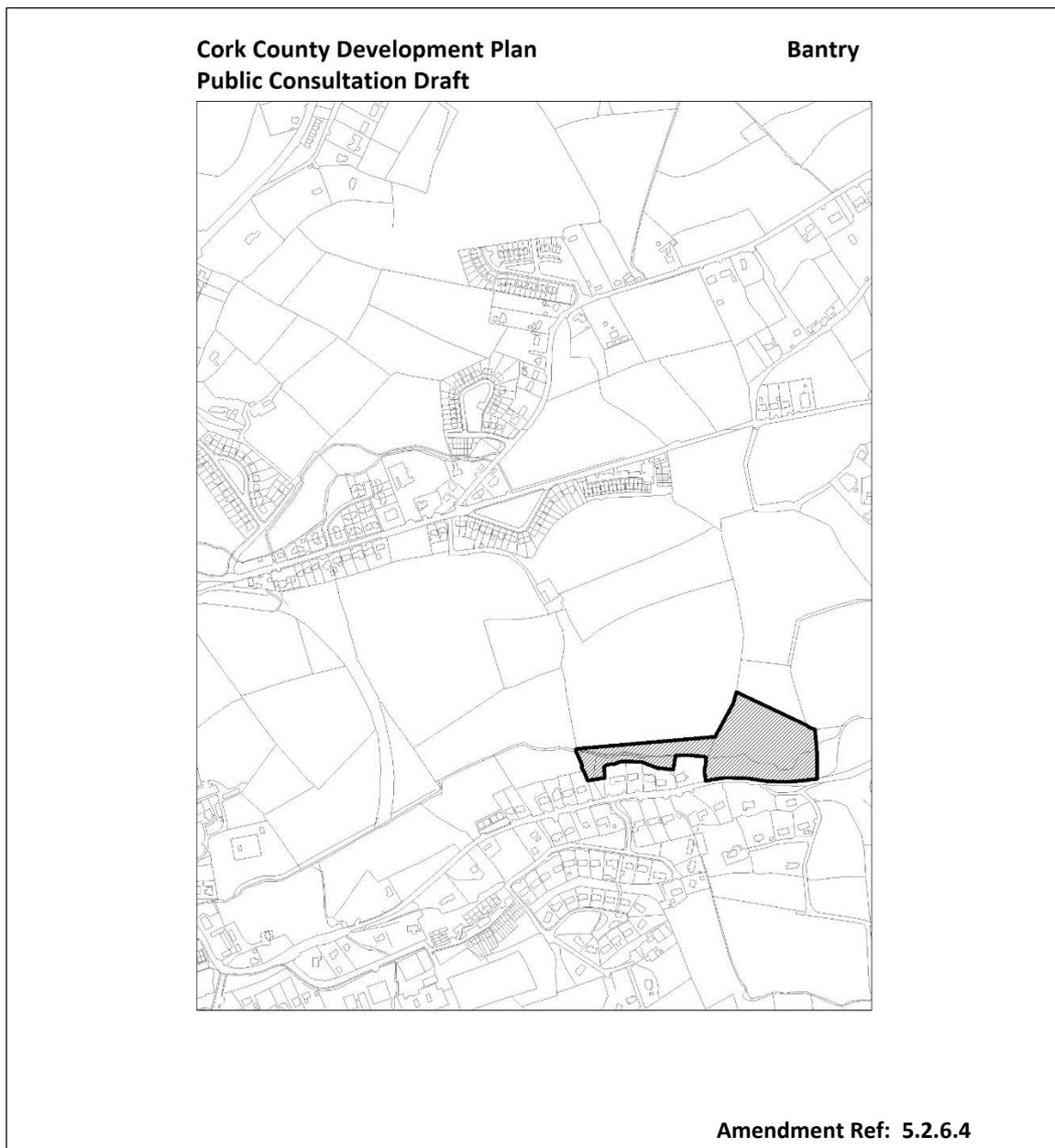
**PROPOSED AMENDMENT NO. 5.2.6.4**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA

**PROPOSED AMENDMENT**

It is proposed to make a modification to the zoning map for Bantry by extending the BT-GR-05 to the west to incorporate a portion of the BT-AG-01 lands as shown below.



**MAP CHANGE ONLY**

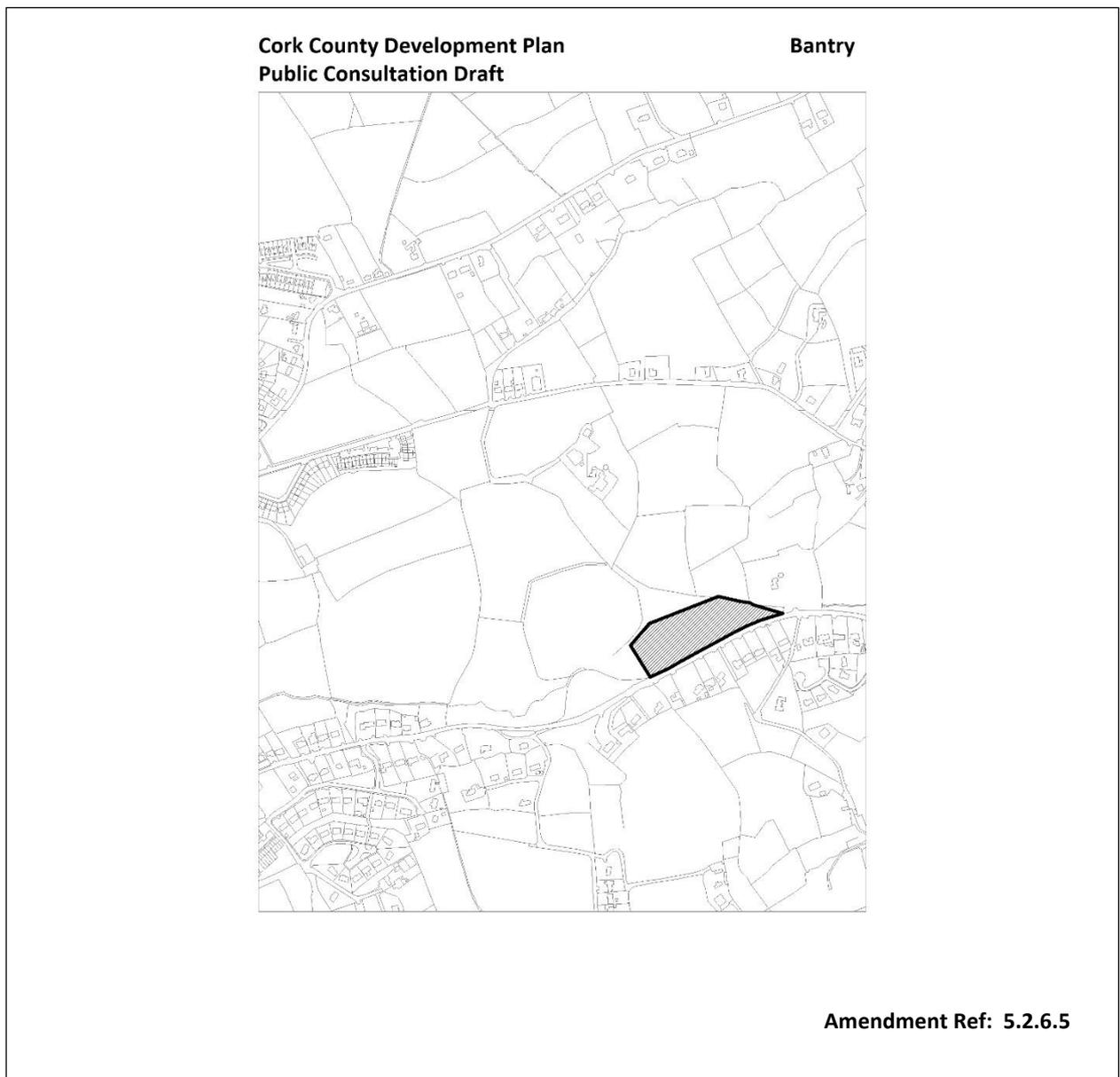
**PROPOSED AMENDMENT NO. 5.2.6.5**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA

**PROPOSED AMENDMENT**

It is proposed to make a modification to the zoning map for Bantry by extending the BT-GR-05 to the east to incorporate lands zoned Existing Residential/Mixed Residential and Other Uses



**MAP CHANGE ONLY**

## PROPOSED AMENDMENT NO. 5.2.6.6

### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the SFRA

### PROPOSED AMENDMENT

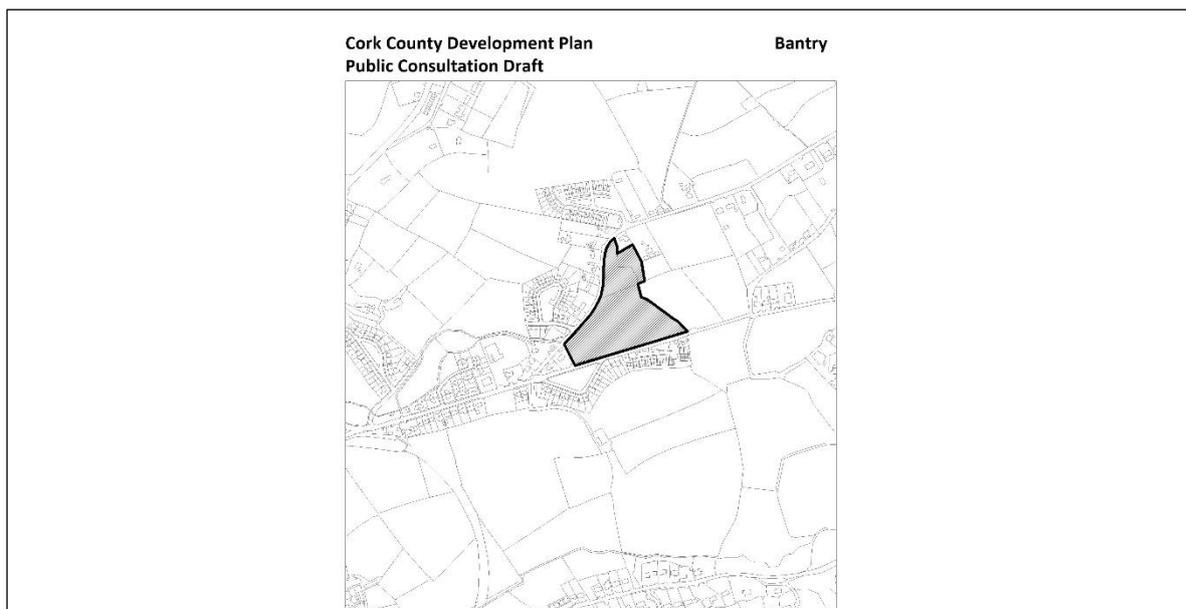
It is proposed to make a modification to the zoning map and text for Bantry by omitting the western portion of the BT-R-03 residential zoned site, and creating a new green infrastructure zoning BT-G-10

It is proposed to amend the text of the BT-R-03 as follows:

Medium B **Density** Residential Development. ~~with provision for a neighbourhood centre and community facilities, including 16 classroom primary school, on the western part of the lands and fronting onto existing public roads.~~ Provision of pedestrian/cycling links to surrounding existing and planned residential areas and the Mealagh River Valley. New development should be set back from watercourses on the boundary of this zone. \*

It is proposed to insert a new Green infrastructure objective as follows:

***BT-GC-10 Open Space. This site is part of a flood risk zone, and also contains habitats of biodiversity value. Opportunities for enhancement of the biodiversity value of these habitats will be supported.\****



### TEXT AND MAP CHANGE

## AMENDMENT NO. 5.2.6.7

### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the SFRA

### PROPOSED AMENDMENT

It is proposed to make a modification to the zoning map and text for Bantry by omitting a portion of the BT-X-02 special policy zoning and by creating a new Town Centre Zoning, BT-TC-03.

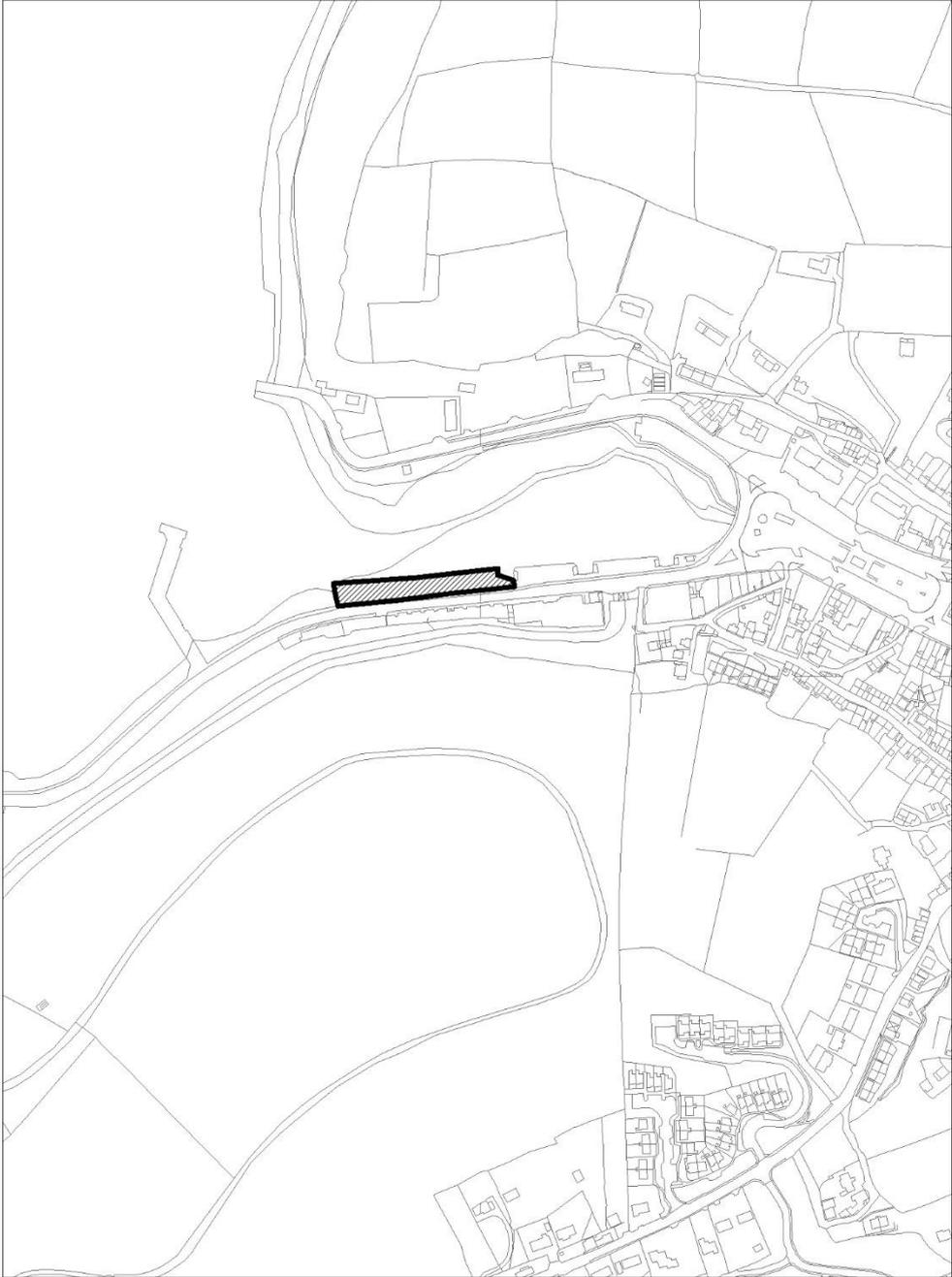
**BT-T-03 Town centre uses including recreational, amenity, tourist related uses, retail, office, residential, marine related and restaurant use, having due regard to the protection of natural resources and amenities of the area.**

**A very high standard of design is required, both in terms of appearance and relationship to adjoining activities. The environmental, visual and heritage sensitivities of the area will need careful consideration having regard to the setting of the town and the sites location overlooking Bantry Bay. Any development should avoid prejudicing existing and future marine related activities and facilitate future flood defence works. \***

And revise X-02 Special Policy Area as follows;

Special Policy Area. Support the redevelopment of the Inner Harbour for recreational, amenity, tourist related uses, ~~retail, office, residential, marine related and restaurant use~~, having due regard to the protection of natural resources and amenities of the area.

A very high standard of design is required, both in terms of appearance and relationship to adjoining activities. The environmental, visual and heritage sensitivities of the area will need careful consideration having regard to the setting of the town and the sites location overlooking Bantry Bay. Any development should avoid prejudicing existing and future marine related activities **and facilitate future flood defence works. \***



**TEXT AND MAP CHANGE**

### **PROPOSED AMENDMENT NO. 5.2.6.8**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submissions

#### **PROPOSED AMENDMENT**

It is proposed to amend the text of the Draft Plan by including additional text in BT-GO-09 as follows:

Support and promote:

- General improvements to the public realm including pedestrianisation,
- The refurbishment/upgrading of historic laneways,
- The provision of an indoor market,
- Redevelopment of brownfield sites including the harbour and old cinema site
- *A Cultural/Music venue to meet the requirements of the local community.*

#### **TEXT CHANGE ONLY**

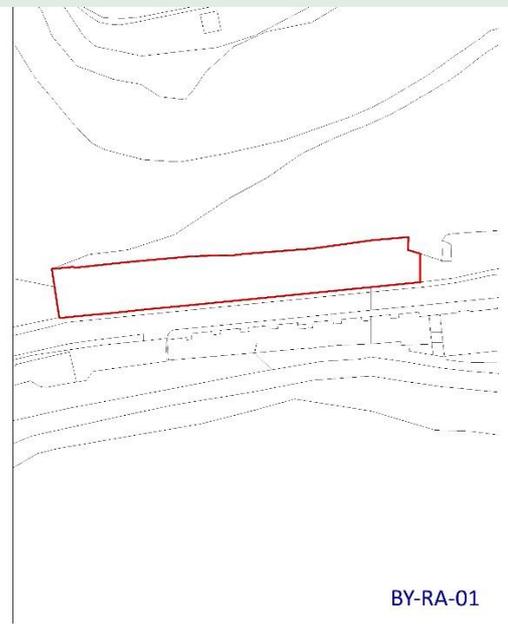
**AMENDMENT NO. 5.2.6.9**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Planning Department

**PROPOSED AMENDMENT**

It is proposed to delete the following proposed Regeneration Area

| <b>Table 5.2.9: Regeneration Site in Bantry</b>   |  |
|---|--|
| <b>Map of Regeneration Area</b>   | <b>Number and Description</b>  |
|  <p>A topographic map showing a coastal area with contour lines. A rectangular area is highlighted with a red border, representing the regeneration site. The label 'BY-RA-01' is located in the bottom right corner of the map area.</p> | <p><b>BY RA-01: Southern Inner Harbour Site overlooking Bantry Bay.</b></p> <p>This site on the southern quay opposite the existing hotel impacts adversely on the visual amenities on the main approach road into the town and therefore has been identified as an area requiring regeneration. Any development on this site should be of a very high standard contemporary architectural design, given the visual sensitivity of the site, having regard to its prominent location, and setting in the town overlooking the harbour. The Council will encourage proposals for the provision of services for members of the public such as recreational, amenity, tourist, retail, marine related, residential and restaurant uses that will complement and enhance the site's attractive setting and contribute both to the architectural character and public realm offering in the town.</p> |

**TEXT CHANGE ONLY**

**AMENDMENT NO. 5.2.6.10**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submissions

**PROPOSED AMENDMENT**

It is proposed to insert the following proposed Regeneration Area

| <b>Table 5.2.9: Regeneration Area in Bantry</b>                                    |   |
|--|---|
| <b>Map of Regeneration Area</b>  | <b>Number and Description</b>   |
|  | <p><b>BY-RA-01: Old Barrack Road</b></p> <p>This site is located in the town centre and is occupied by a number of derelict or underutilised buildings which impacts adversely on the visual amenities on the main approach road into the town and therefore has been identified as an area requiring regeneration. The Council will seek proposals for the sensitive restoration of these buildings for uses in keeping with the town centre zoning of the site.</p> |

**TEXT CHANGE ONLY**

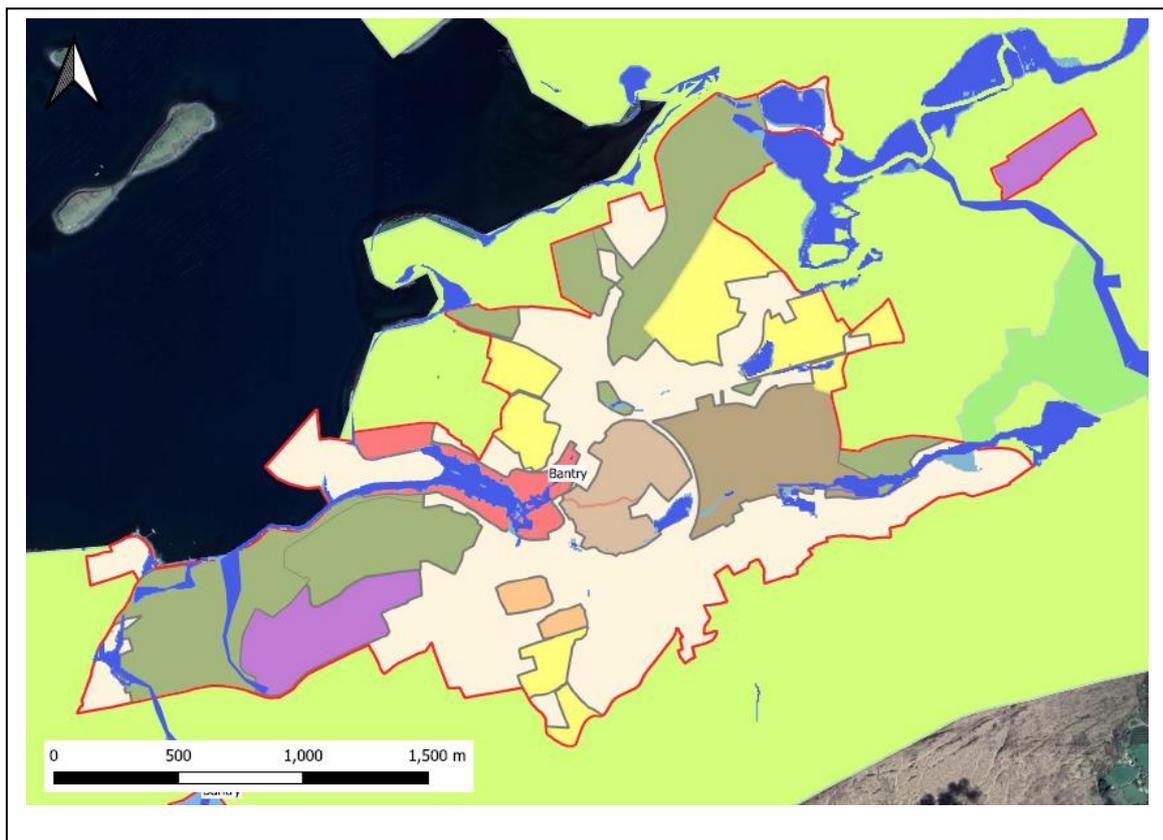
**PROPOSED AMENDMENT NO. 5.2.6.11**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA.

**PROPOSED AMENDMENT**

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement. (Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



**MAP CHANGE ONLY**

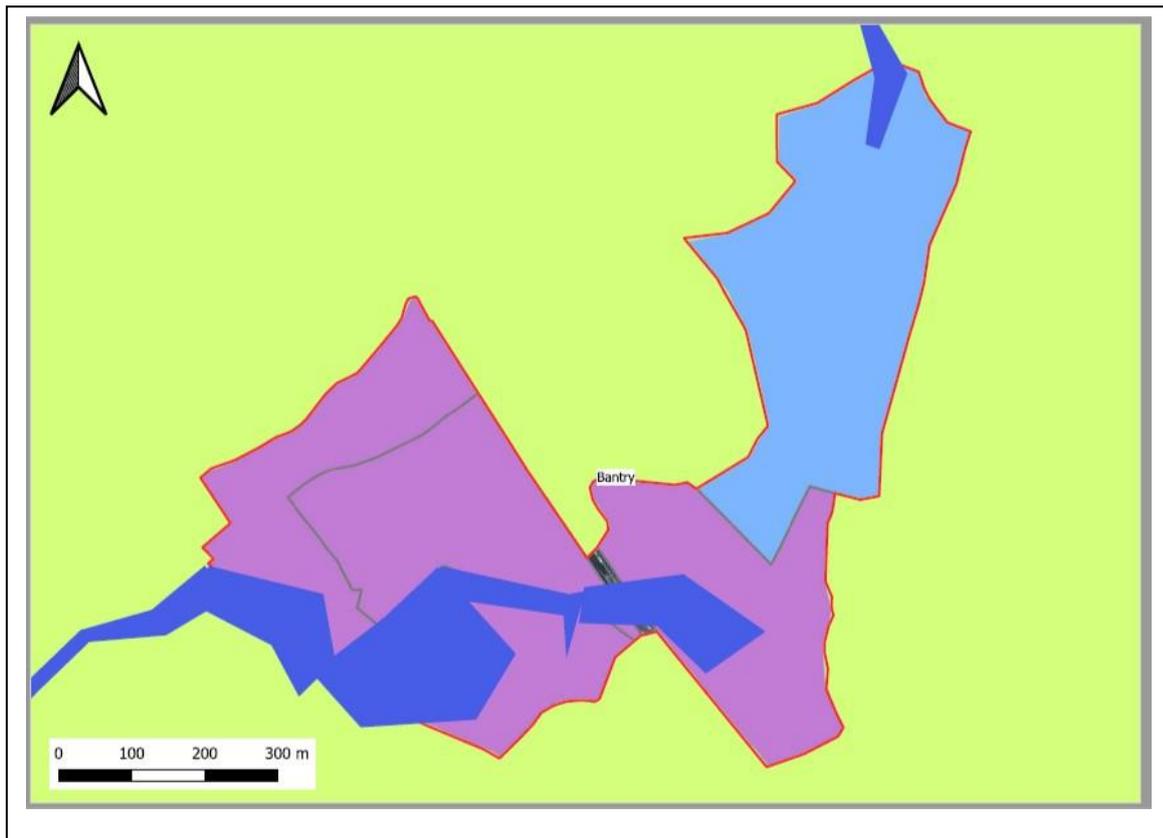
**PROPOSED AMENDMENT NO. 5.2.6.12**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA.

**PROPOSED AMENDMENT**

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement. (Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



**MAP CHANGE ONLY**

### **AMENDMENT NO. 5.2.6.13**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Planning Department

#### **PROPOSED AMENDMENT**

It is proposed to delete Section 2.6.51

#### ***Neighbourhood Centre***

~~2.6.51 The Council have also identified a site for a Neighbourhood centre to the north east of the town centre within the BT R 03 site. This site is centrally located to serve the existing surrounding residential areas and also the residential areas proposed for this part of the town. This Neighbourhood centre could consist of a small group of shops, comprising a newsagent, small supermarket/general grocery store, sub post office and other small shops of a local nature serving a small, localised catchment population along with appropriate community facilities.~~

#### **TEXT CHANGE ONLY**

#### **AMENDMENT NO. 5.2.6.14**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submissions

#### **PROPOSED AMENDMENT**

It is proposed to include additional text in Section 2.6.16 as follows:

2.6.16 *Failte Ireland has designated Bantry under its Destination Towns Initiative to assist in improving the tourism appeal of the town.* The Council are currently progressing a number. of public realm improvements through the Destinations Towns Project. This will achieve the enhancement of public seating, street furniture, paving, signage, and other measures.

#### **TEXT CHANGE ONLY**

## **AMENDMENT NO. 5.2.6.15**

### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Planning Department

### **PROPOSED AMENDMENT**

It is proposed to delete text in Section 2.6.8 and 2.6.18 as follows:

~~2.6.8 While many of the sites are within 800 metres of the town centre, some of the residential development areas are to be concentrated towards the east of the town away from the more sensitive coastal and upland areas where development could be visually intrusive and potentially conflict with the natural character of the area. The planned expansion of residential development in this area will also necessitate the provision of localised neighbourhood and community facilities and an area has been identified at Newtown (BT R-03) to cater for this requirement.~~

~~2.6.18 Bantry has a range of community facilities including a General Hospital, Nursing Home, Garda, and Fire stations. The town also has a public library, modern cinema, art gallery, community centre and churches. There are four primary schools and a newly built co-educational and multi-denominational Community College in the town. The Social and Communities chapter in this plan notes that the further expansion of primary school sites will be based on the population growth. A site has been identified on BT R-03 lands to provide an additional 16 classroom primary school, on the basis of population and household growth envisaged over the plan period.~~

### **TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.6.16**

**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

3. Update and Amend table 5.2.7 Bantry Population, Housing Supply and Residential Land Area, amend table 5.2.8 Bantry Population 2006-2028, to reflect changes to the Core Strategy
4. Update and Amend BT-GO-01 to reflect changes to the Core Strategy

**TEXT CHANGE ONLY**

### **PROPOSED AMENDMENT NO. 5.2.6.17**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submissions

#### **PROPOSED AMENDMENT**

It is proposed to amend the text of the Draft Plan by including additional text under the Built Heritage Heading

*The Sand Quays in Bantry are an important heritage feature and part of the marine character of the town. Any proposed works will need to provide an assessment of how these features can be protected, stabilised (where relevant) and incorporated sensitively into any flood relief works, where feasible. Proposals shall be informed by a conservation specialist report and prepared in consultation with and to the satisfaction of the Council's Heritage Unit.*

#### **TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 5.2.6.18***

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Update the Green Infrastructure Diagram for 5.2.4 to reflect changes to the zoning and flood maps proposed through other amendments.

**MAP CHANGE ONLY**

## **AMENDMENT NO. 5.2.6.19**

### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submissions

### **PROPOSED AMENDMENT**

It is proposed to amend paragraph as follows;

2.6.29 *Bantry Bay Port Company (BBPC) have recently completed a significant investment in the Inner Harbour Project which consisted of a 40-berth leisure marina, widening of the Town Pier, dredging of the Inner Harbour and the creation of a foreshore amenity area.* The development of a marina and the future use of the railway pier site will play an important role in the provision of marine and mixed-use developments around the harbour which will in turn improve the tourism and employment potential of the town. Work has commenced on the Inner Harbour Regeneration Project, which will provide a more sheltered harbour environment with increased water depth, the improvement of pier facilities and the provision of a new quayside area which will support and promote marine and tourism activities in the Bantry area. An access slipway to the west of the town serving Whiddy Island and a complementary slipway on the island has been developed.

### **TEXT CHANGE ONLY**

## AMENDMENT NO. 5.2.6.20

### ORIGIN OF AMENDMENT

This amendment is required to address issues raised in the Irish Water Submission

### PROPOSED AMENDMENT

It is proposed to amend paragraph by adding additional text as follows:

~~2.6.57 Bantry receives its drinking water from the Bantry Water Supply which is presently reaching its limit. The existing Bantry Water Supply does not have the capacity and infrastructure to provide an adequate water supply to accommodate proposed development in Bantry and, also to provide a supply to the higher areas. The upgrading of Bantry Water Supply including new source, watermains and new high level reservoir is required. The “Bantry Water Supply Scheme – Impoundment, Reservoirs and Network” is presently being reviewed by Irish Water.~~ *The Water Supply zone is the Bantry Derryginah/Cahernacrin. Currently it is envisaged that there is capacity available to cater for proposed population targets. The NWRP is progressing with the development of preferred solutions for all public water supplies in Co. Cork, and preferred approaches through the Full Options Assessment (FOA) stage for numerous schemes are anticipated to be available in Q3 2021.. It should be noted that in relation to storage (i.e. the provision of reservoirs as identified in the Draft County Development Plan for various settlements like Bantry and Castletownbere), IW is assessing the need for storage in each water resource zone through the NWRP process and the FOA will provide recommendations on whether additional storage will be required.*

### TEXT CHANGE ONLY

## Skibbereen

### PROPOSED AMENDMENT NO. 5.2.7.1

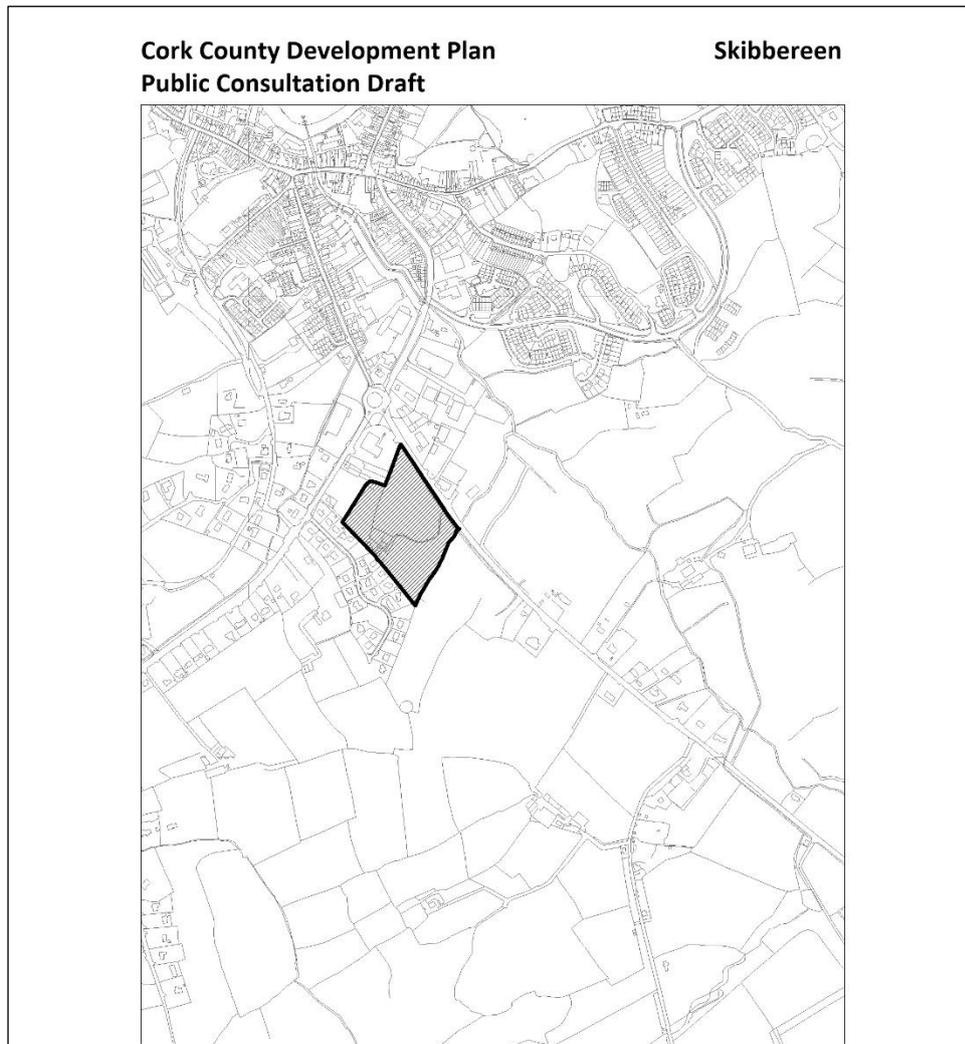
#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the SFRA

#### PROPOSED AMENDMENT

It is proposed to make a modification to the zoning map and text for Skibbereen by omitting a portion of the lands zoned Existing Residential/Mixed Residential and Other Uses and by creating a new green infrastructure zoning SK-GC-17

*SK-GC-17 Open Space to be protected from development enhancing the visual amenities of the area. Site forms part of a flood risk zone \**



#### TEXT AND MAP CHANGE

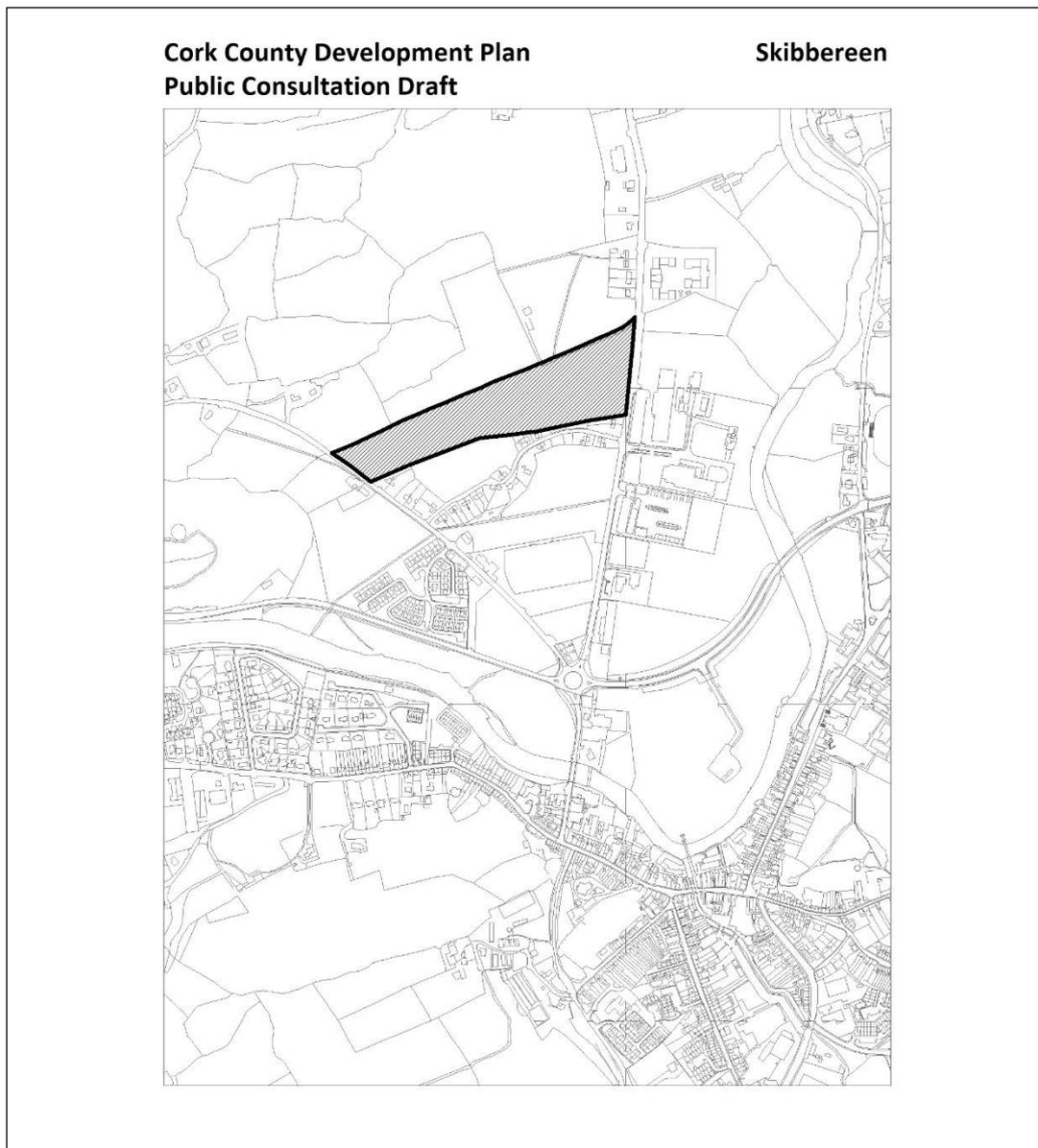
**PROPOSED AMENDMENT NO. 5.2.7.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA

**PROPOSED AMENDMENT**

It is proposed to amend the development boundary of Skibbereen by omitting an area within with Existing Residential/Mixed Residential and Other Uses and Flood Zone A on the north western boundary and zoning this area as the Greenbelt GB 1-1.



**MAP CHANGE ONLY**

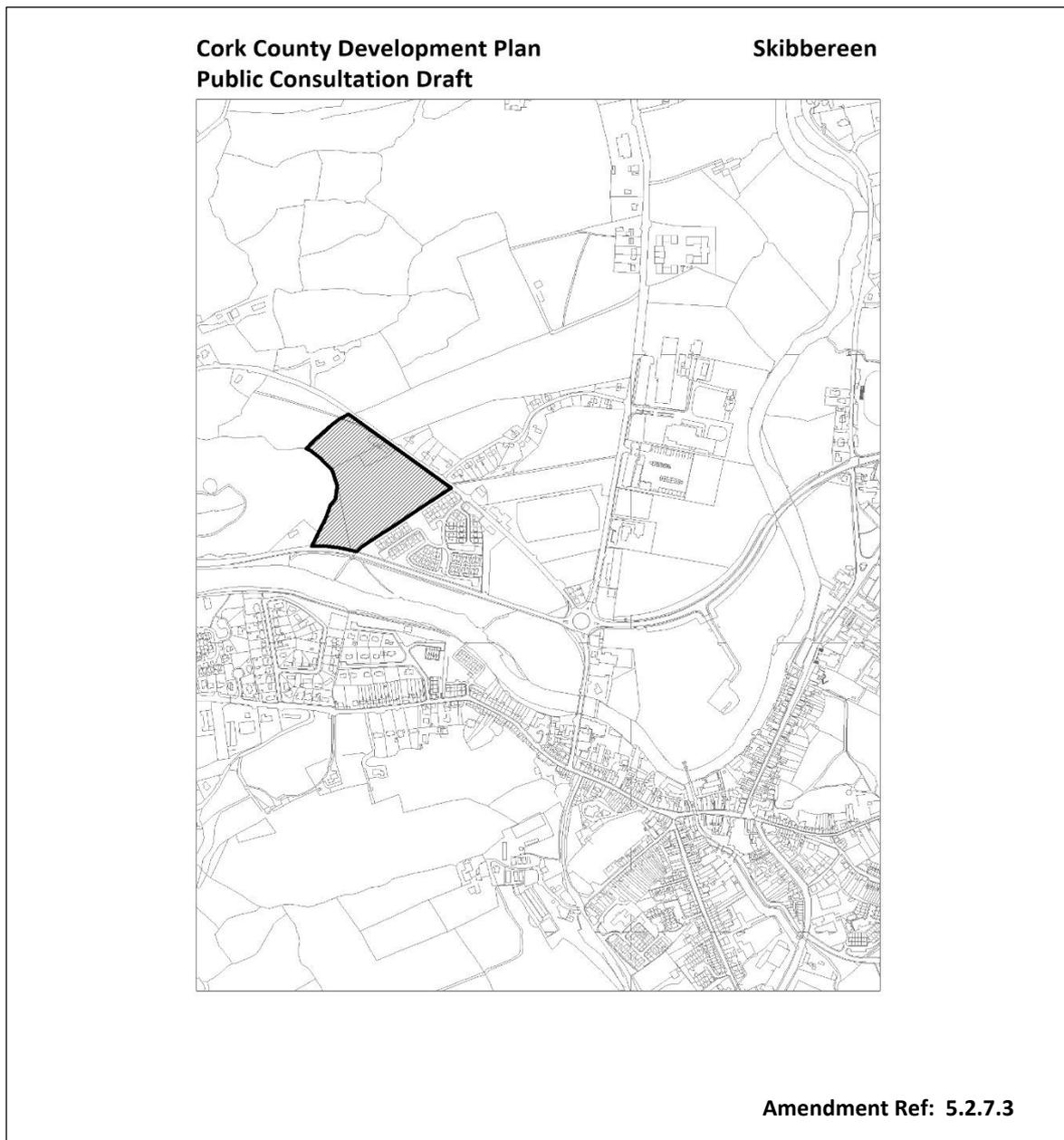
**PROPOSED AMENDMENT NO. 5.2.7.3**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA

**PROPOSED AMENDMENT**

It is proposed to amend the development boundary of Skibbereen by omitting an area within with Existing Residential/Mixed Residential and Other Uses and Flood Zone A on the north western boundary and by zoning this area as the Greenbelt GB 1-1.



**MAP CHANGE ONLY**

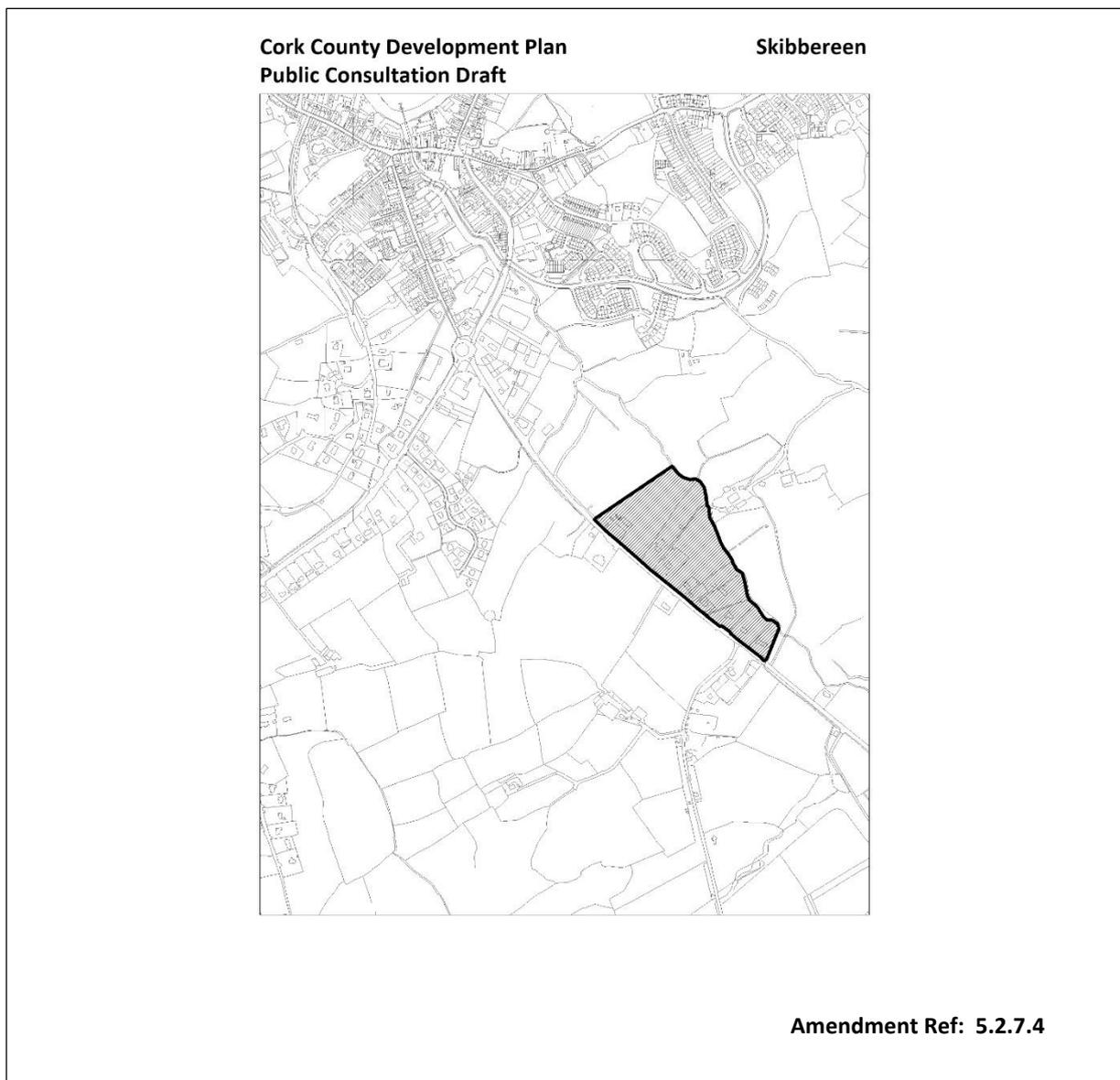
**PROPOSED AMENDMENT NO. 5.2.7.4**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA

**PROPOSED AMENDMENT**

It is proposed to amend the development boundary of Skibbereen by omitting an area within the Existing Residential/Mixed Residential and Other Uses and Flood Zone A on the southern eastern boundary and by zoning this area as the Greenbelt GB 1-1.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.7.5**

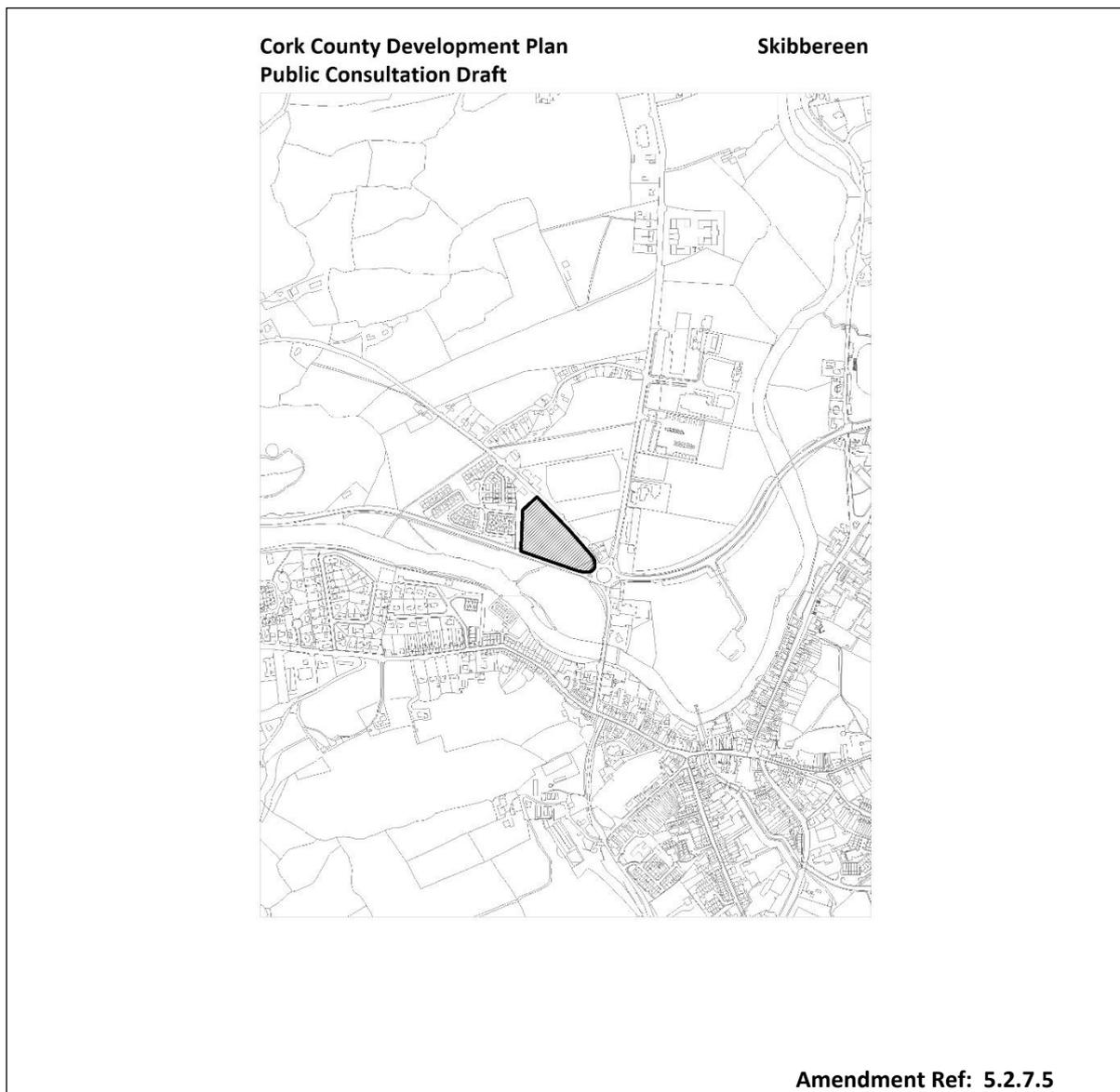
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA

**PROPOSED AMENDMENT**

It is proposed to make a modification to the zoning map and text for Skibbereen by omitting a portion of the lands zoned Existing Residential/Mixed Residential and Other Uses and by creating a new green infrastructure zoning SK-GC-18

*SK-GC-18 Open Space to be protected from development enhancing the visual amenities of the area. Site forms part of a flood risk zone \**



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.7.6**

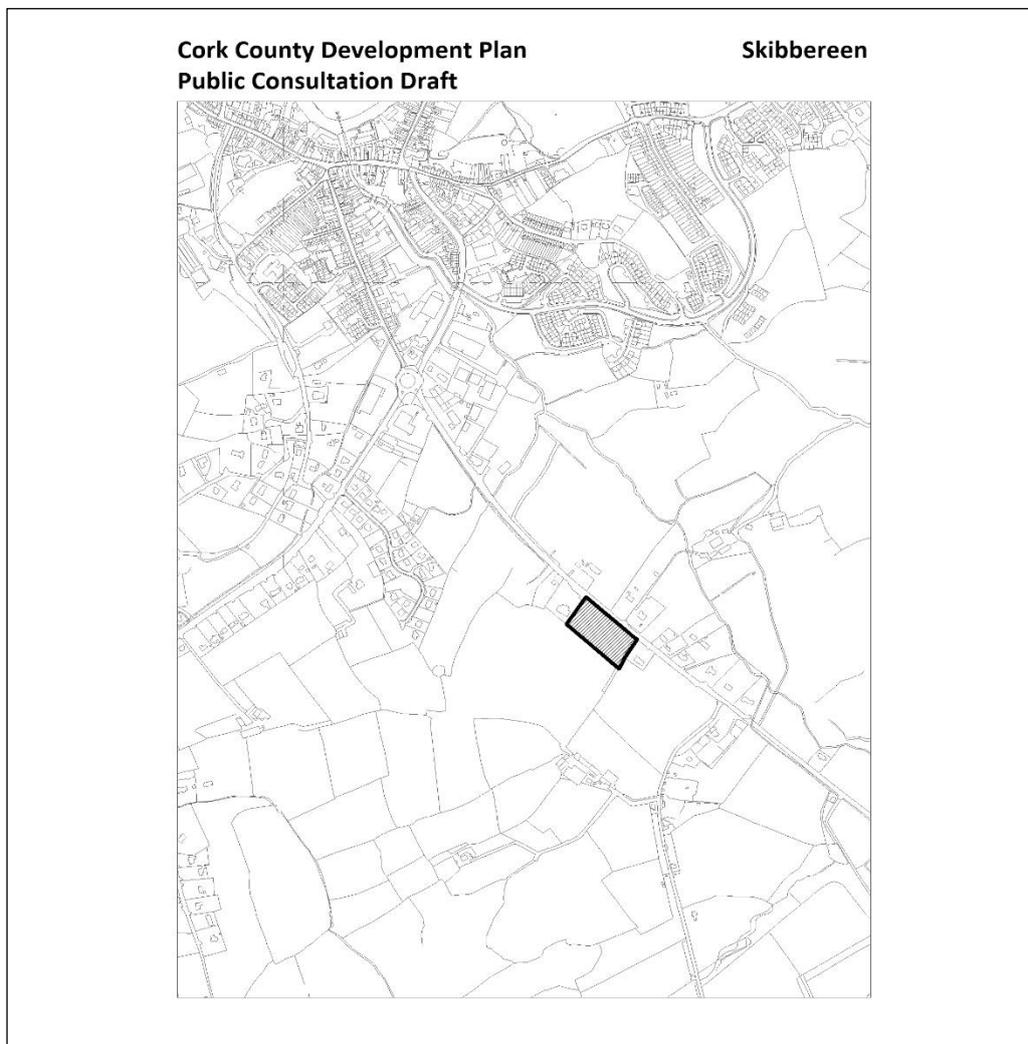
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA

**PROPOSED AMENDMENT**

It is proposed to make a modification to the zoning map and text for Skibbereen by omitting a portion of the lands zoned Existing Residential/Mixed Residential and Other Uses and by creating a new green infrastructure zoning SK-GC-19

*SK-GC-19 Open Space to be protected from development enhancing the visual amenities of the area. Site forms part of a flood risk zone \**



**TEXT AND MAP CHANGE**

## **PROPOSED AMENDMENT NO. 5.2.7.7**

### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the submissions

### **PROPOSED AMENDMENT**

It is proposed to make a modification to the zoning map and text for Skibbereen by inserting new text in relation to the walkway improvements in Skibbereen under the heading Public Walkways.

*Riverside walks in Skibbereen could greatly enhance sense of place and public realm, creating an attractive environment for people to enjoy the town centre. There are unique opportunities in Skibbereen to improve the town's relationship with the River and to explore linkages with the streetscape. An improved relationship with the Riverfront would encourage renewal of backlands and laneways, contributing to town centre vibrancy and facilitating ease of pedestrian movement. Riverside walks will need to be developed sensitively, incorporating appropriate set-backs from riverbanks in order to minimise impacts on freshwater habitats and species, taking account of best practice guidelines.*

### **TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.7.8**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the submissions

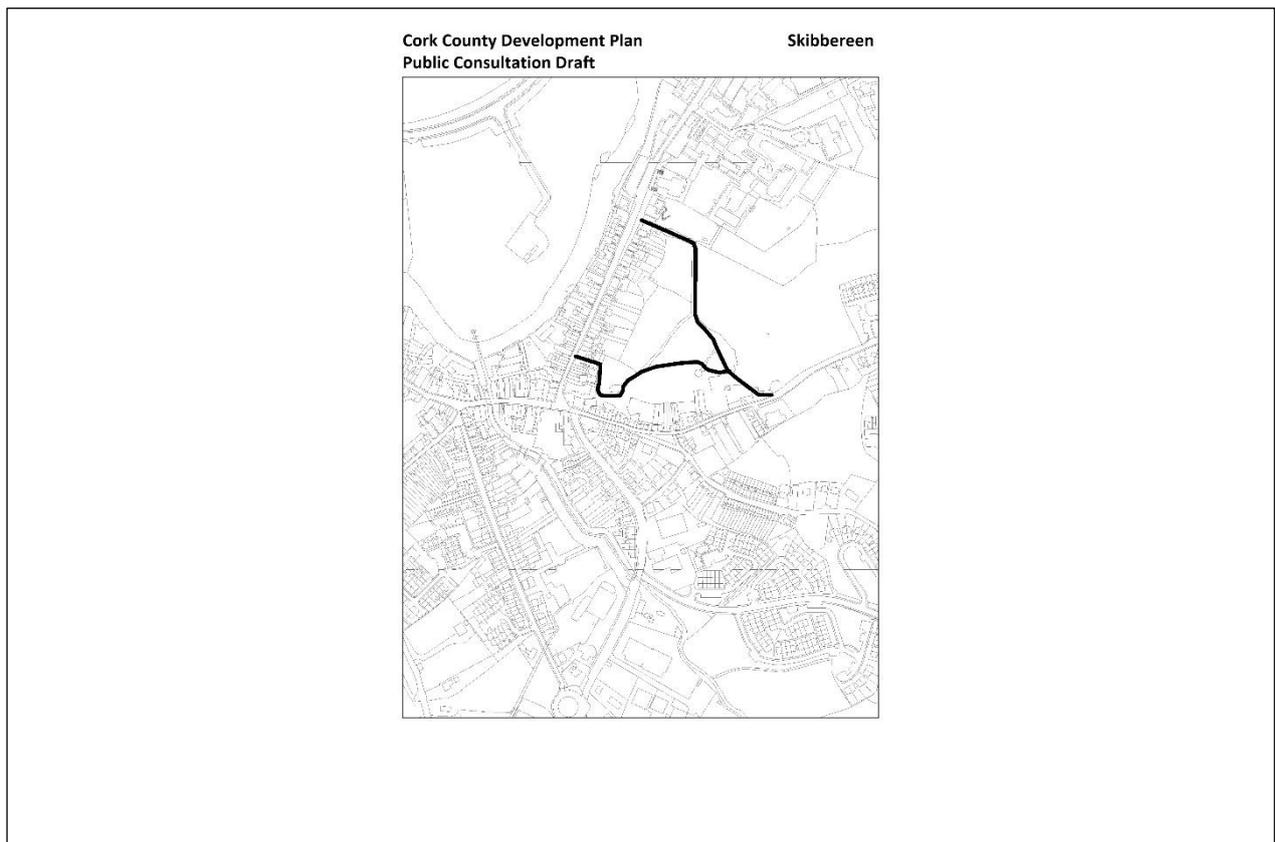
**PROPOSED AMENDMENT**

It is proposed to make a modification to the zoning map and text for Skibbereen by inserting new text in relation to the walkway improvements in Skibbereen.

Insert new Utilities objective as follows:

**SK-U-03 Support the provision of a pedestrian Walkway Route**

Insert new SK-U-04 map change as follows:



**TEXT AND MAP CHANGE**

## **PROPOSED AMENDMENT NO. 5.2.7.9**

### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the submissions

### **PROPOSED AMENDMENT**

It is proposed to insert delete the following text in Section 2.7.12

The planned expansion of the town will require a new structure of streets and spaces to open up further land for development. ~~Given the generally good condition of buildings in the town centre, there are few derelict sites or locations requiring special development consideration whose redevelopment would be of significant importance to the town.~~ In recognition of its architectural character and heritage interest, most of the town centre is incorporated within an Architectural Conservation Area. The priority for development in this area should therefore be on refurbishment and sensitive redevelopment where appropriate. Protected structures are subject to statutory protection, and the emphasis will be on preserving the physical integrity and setting of these buildings where practical.

### **TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.7.10**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the submissions

**PROPOSED AMENDMENT**

It is proposed to insert new text under the Regeneration Heading:

**Opportunity Sites**

*There are opportunities throughout the town centre to encourage the sensitive refurbishment of derelict and underutilised sites and buildings. The Urban Capacity study 2018, found that vacancy stood at 17% within the town). There are Brownfield sites which provide opportunities for town centre regeneration. A derelict intil site on Upper Bridge Street detracts from the amenities of the area. In addition to the regeneration area, two sites have also been identified in the town centre which provide opportunities for the restoration of stone mill buildings enabling urban renewal and further regeneration of the town centre with the potential to enhance the town's relationship with the Riverfront area. Proposals for the sensitive renewal of vacant and underutilised buildings is encouraged.*

| <b>Opportunity Sites in Skibbereen</b>  |   |
|---|---|
| <b>Map of Opportunity Site</b>  | <b>Number and Description</b>   |
|  | <p><b>SK-OS-01: Mill Buildings Ilen Street</b></p> <p><i>This site is occupied by a number of Mill Buildings located on Ilen Street in the town centre. The Council seek proposals to refurbish the buildings for an appropriate cultural or tourism or other uses appropriate for the site. Proposals must be compatible with the requirements of the Flood Risk Guidelines and <a href="#">Chapter 11 Water Management</a>. *</i></p> |

**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.7.11**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the submissions

**PROPOSED AMENDMENT**

It is proposed to insert new text in relation to Opportunity Sites in Skibbereen

| <i>Opportunity Sites in Skibbereen</i>   |   |
|--|---|
| <i>Map of Opportunity Site</i>   | <i>Number and Description</i>   |
|  | <p><i>SK-OS-02: Thornhill Mill Stone Building Long Quay</i></p> <p><i>This site is located in the town centre and is occupied by a derelict Mill building. Proposals should encourage sensitive refurbishment with appropriate uses in keeping with the town centre zoning to improve the public realm of this area and seek to address underutilised backlands. Proposals must be compatible with the requirements of the Flood Risk Guidelines and <a href="#">Chapter 11 Water Management</a>. *</i></p> |

**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.7.12**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the submissions

**PROPOSED AMENDMENT**

It is proposed to insert a new General Objective to support the provision of a new active travel route linking High Street/Gortnaclohy Heights to the schools located off North Street.

Insert new General objective as follows:

*SK-GO-12 Support the provision of an active travel route linking High Street/Gortnaclohy Heights with the existing school campuses located off North Street.*

**TEXT CHANGE ONLY**

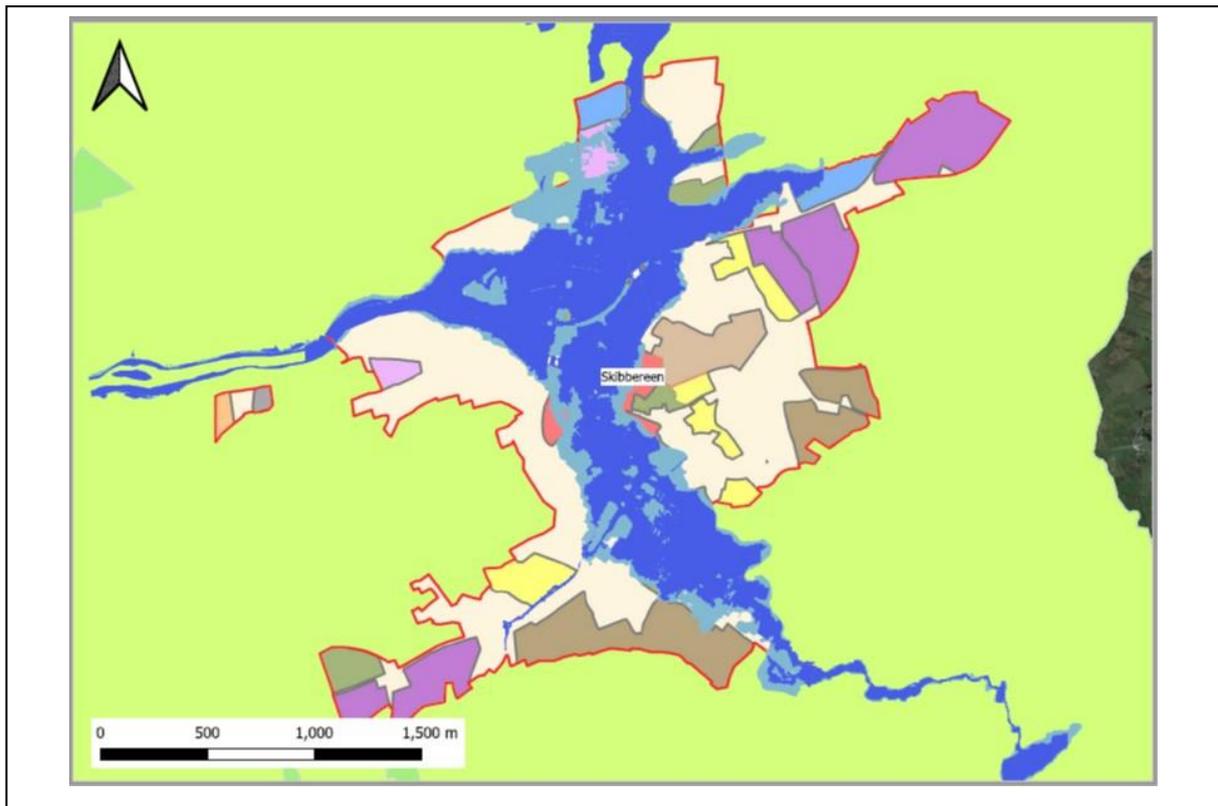
**PROPOSED AMENDMENT NO. 5.2.7.13**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA.

**PROPOSED AMENDMENT**

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement. (Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



**MAP CHANGE ONLY**

***PROPOSED AMENDMENT NO. 5.2.7.14***

***ORIGIN OF AMENDMENT***

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

***PROPOSED AMENDMENT***

5. Update and Amend table 5.2.11 Skibbreen Population, Housing Supply and Residential Land Area, amend table 5.2.12 Skibbreen Population 2006-2028, to reflect changes to the Core Strategy
6. Update and Amend SK-GO-01 to reflect changes to the Core Strategy

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 5.2.7.15***

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Update the Green Infrastructure Diagram for 5.2.5 to reflect changes to the zoning and flood maps proposed through other amendments.

**MAP CHANGE ONLY**

### **PROPOSED AMENDMENT NO. 5.2.7.16**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA.

#### **PROPOSED AMENDMENT**

It is proposed to make a change to the draft plan to delete the \* requesting FRA from objective SK-B-01 as it is no longer in the Flood Zone.

Business Development including where appropriate consideration of renewable energy projects. Incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate single access from the R637 and satisfactory disposal of surface water and effluent. Development will be carried out in accordance with a detailed overall layout and provision for safe pedestrian access to the town centre. Existing watercourses on the site should remain open. Existing watercourses on the site should be retained and protected. Development should be set back from the stream which bounds the zone. \*

#### **TEXT CHANGE ONLY**

### **PROPOSED AMENDMENT NO. 5.2.7.17**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Irish Water Submission

#### **PROPOSED AMENDMENT**

It is proposed to make a change to the draft plan to delete the following text

~~2.7.65 There is capacity available in the wastewater treatment plant, but some network extensions may be required to service specific sites. The OPW flood scheme will assist hydraulic capacity.~~

*Currently there is some limited capacity in the Skibbereen WWTP but it would not be sufficient to cater for the full projected population targets.*

#### **TEXT CHANGE ONLY**

## Dunmanway

### PROPOSED AMENDMENT NO. 5.2.8.1

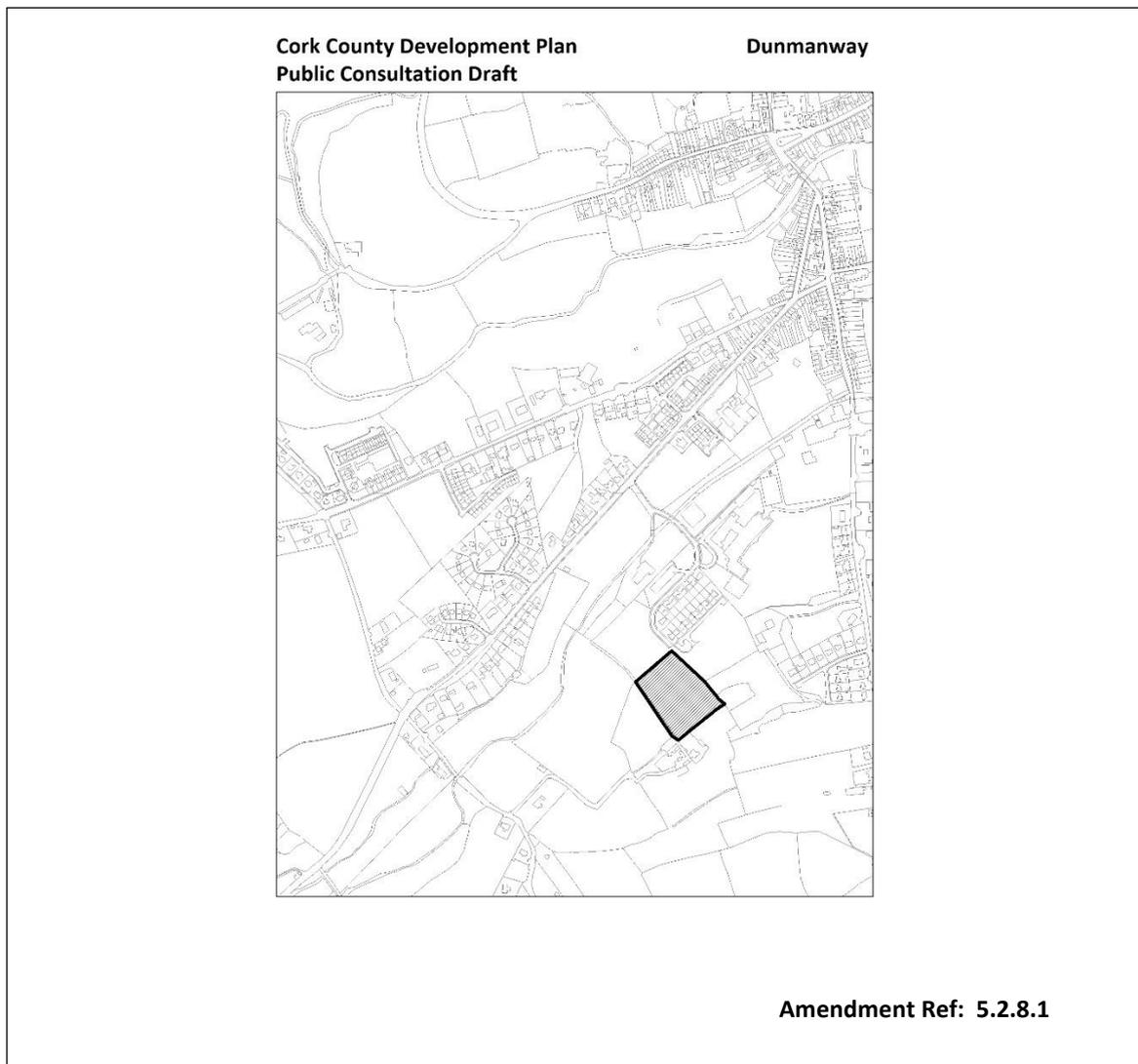
#### ORIGIN OF AMENDMENT

This amendment is required to address the revised growth allocation figures for Dunmanway.

#### PROPOSED AMENDMENT

It is proposed to make a modification to the zoning map and text for Dunmanway by deleting the specific zoning objective DY-R-04. These lands will now be zoned Existing Residential/Mixed Residential and Other Uses.

~~DY-R-04 Medium Density Residential Development to include pedestrian/cycleway linkages and comprehensive landscaping proposals~~



#### TEXT AND MAP CHANGE

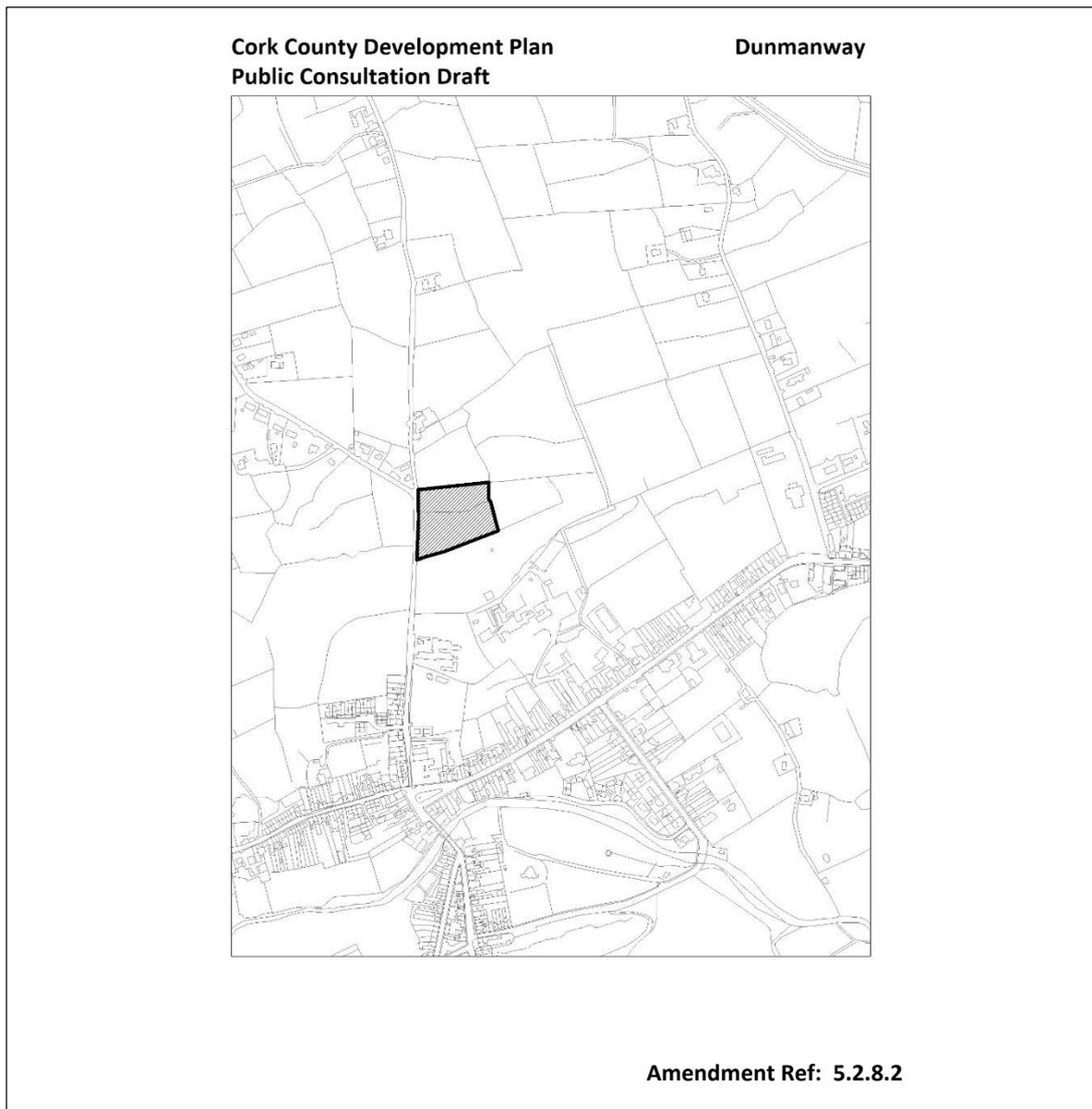
**PROPOSED AMENDMENT NO. 5.2.8.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address the revised growth allocation figures for Dunmanway.

**PROPOSED AMENDMENT**

It is proposed to make a modification to the zoning map and text for Dunmanway by extending the development boundary to include a portion of the GB 1-1 lands within the DY-R-01 specific zoning objective.



**MAP CHANGE ONLY**

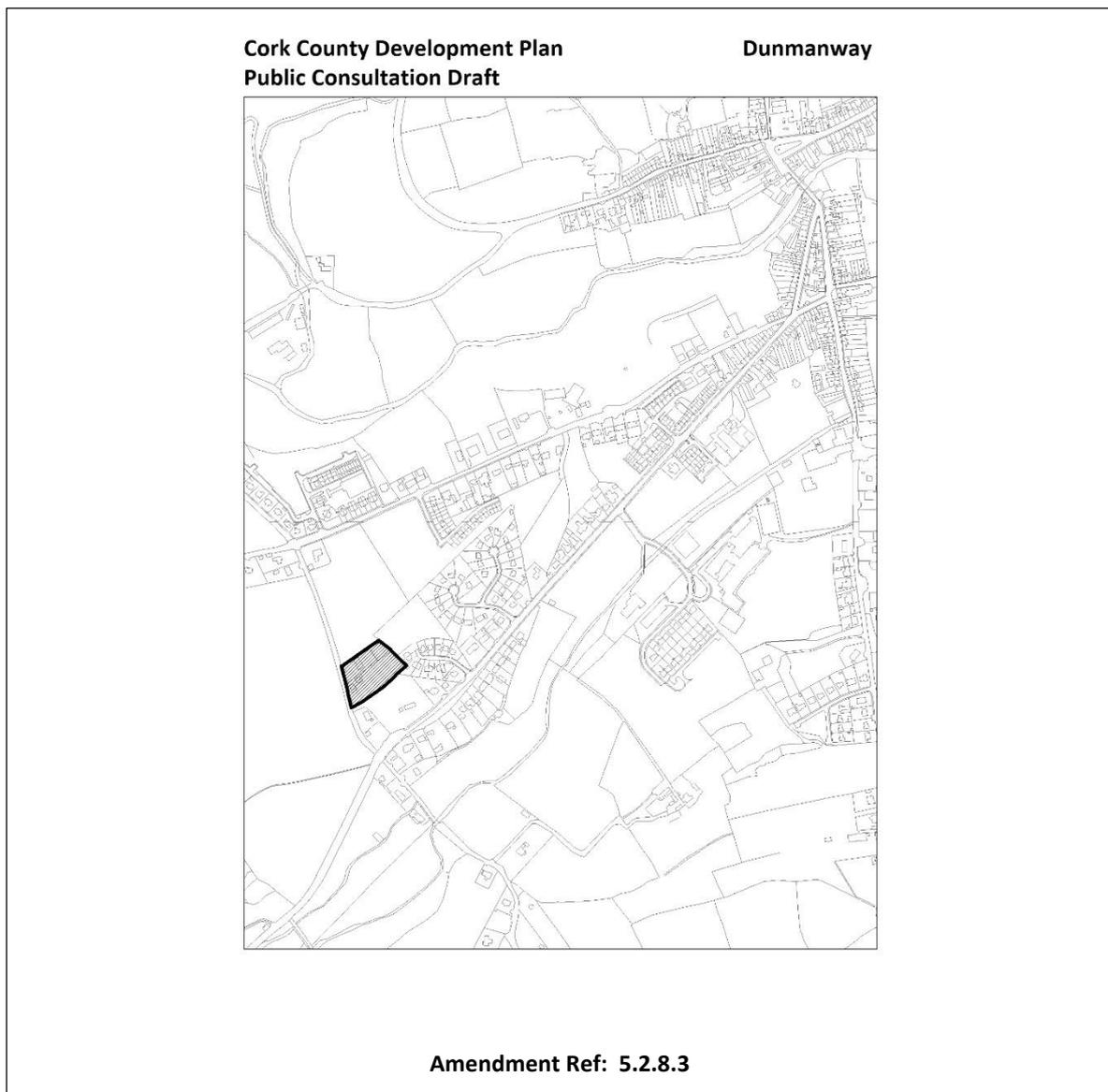
**PROPOSED AMENDMENT NO. 5.2.8.3**

**ORIGIN OF AMENDMENT**

This amendment is required to address the revised growth allocation figures for Dunmanway.

**PROPOSED AMENDMENT**

It is proposed to make a modification to the zoning map and text for Dunmanway by omitting a portion of the zoning objective DY-R-03 to the south. These lands will now be zoned Existing Residential/Mixed Residential and Other Uses.



**MAP CHANGE ONLY**

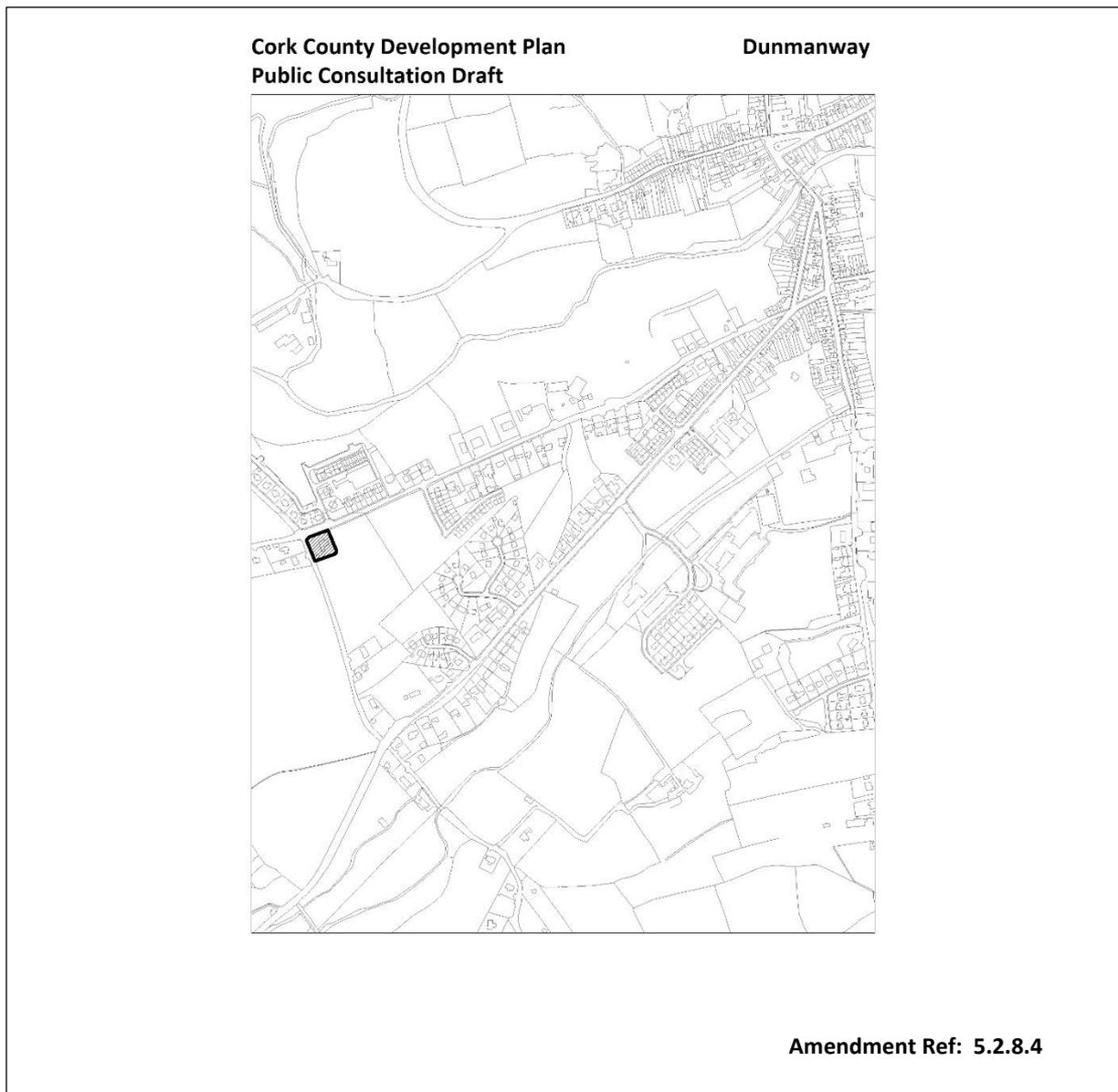
**PROPOSED AMENDMENT NO. 5.2.8.4**

**ORIGIN OF AMENDMENT**

This amendment is required to address the revised growth allocation figures for Dunmanway.

**PROPOSED AMENDMENT**

It is proposed to make a modification to the zoning map and text for Dunmanway by omitting a portion of the zoning objective DY-R-03 to the north. These lands will now be zoned Existing Residential/Mixed Residential and Other Uses.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.8.5**

**ORIGIN OF AMENDMENT**

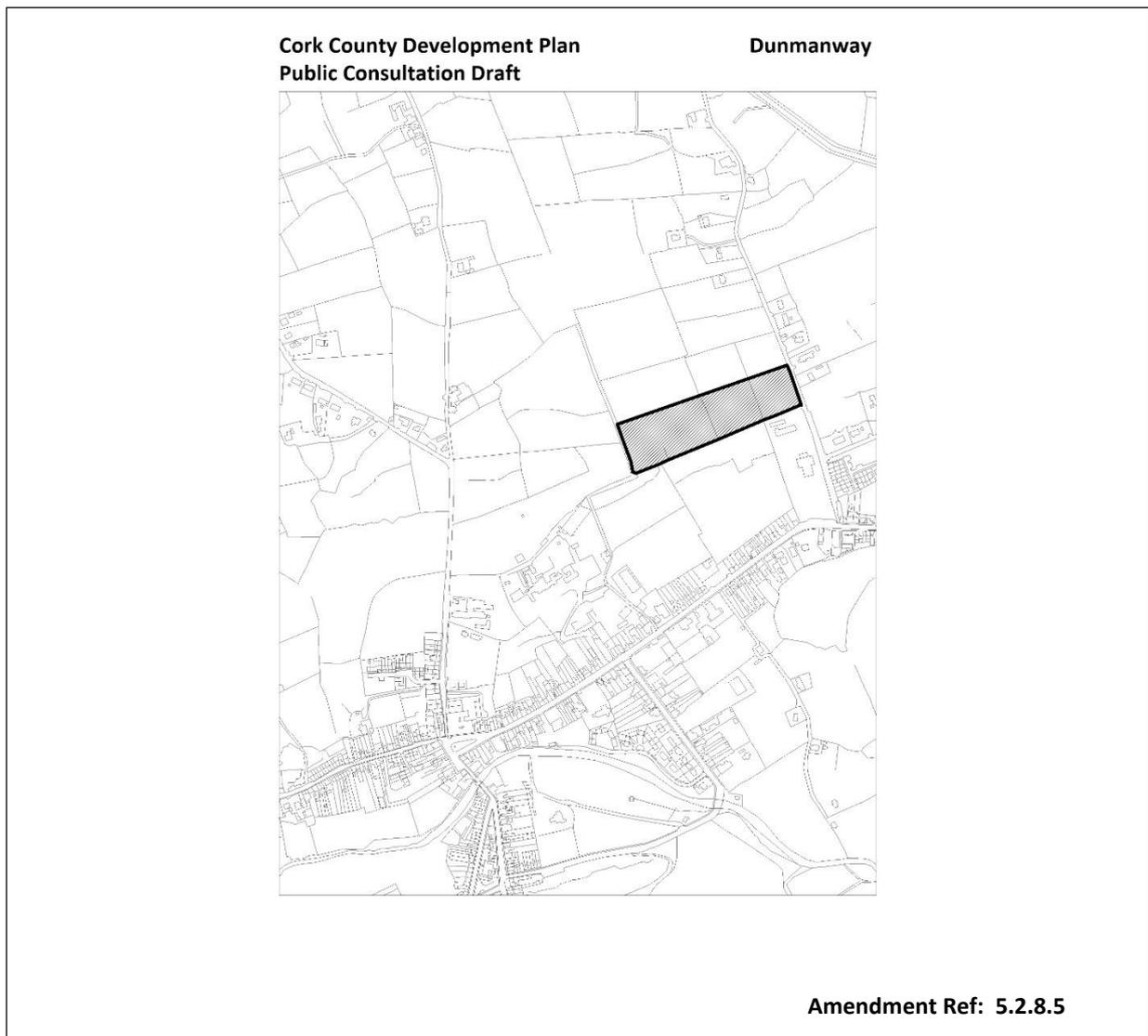
This amendment is required to address the revised growth allocation figures for Dunmanway.

**PROPOSED AMENDMENT**

It is proposed to make a modification to the zoning map and text for Dunmanway by omitting a portion of the zoning objective DY-R-02 to the north and by creating a new DY-AG-03 zoning.

Insert New DY-AG-03 Specific Zoning Objective as follows:

**DY-AG-03 : Agricultural Use.**



**TEXT AND MAP CHANGE**

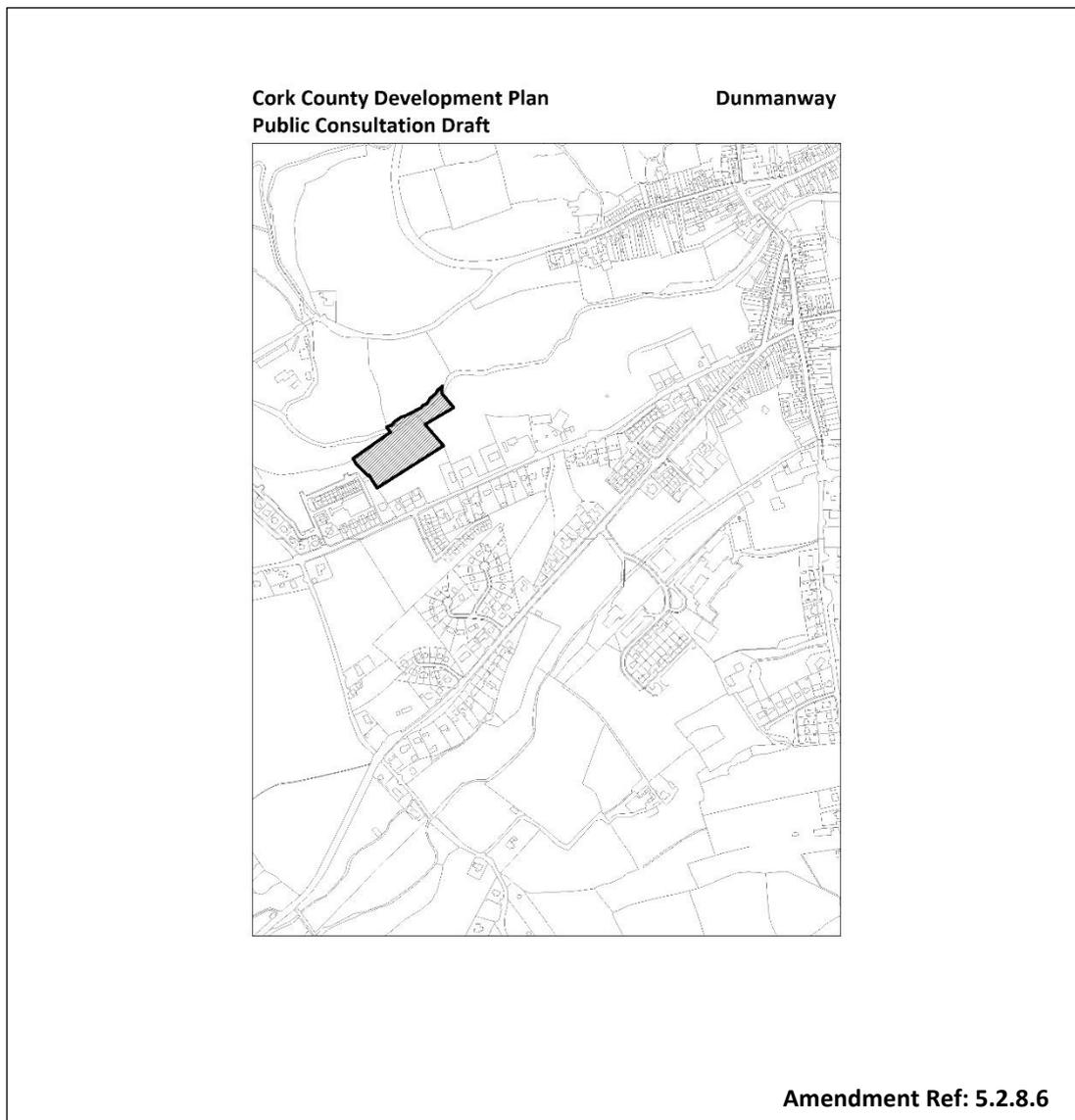
**PROPOSED AMENDMENT NO. 5.2.8.6**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA

**PROPOSED AMENDMENT**

It is proposed to make a modification to the zoning map and text for Dunmanway by omitting a portion of the lands zoned Existing Residential/Mixed Residential and Other Uses and by incorporating this portion of lands into the specific zoning objective DY-GR-10.



**MAP CHANGE ONLY**

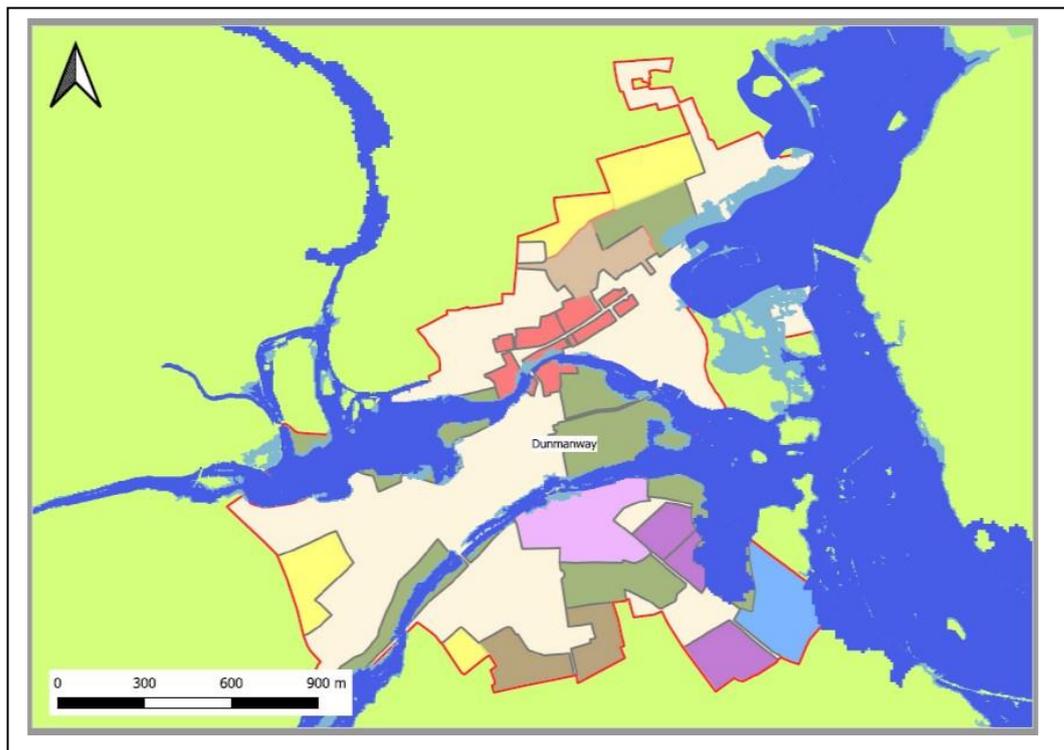
**PROPOSED AMENDMENT NO. 5.2.8.7**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA.

**PROPOSED AMENDMENT**

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement. (Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



**MAP CHANGE ONLY**

***PROPOSED AMENDMENT NO. 5.2.8.8***

***ORIGIN OF AMENDMENT***

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

***PROPOSED AMENDMENT***

7. Update and Amend table 5.2.17 Dunmanway Population, Housing Supply and Residential Land Area, amend table 5.2.18 Dunmanway Population 2006-2028, to reflect changes to the Core Strategy
8. Update and Amend DY-GO-01 to reflect changes to the Core Strategy

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 5.2.8.9***

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Update the Green Infrastructure Diagram for 5.2.5 to reflect changes to the zoning and flood maps proposed through other amendments.

**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.8.10**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA.

**PROPOSED AMENDMENT**

It is proposed to make a change to the draft plan to delete the \* requesting FRA from objective DY-B-01 as it is no longer in the Flood Zone.

Business Development. High quality retail warehousing/office development may be considered subject to the provisions of the Retail Planning Guidelines including a sequential test. Consideration should also be given to the site's proximity to Brookpark Woodland giving particular consideration to its local importance and amenity value. \*

**TEXT CHANGE ONLY**

### **PROPOSED AMENDMENT NO. 5.2.8.11**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA.

#### **PROPOSED AMENDMENT**

It is proposed to make a change to the draft plan to delete the \* requesting FRA from objective DY-B-02 as it is no longer in the Flood Zone.

Business Development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate single access and satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme and provision for a safe off-road pedestrian/cycleway access to the town centre. \*

#### **TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.8.12**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA.

**PROPOSED AMENDMENT**

It is proposed to make a change to the draft plan to delete the \* requesting FRA from objective DY-I-01 as it is no longer in the Flood Zone.

Industrial Development suitable for a mixture of units including small to medium industrial units, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate single access and satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme and provision for a safe off-road pedestrian access to the town centre. \*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2. 8.13**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the submissions

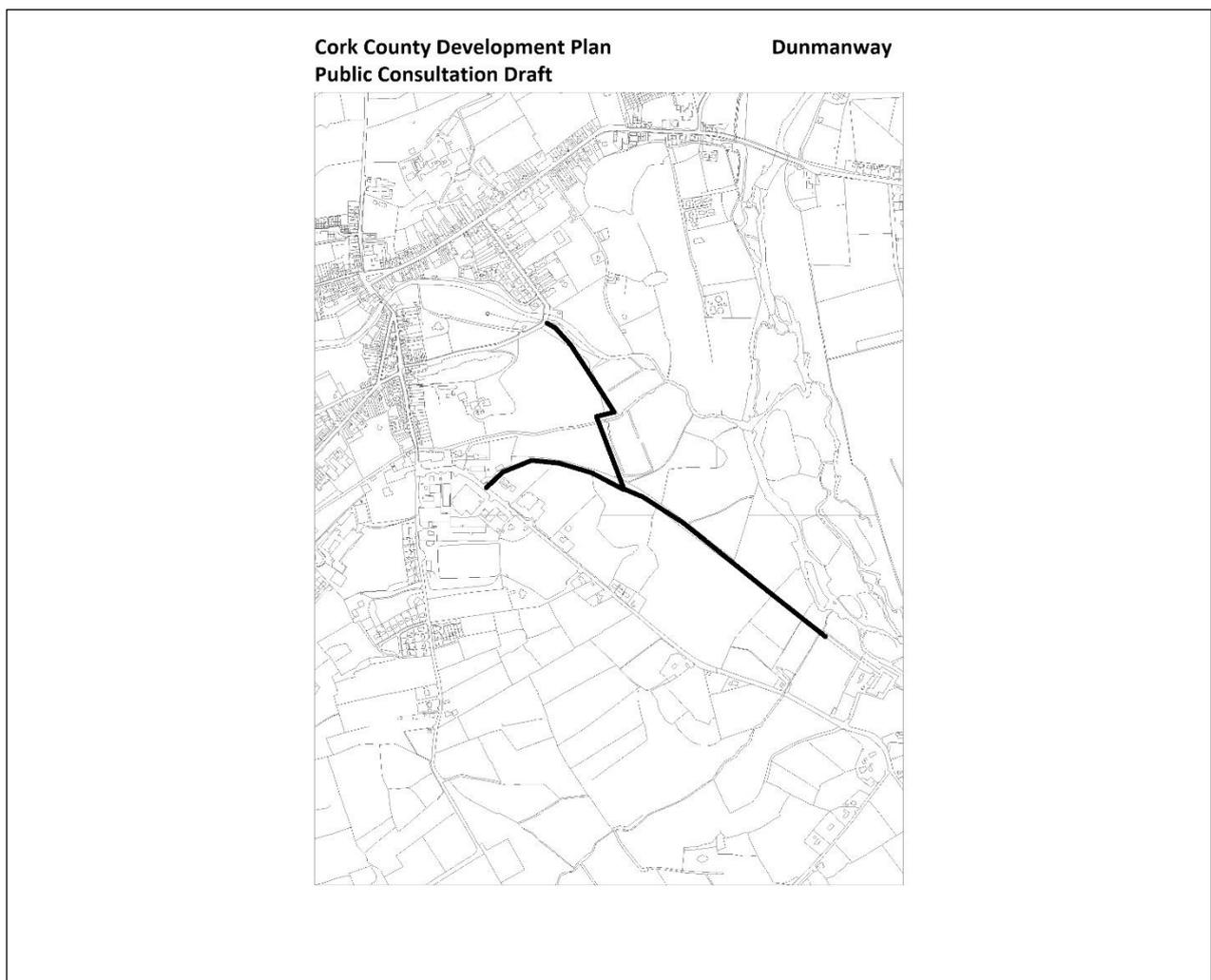
**PROPOSED AMENDMENT**

It is proposed to make a modification to the zoning map and text for Dunmanway by inserting new text in relation to the proposed walkways in Dunmanway.

Insert new Utilities objective as follows:

*DY-U-05 Support the provision of a Pedestrian Walkway Route. The route must be designed sensitively to minimise impacts on habitats of high natural value and associated protected species. \**

Insert map change as follows:



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.8.14**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions

**PROPOSED AMENDMENT**

It is proposed to make a change to the draft plan text by adding an additional general objective as follows:

*Support the provision of additional community facilities and other amenities in Dunmanway where required including the development of pedestrian and cycle routes in the town.*

**TEXT CHANGE ONLY**

## PROPOSED AMENDMENT NO. 5.2.8.15

### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions

### PROPOSED AMENDMENT

It is proposed to make a change to the draft plan text by adding the text as follows:

Water Supply

2.8.35 Dunmanway receives its drinking water from the Dunmanway Water Supply which is sourced from Coolkellure Lake. The Dunmanway Water Supply is at its limit, with issues including poor water quality and poor water main network. ~~The upgrading of the Dunmanway Water Supply including new source, upgrading of Dunmanway Water Treatment Plant, upgrading of water main network is required to accommodate proposed development in Dunmanway.~~ The scheme “Dunmanway Regional Water Supply Scheme Phase 1 – Water Treatment Plant Upgrade and Raw Water Rising Main” is presently being assessed by Irish Water. *Irish water currently envisage that there is capacity available to cater for proposed draft population targets.*

Waste water

2.8.87 *Currently there is some limited capacity available in the Dunmanway WWTP but there are some environmental concerns which are being reviewed and a project to progress improvements to the network is planned.* Cork County Council is committed to working with Irish Water and other stakeholders to identify and implement the most appropriate solutions for Dunmanway to address the outfall issue. Options to be explored include the relocation of the outfall of the effluent discharge pipe to a location downstream of the Freshwater Pearl Mussel population and/or the development of a polishing wetland. Proposed infrastructural improvements will be subject to Appropriate Assessment taking account of the proposed population increase for the town prior to implementation. New developments requiring a connection to the Dunmanway WWTP will not be permitted until infrastructural upgrades are in place.

*Dunmanway Wastewater Network Project – design to commence in 2021. Works likely to include:*

- *Provision of additional storage at Quarry Road WWPS.*
- *Closure of Main Street SWO and network upsizing to pass forward all flows to Longbridge WWPS.*
- *Provision of additional storage at Longbridge WWPS and upsizing of SWO outfall pipe outfall.*

**TEXT CHANGE ONLY**

## Castletownbere

### *PROPOSED AMENDMENT NO. 5.2.9.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement. (Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



### **MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.9.2**

**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

9. Update and Amend table 5.2.21 Castletownbere Population, Housing Supply and Residential Land Area, amend table 5.2.22 Castletownbere Population 2006-2028, to reflect changes to the Core Strategy
10. Update and Amend CR-GO-01 to reflect changes to the Core Strategy

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.9.3**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA.

**PROPOSED AMENDMENT**

It is proposed to make a change to the draft plan to delete the \* requesting FRA from objective CR-R-01 as it is no longer in the Flood Zone.

Medium B Density Residential Development. [\\*](#)

**TEXT CHANGE ONLY**

## Schull

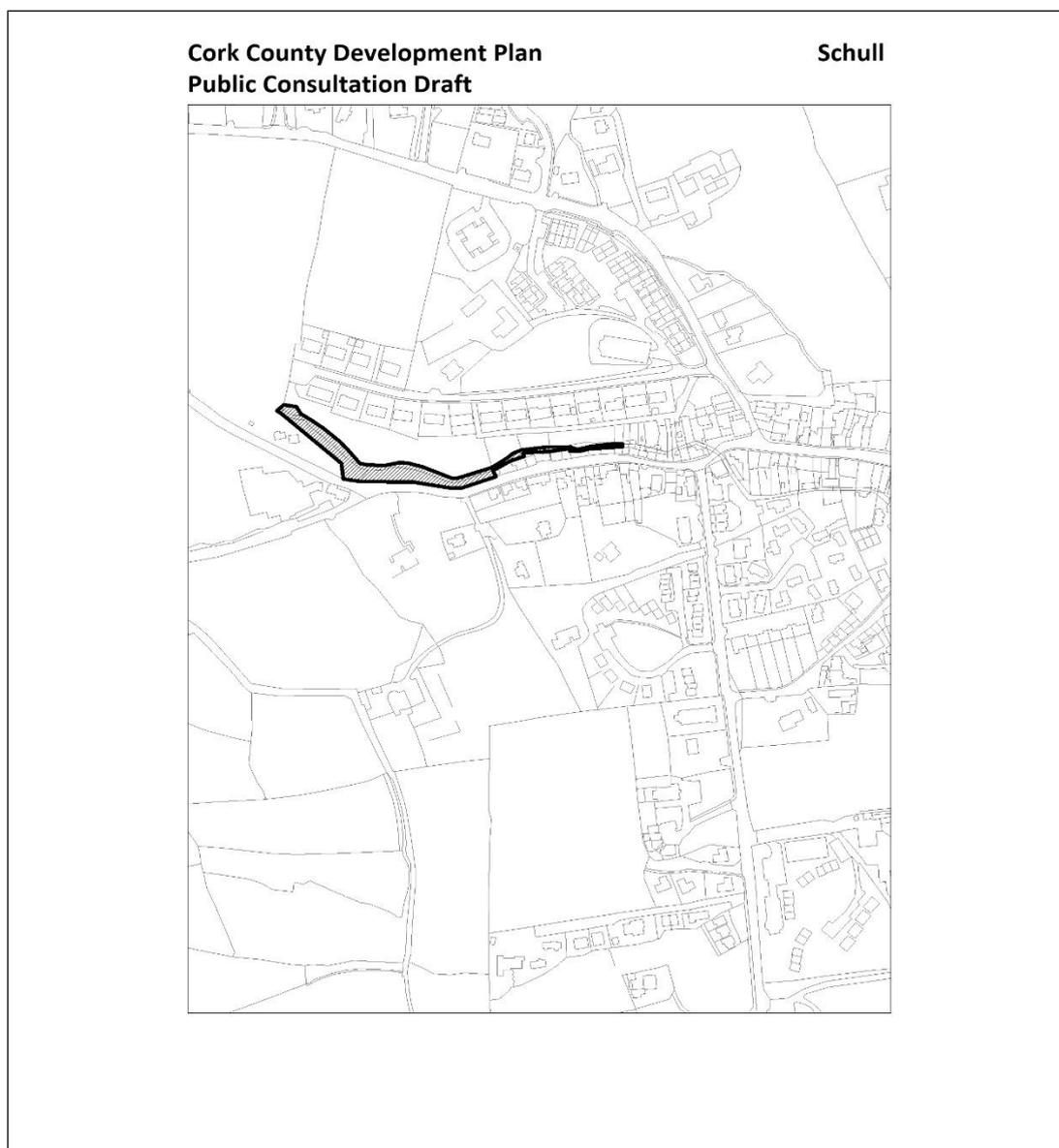
### *PROPOSED AMENDMENT NO. 5.2.10.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA

#### *PROPOSED AMENDMENT*

It is proposed to make a modification to the zoning map and text for Schull by omitting a portion of the lands zoned Existing Residential/Mixed Residential and Other Uses and by incorporating this portion of lands into the specific zoning objective SC-GR-03.



**MAP CHANGE ONLY**

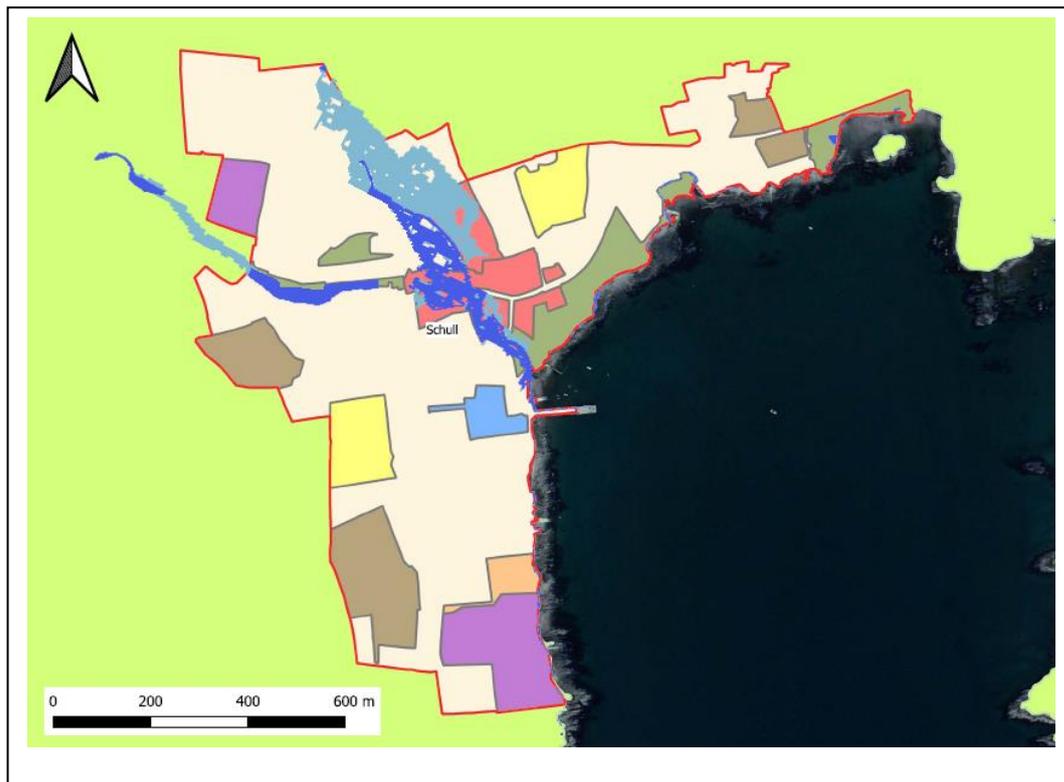
**PROPOSED AMENDMENT NO. 5.2.10.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA.

**PROPOSED AMENDMENT**

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement. (Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



**MAP CHANGE ONLY**

***PROPOSED AMENDMENT NO. 5.2.10.3***

***ORIGIN OF AMENDMENT***

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

***PROPOSED AMENDMENT***

11. Update and Amend table 5.2.23 Schull Population, Housing Supply and Residential Land Area, amend table 5.2.24 Schull Population 2006-2028, to reflect changes to the Core Strategy
12. Update and Amend SC-GO-01 to reflect changes to the Core Strategy

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.10.4**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submissions.

**PROPOSED AMENDMENT**

It is proposed to a new insert a new General Objective as follows:

*To support the improvement of public realm and placemaking in Schull.*

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 5.2.10.5***

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Update the Green Infrastructure Diagram for 5.2.9 to reflect changes to the zoning and flood maps proposed through other amendments.

**MAP CHANGE ONLY**

## Key Villages

### PROPOSED AMENDMENT NO. 5.2.11.1

#### ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

#### PROPOSED AMENDMENT

It is proposed to include the following text under Section 2.11.1 Key Villages as follows:

*The settlements would benefit from a more compact form and from some regeneration of and re-use of existing properties within the village cores. In particular, further improvements to the village centres, with an enhanced streetscape, improved shopfronts and provision for improved street lighting, public footpaths and street furniture would be desirable. Further opportunities for streetscape improvements exist in the settlements, particularly within the village cores.*

*Given the challenges facing some key villages in relation to infrastructure, in particular water services and whether any deficits can be overcome in the lifetime of the plan the Council will consider the reallocation of the overall level of units for a specific Key Village from Key Villages with infrastructure constraints that are taking longer than expected to be resolved to a Key Village or Key Villages within the same Municipal District which has no such constraints subject to adequate capacity been shown to be available, in compliance with the requirements of Chapter 11 Water Management and any ecological considerations. Any increase in the re-allocation of housing units must not exceed 50% of the allocation set out in the table below.*

*Further guidance on the development of villages is given in Volume One of this Plan, particularly [Chapter 2 Core Strategy](#), [Chapter 3 Settlements and Placemaking](#), and [Chapter 4 Housing](#).*

| Table X Key Villages Overall Scale of New Development |  |  |  |  |
|---|--|--|--|--|
| Settlement Name                                       | Existing Number of Houses Q1 2010 (Geodirectory) | Existing Number of Houses Q1 2015 (Geodirectory) | Existing Number of Houses Q1 2020 (Geodirectory) | Overall Scale of New Development to 2028 (No. of houses) |
| Ballineen/Enniskeneane                                | 350  | 344  | 358  | 74   |
| Ballydehob  | 184  | 189  | 207  | 20   |
| Baltimore   | 461  | 485  | 487  | 37   |
| Drimoleague   | 249  | 246  | 242  | 25   |

|                           |              |              |              |            |
|---------------------------|--------------|--------------|--------------|------------|
| <b>Durrus</b>             | 193          | 196          | 208          | 20         |
| <b>Glengarriff</b>        | 177          | 191          | 194          | 12         |
| <b>Leap</b>               | 146          | 149          | 150          | 20         |
| <b>Rosscarbery</b>        | 408          | 409          | 442          | 50         |
| <b>Union Hall</b>         | 204          | 206          | 205          | 31         |
| <b>Total Key Villages</b> | <b>2,372</b> | <b>2,415</b> | <b>2,493</b> | <b>289</b> |

Make consequential changes to the DB-01 Objectives of the above listed settlements based on the above table.

**TEXT CHANGE ONLY**

## Ballineen/Enniskaneane

### *PROPOSED AMENDMENT NO. 5.2.12.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement. (Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



### MAP CHANGE ONLY

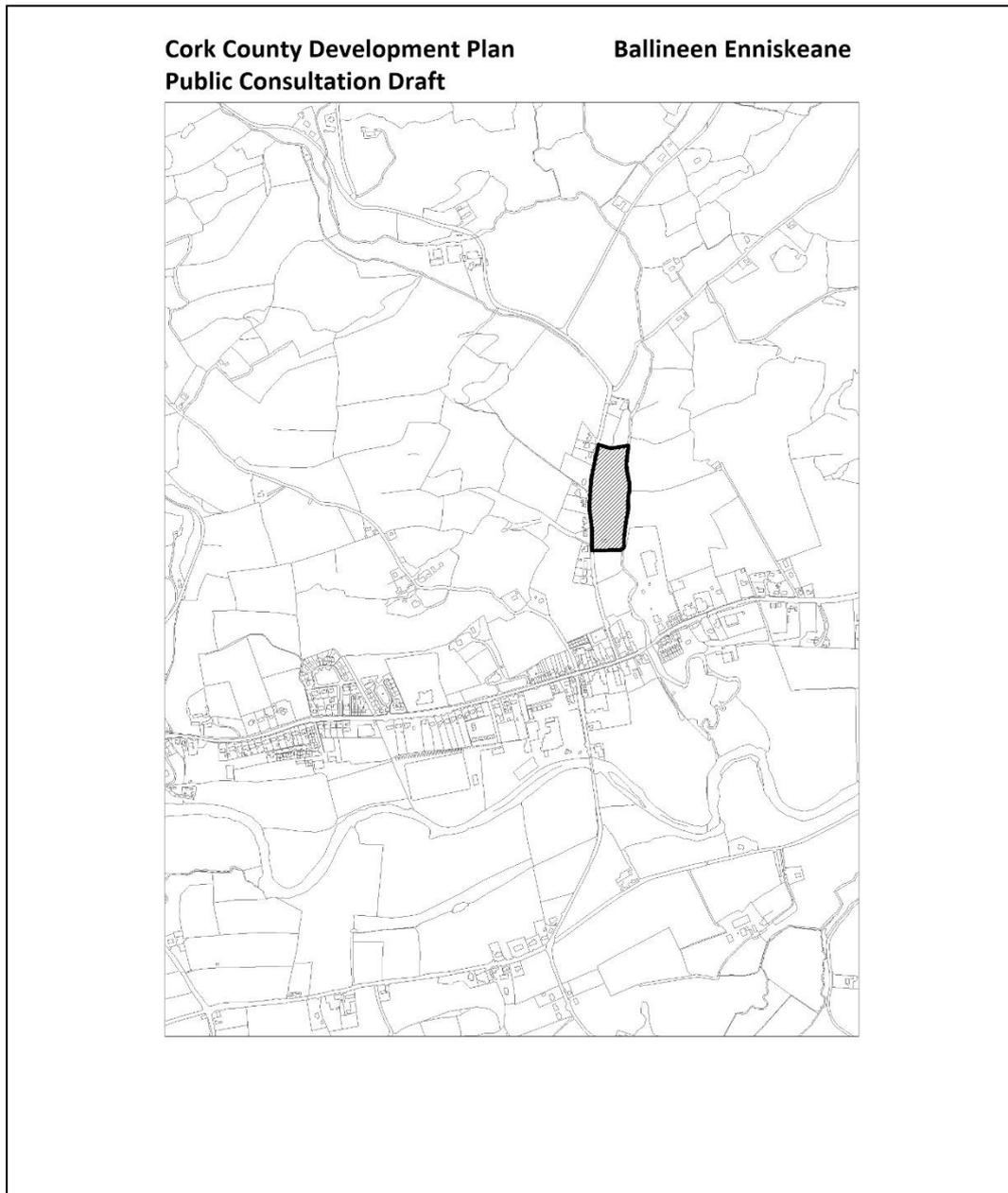
**PROPOSED AMENDMENT NO. 5.2.12.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA.

**PROPOSED AMENDMENT**

It is proposed to make a change to the draft plan to omit the Flood Risk area as shown below from the Development Boundary of the village.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.12.3**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Ecology Unit

**PROPOSED AMENDMENT**

It is proposed to make delete text as follows:

Ballineen Enniskene U-02 amended as follows; Develop and maintain amenity walk/cycle route. *The route shall be designed taking account its sensitive location within an area of semi-natural woodland. Greenways standards widths may not be appropriate or achievable along the full extent of the route taking account of its location within an area of woodland.*

**TEXT CHANGE ONLY**

## Ballydehob

### *PROPOSED AMENDMENT NO. 5.2.13.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



### MAP CHANGE ONLY

## Baltimore

### *PROPOSED AMENDMENT NO. 5.2.14.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement. (Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



### MAP CHANGE ONLY

**PROPOSED AMENDMENT NO. 5.2.14.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions

**PROPOSED AMENDMENT**

It is proposed to make a modification to the text of the Paragraph 2.14.30 as follows

2.14.30 The land to the extreme east ~~east~~ **west** of the town on Fishery point should be preserved as open space to protect the visual amenity of the area.

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.14.3**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions

**PROPOSED AMENDMENT**

It is proposed to add a new general objective for Baltimore as follows:

*DB -07 Support the provision of additional parking in the village and give consideration to the need to improve traffic management particularly during the peak visitor times in the summer months.*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.14.4**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions

**PROPOSED AMENDMENT**

It is proposed to make add a general objective for Baltimore as follows:

*DB – 08 – Support the provision of new community facilities in the village where possible.*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.14.5**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions

**PROPOSED AMENDMENT**

It is proposed to make add a general objective for Baltimore as follows:

*DB – 09 – Support measures to address dereliction in the village, and to support the sustainable and sensitive restoration of underutilised historic buildings in the village which contribute to the character of the settlement such as the former Railway Station, the Old School and the derelict boatyards.*

**TEXT CHANGE ONLY**

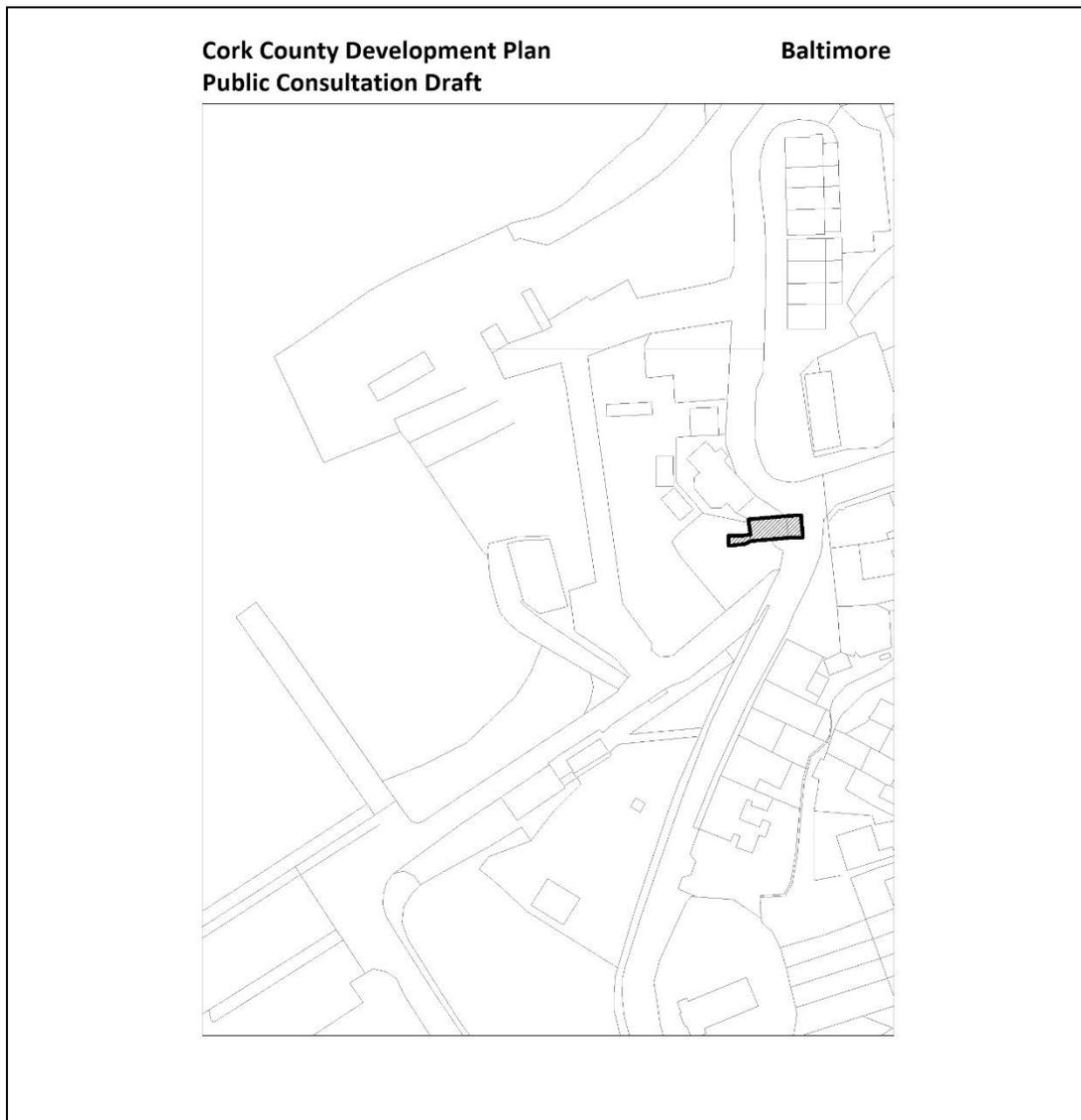
**PROPOSED AMENDMENT NO. 5.2.14.6**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the submissions.

**PROPOSED AMENDMENT**

It is proposed to amend the map of specific zoning objective X-01, by omitting the site shown on the map below.



**MAP CHANGE ONLY**

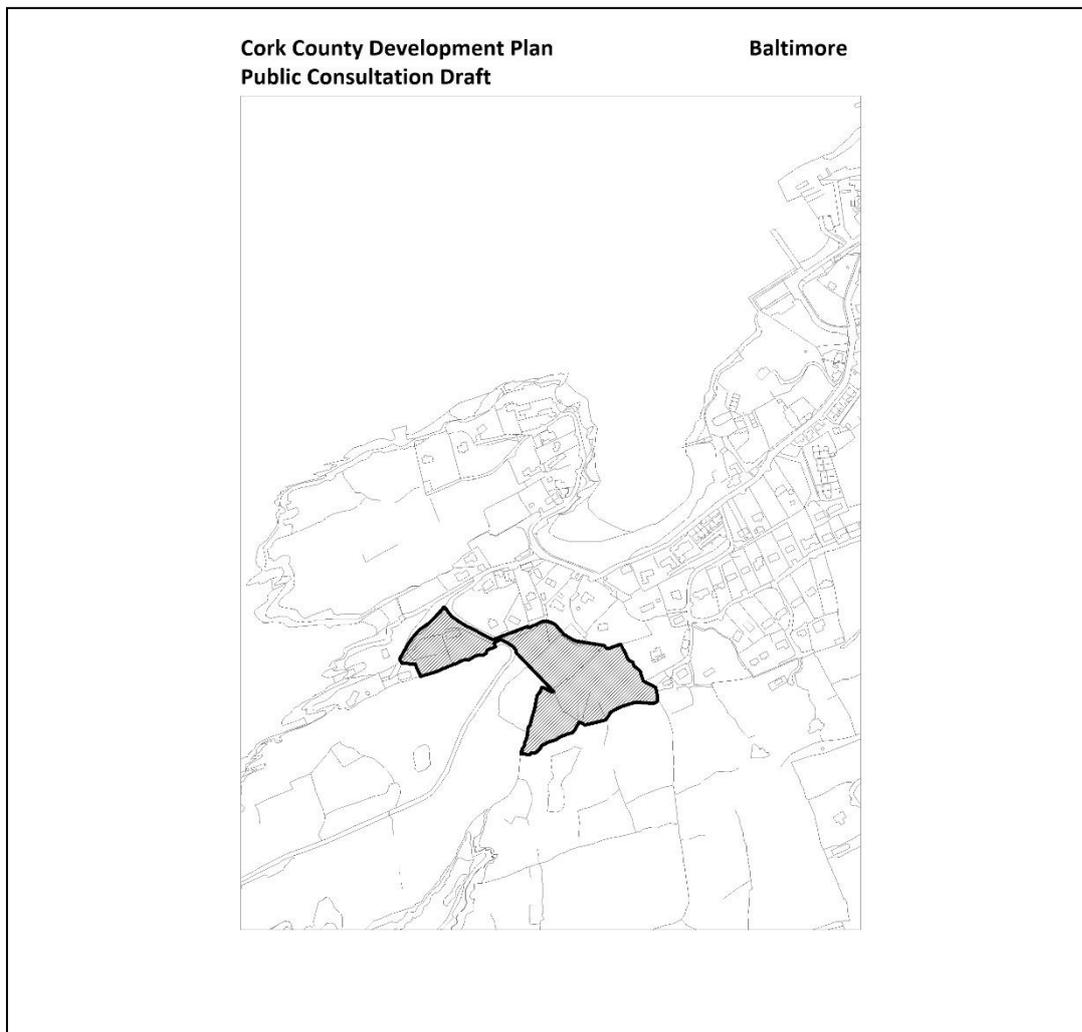
**PROPOSED AMENDMENT NO. 5.2.14.7**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Appropriate Assessment

**PROPOSED AMENDMENT**

It is proposed to amend the development boundary of the settlement by omitting the area shown below from the development boundary to remove the overlap with the Sheeps Head to Toe Head SPA.



**MAP CHANGE ONLY**

## Drimoleague

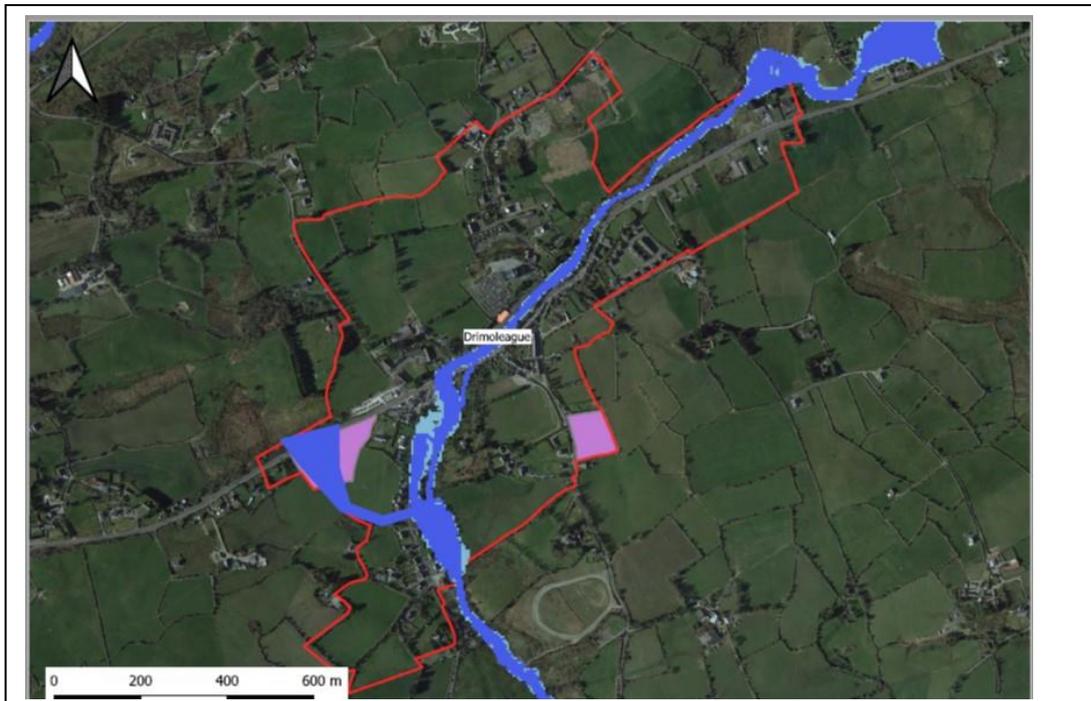
### *PROPOSED AMENDMENT NO. 5.2.15.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement. (Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



### MAP CHANGE ONLY

**PROPOSED AMENDMENT NO. 5.2.15.2**

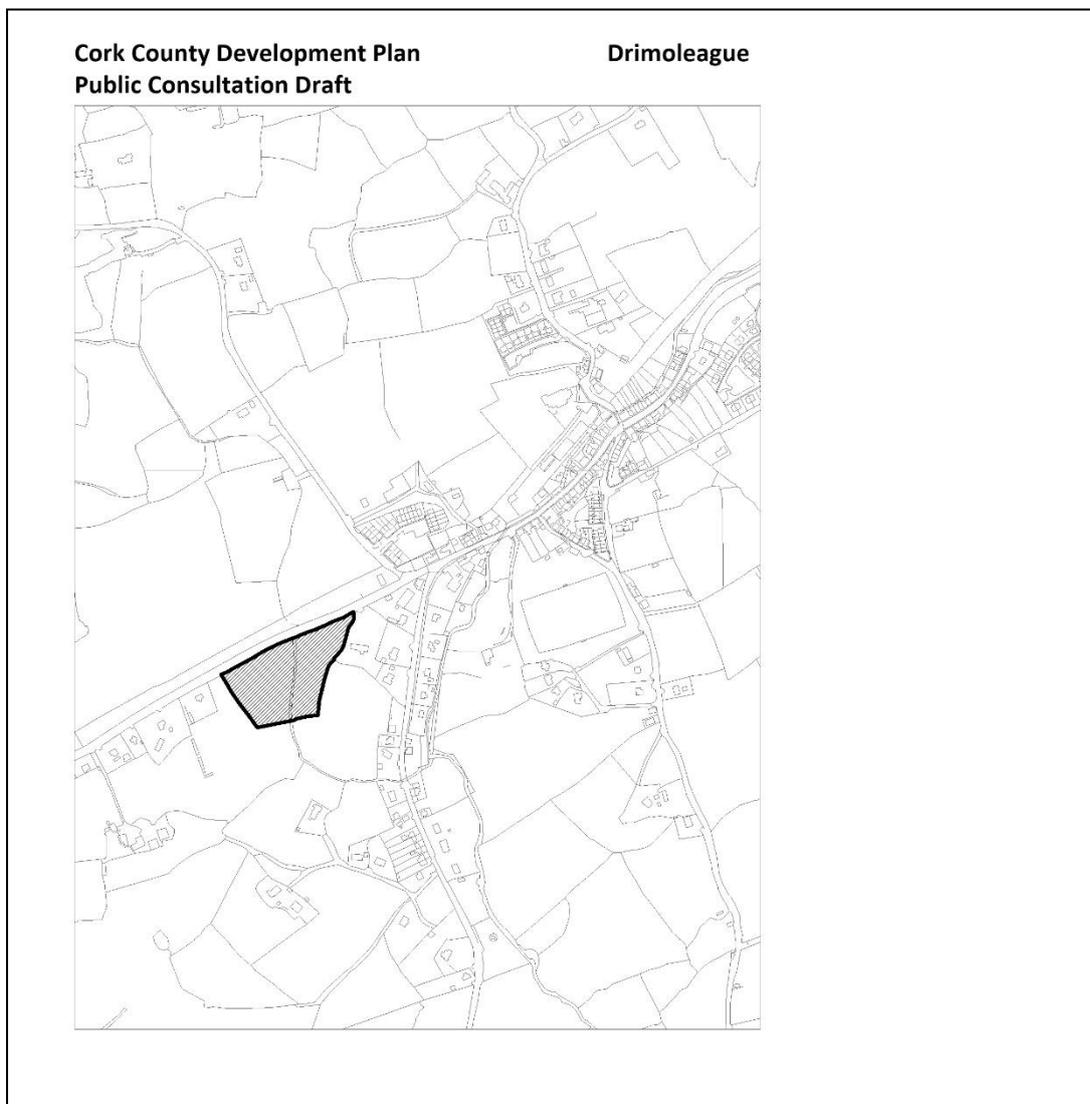
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA.

**PROPOSED AMENDMENT**

It is proposed to make a change to the draft plan by deleting the Business zoning in Drimoleague.

~~B-02 Business development with only one entrance off the main road, including proposals for protection of the river and riparian margins.~~



**TEXT AND MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.15.3**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Planning Department

**PROPOSED AMENDMENT**

It is proposed to make a change to the draft plan by updating the Table 5.2.30 as follows

| <b>Table 5.2.30 Housing Growth in <del>Durrus</del> Drimoleague during the period 2010-2020</b> |                    |                    |                    |                 |
|---|--------------------|--------------------|--------------------|-----------------|
| Year  | 2010               | 2015               | 2020               | Change          |
| No. of Dwellings  | <del>193</del> 249 | <del>196</del> 246 | <del>208</del> 242 | <del>15</del> 5 |

**TEXT CHANGE ONLY**

## Durrus

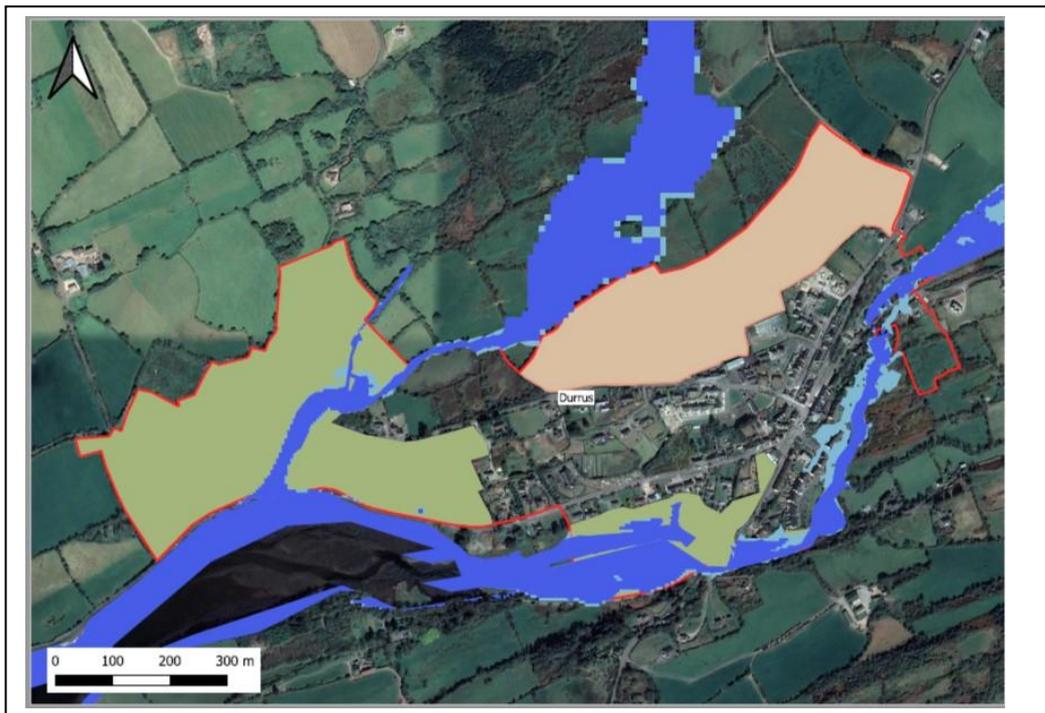
### *PROPOSED AMENDMENT NO. 5.2.16.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



### MAP CHANGE ONLY

## **PROPOSED AMENDMENT NO. 5.2.16.2**

### **ORIGIN OF AMENDMENT**

This amendment is required to address updates provided in the Irish Water Submission

### **PROPOSED AMENDMENT**

It is proposed to amend the text of 2.16.16 as follows:

2.16.16 The existing wastewater treatment plant will need to be upgraded to cater for projected growth in Durrus.

~~The present water supply can cater for a population equivalent (PE) of 500 and is served from a standalone scheme which provides water from Four Mile Water River. Future water supply for Durrus is dependent on the Bantry Regional Water Supply Scheme Phase 2 which includes the provision of a network to the hinterland around Bantry and parts of Mizen and Sheep's Head Peninsulas.~~ *Water supply currently has limited capacity available. The source of water for the Durrus WRZ is groundwater (via a borehole). Options for improving capacity are currently being reviewed through the full options assessment (FOA) stage process as part of the NWRP. It is envisaged that the outcome of the FOA, i.e. a preferred option will be available in Q3 2021.*

### **TEXT CHANGE ONLY**

## Glengarriff

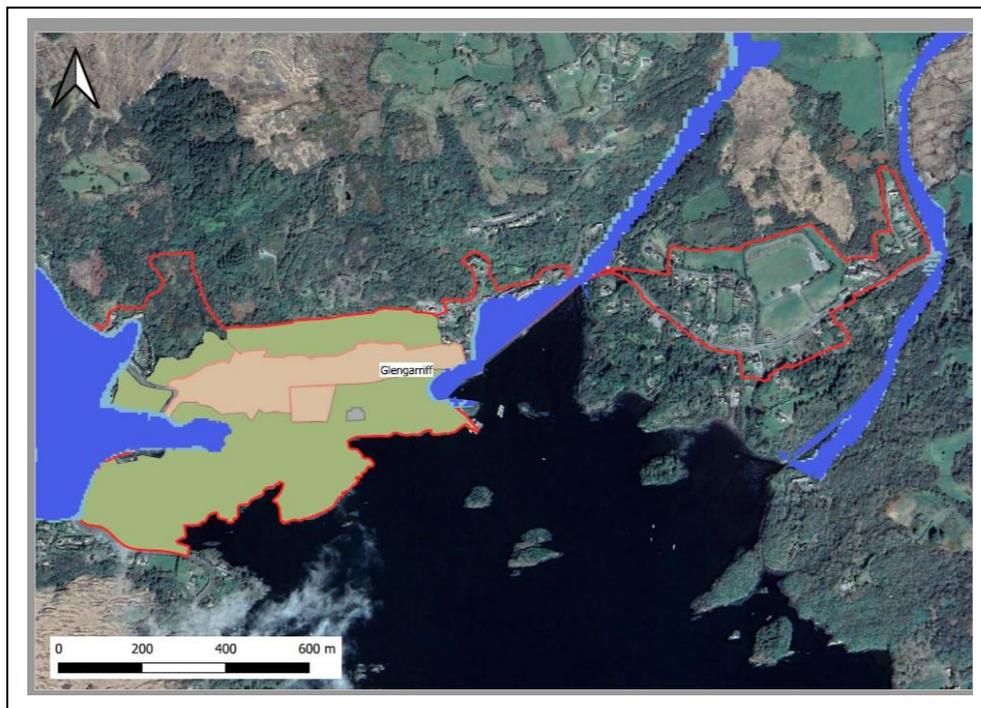
### *PROPOSED AMENDMENT NO. 5.2.17.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



### MAP CHANGE ONLY

**PROPOSED AMENDMENT NO. 5.2.17.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Ecology Office

**PROPOSED AMENDMENT**

It is proposed to make a amend the text of the Draft Plan as follows:

Glengarriff U-01 : Provision of a pedestrian and cycle link and amenity walk. *The route shall be designed taking account of the sensitive location within a landscape of high scenic and natural value. Greenways standards widths may not be appropriate or achievable along the full extent of the route taking account of its location within a scenic landscape and the habitats it passes through.*

**TEXT CHANGE ONLY**

## Leap

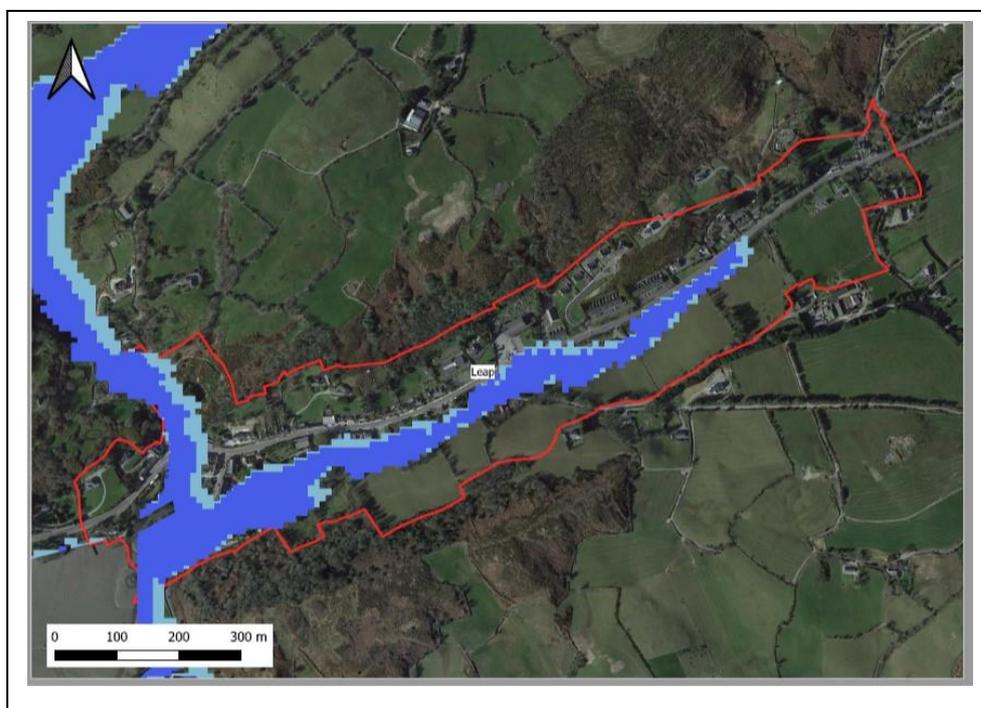
### *PROPOSED AMENDMENT NO. 5.2.18.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



### MAP CHANGE ONLY

## Rosscarbery

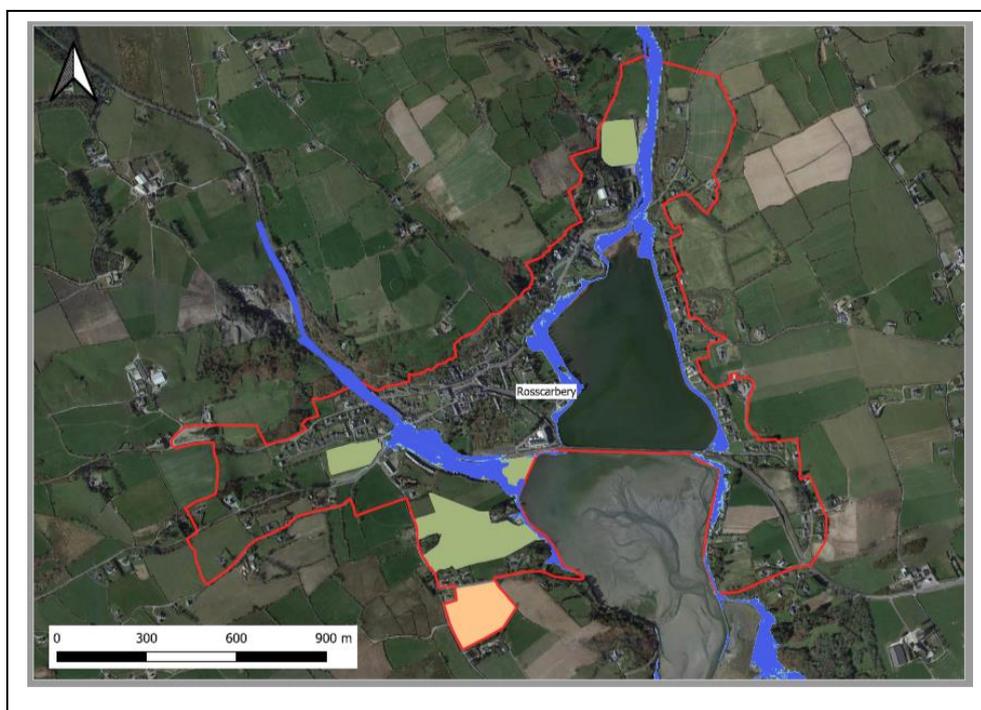
### *PROPOSED AMENDMENT NO. 5.2.19.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



### MAP CHANGE ONLY

## **PROPOSED AMENDMENT NO. 5.2.19.2**

### **ORIGIN OF AMENDMENT**

This amendment is required to address updates provided in the Irish Water Submission

### **PROPOSED AMENDMENT**

It is proposed to amend the text of Section 2.19.14 as follows:

There is limited capacity to treat wastewater pending the provision of a new Wastewater Treatment Plant to cater for projected growth.

The water supply is provided from the Clonakilty Regional Water Supply Scheme, ~~which is dependent on augmentation from the proposed Dunmanway Regional Water Supply Scheme, Phase 2.~~ *Currently no capacity available in the Clonakilty WRZ. Options for improving capacity are currently being reviewed through the full options assessment (FOA) stage process as part of the NWRP. It is envisaged that the outcome of the FOA, i.e. a preferred option will be available in Q3 2021.*

### **TEXT CHANGE ONLY**

## Union Hall

### *PROPOSED AMENDMENT NO. 5.2.20.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



### MAP CHANGE ONLY

## West Cork Islands Communities

### PROPOSED AMENDMENT NO. 5.2.21.1

#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions

#### PROPOSED AMENDMENT

It is proposed to make a change to the draft plan by adding a new General Objective for the West Cork Island Communities.

*Consider the need to review and update the 10-year West Cork Islands Integrated Development Strategy, following the publication of a National Island's Policy and having regard to other publications such as Our Rural Future.*

#### **TEXT CHANGE ONLY**

## Bere Island

### *PROPOSED AMENDMENT NO. 5.2.22.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



### MAP CHANGE ONLY

**PROPOSED AMENDMENT NO. 5.2.22.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submissions

**PROPOSED AMENDMENT**

It is proposed to make a change to the draft plan to insert a new General Development Objective for Bere Island

*Consideration of the potential to develop a deep-water pier on Bere Island with pontoon facilities, subject to consideration of environmental impacts and compatibility with nature conservation legislation*

**TEXT CHANGE ONLY**

## Dursey Island

### *PROPOSED AMENDMENT NO. 5.2.23.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



### MAP CHANGE ONLY

## Heir Island

### *PROPOSED AMENDMENT NO. 5.2.24.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



### MAP CHANGE ONLY

**PROPOSED AMENDMENT NO. 5.2.24.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Submissions

**PROPOSED AMENDMENT**

2.24.11 – Update the text to make reference to the fact that there is only one Congested Districts Board cottage on the Island

2.24.13 – Delete reference to a shop being located on the Island

2.24.15 – Delete reference to the sailing school and its associated accommodation.

**TEXT CHANGE ONLY**

## Long Island

### *PROPOSED AMENDMENT NO. 5.2.25.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



### MAP CHANGE ONLY

## Oileán Chléire

### *PROPOSED AMENDMENT NO. 5.2.26.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



**MAP CHANGE ONLY**

## PROPOSED AMENDMENT NO. 5.2.26.2

### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions

### PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to delete text and replace with text shown in blue as follows:

Delete:

~~2.26.31 The need to provide a reliable all year round water supply is very important for the island. The provision of water supplies is not from the mainland but are supplied locally. There are 5/6 bored wells with the water pumped to tanks on high ground in the Island which require 30/40,000 gallons in 24 hours. There is a desalination plant in place which will be connected to the network; this will be used to supplement the existing water supply. The supplies are at capacity especially in the summer months. There is a need to provide an adequate drinking water supply all year round on the island. Therefore, there is a need to upgrade the public water supply on the island, with mains replacement the first priority in this regard.~~

Replace with : *Irish Water have recently completed significant upgrade works, including watermain replacement and rehabilitation of the existing watermains improving the water supply on the Island.*

Delete:

~~GDO-09 Upgrade the Water Network~~

### TEXT CHANGE ONLY

### **PROPOSED AMENDMENT NO. 5.2.26.3**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions

#### **PROPOSED AMENDMENT**

It is proposed to insert additional text as follows under the Economy and Employment Heading:

*Údarás na Gaeltachta have almost completed works on the digital hub on the Island. This forms part of the National Network of Gaeltacht Hubs (Gteic) which have been developed to address the need to build capacity and to address the increasing provision for space to enable workers to work and operate remotely. These hubs have been designed to include access to high speed broadband, meeting and break out spaces, private office spaces and open office space. The Gteic on Oileán Chléire which is approx. 65 mcr2 will be able to cater for up to 10 remote workers.*

*Refurbishment works are being carried out on another enterprise unit. It is anticipated that these will be completed in the near future.*

#### **TEXT CHANGE ONLY**

#### **PROPOSED AMENDMENT NO. 5.2.26.4**

##### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions

##### **PROPOSED AMENDMENT**

It is proposed to insert additional text as follows under the *Cultural* Heritage Heading:

*There are supports in place to maintain the island as a functioning Gaeltacht, such as that provided by the Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media as well as the implementation of the Gaeltacht Act 2012, an Act that requires each Gaeltacht region or Language Planning Area (LPT) to prepare a 7 year Language Plan to insure measures are put in place to ensure the future Gaeltacht status of each LPT by increasing the number of daily Irish Language speakers. Oileán Chléire's Language Plan has been submitted for approval to Roinn na Gaeltachta.*

##### **TEXT CHANGE ONLY**

## Sherkin Island

### *PROPOSED AMENDMENT NO. 5.2.27.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



### MAP CHANGE ONLY

## Whiddy Island

### *PROPOSED AMENDMENT NO. 5.2.28.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



### MAP CHANGE ONLY

## Villages

### PROPOSED AMENDMENT NO. 5.2.29.1

#### ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

#### PROPOSED AMENDMENT

It is proposed to include the following text under section 2.29.1.

*Villages are settlements that provide a range of services to a local area, but the range of services are not as broad as those provided by the Key Villages.*

*To allow the villages to develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure. It is intended that future growth will be largely organic in nature based on small scale developments. It is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised, including the surrounding landscape, particularly any designated high value landscapes.*

*Given the challenges facing some villages in relation to infrastructure, in particular water services and whether any deficits can be overcome in the lifetime of the plan the Council will consider the reallocation of the overall level of units for a specific Village from Villages with current infrastructure constraints that are taking longer than expected to be resolved to a Village or Villages within the same Municipal District which has no such constraints subject to adequate capacity been shown to be available, in compliance with the requirements of Chapter 11 Water Management and any ecological considerations. Any increase in the re-allocation of housing units must not exceed 50% of the allocation set out in the table below.*

*Further guidance on the development of villages is given in Volume One of this Plan, particularly Chapter 2 Core Strategy, Chapter 3 Settlements and Placemaking, and Chapter 4 Housing.*

| Villages        | Existing Number of Houses Q1 2010 (Geodirectory) | Existing Number of Houses Q2 2020 (Geodirectory) | Growth 2010 to 2020 (Geodirectory) | Overall Scale of Development (No. of houses) |
|-----------------|--|--|------------------------------------|--|
| Ahakista        |  |  |                                    | 5  |
| Allihies        |  |  |                                    | 10   |
| Ardfield        |  |  |                                    | 15   |
| Ardgroom        |  |  |                                    | 5  |
| Ballinascarthy  |  |  |                                    | 10   |
| Ballylickey     |  |  |                                    | 10   |
| Castletownshend |  |  |                                    | 15   |
| Crookhaven      |  |  |                                    | 10   |
| Drinagh         |  |  |                                    | 10   |
| Eyeries         |  |  |                                    | 20   |

| <b>Table X Scale of Development for Villages West Cork Municipal District</b> |   |   |   |   |
|---|---|---|---|---|
| <b>Villages</b>   | <b>Existing Number of Houses Q1 2010 (Geodirectory)</b> | <b>Existing Number of Houses Q2 2020 (Geodirectory)</b> | <b>Growth 2010 to 2020 (Geodirectory)</b> | <b>Overall Scale of Development (No. of houses)</b> |
| Glandore  |   |   |   | 20  |
| Goleen  |   |   |   | 20  |
| Kealkill  |   |   |   | 15  |
| Kilcrohane  |   |   |   | 15  |
| Shannonvale   |   |   |   | 15  |
| Total   |   |   |   | 195   |

**TEXT CHANGE ONLY**

## Allihies

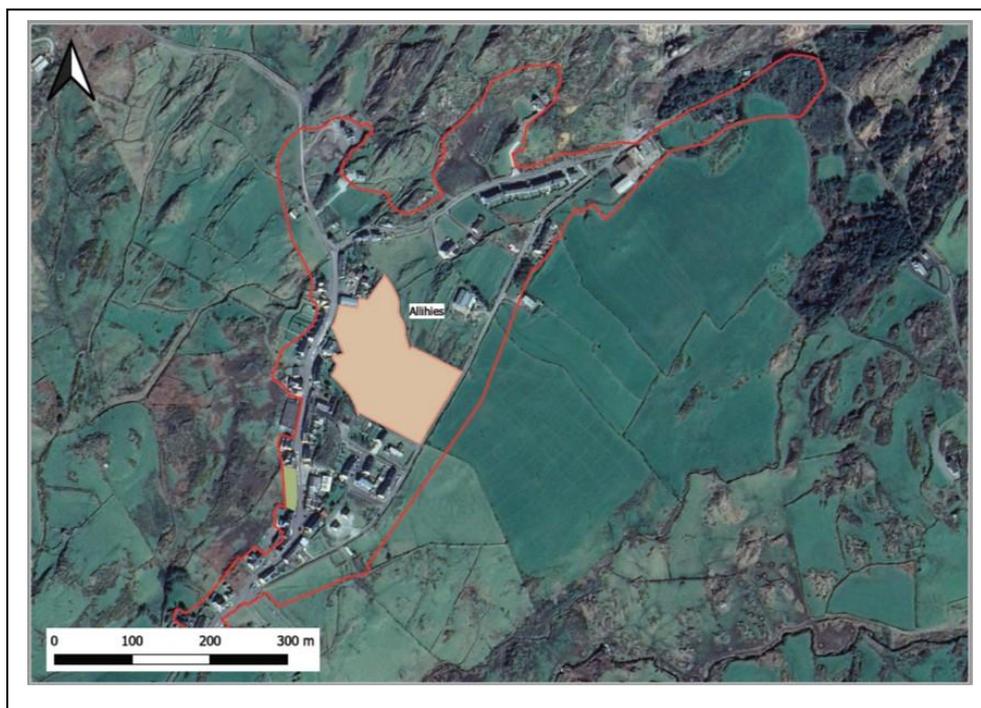
### *PROPOSED AMENDMENT NO. 5.2.30.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



### **MAP CHANGE ONLY**

## Ahakista

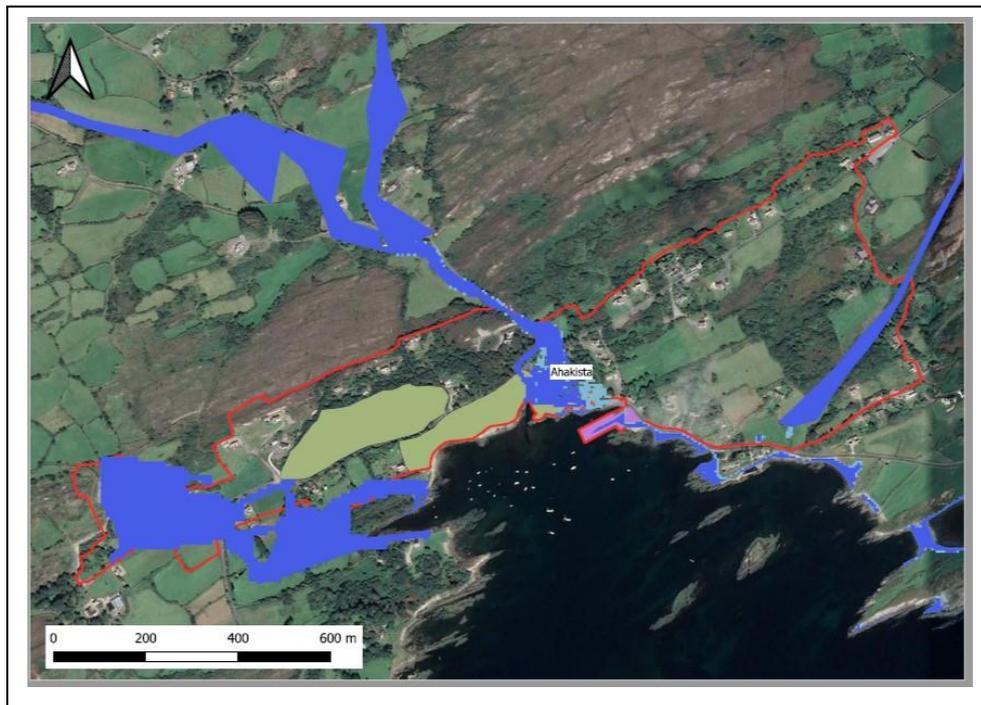
### *PROPOSED AMENDMENT NO. 5.2.31.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



### MAP CHANGE ONLY

## Ardfield

### *PROPOSED AMENDMENT NO. 5.2.32.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



### MAP CHANGE ONLY

## Ardgroom

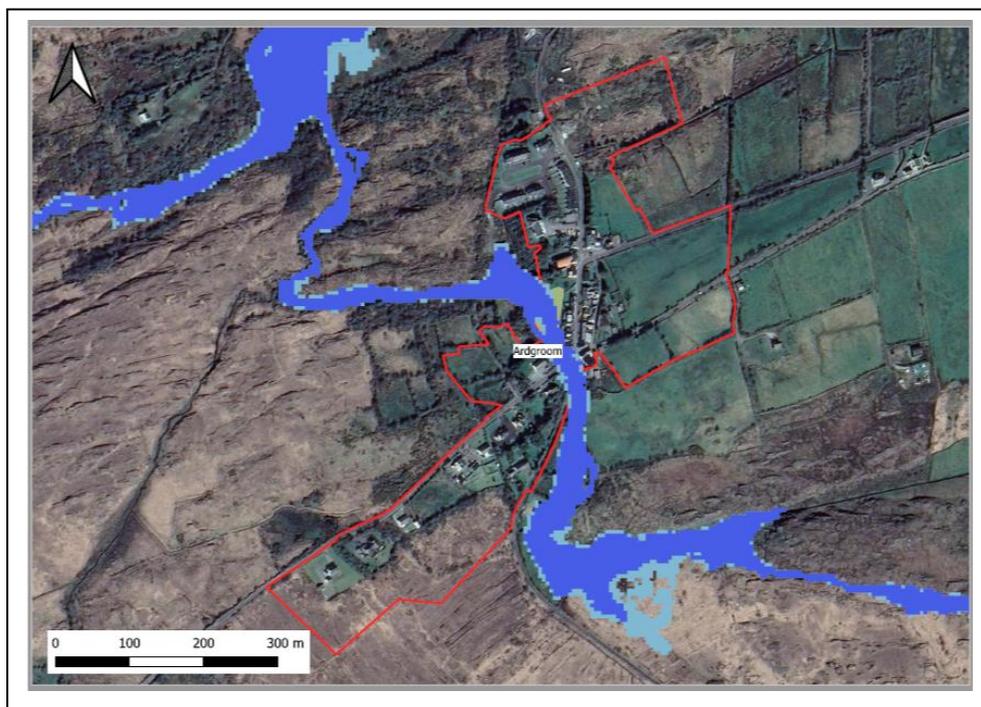
### *PROPOSED AMENDMENT NO. 5.2.33.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



**MAP CHANGE ONLY**

## Ballinascarty

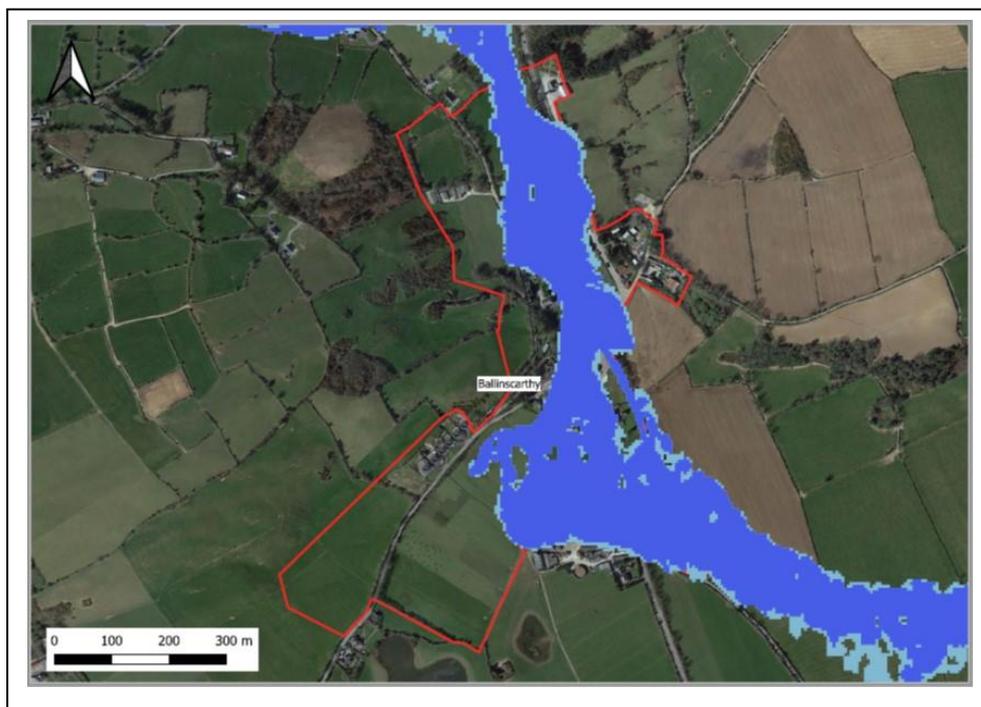
### *PROPOSED AMENDMENT NO. 5.2.34.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



### MAP CHANGE ONLY

## Ballylickey

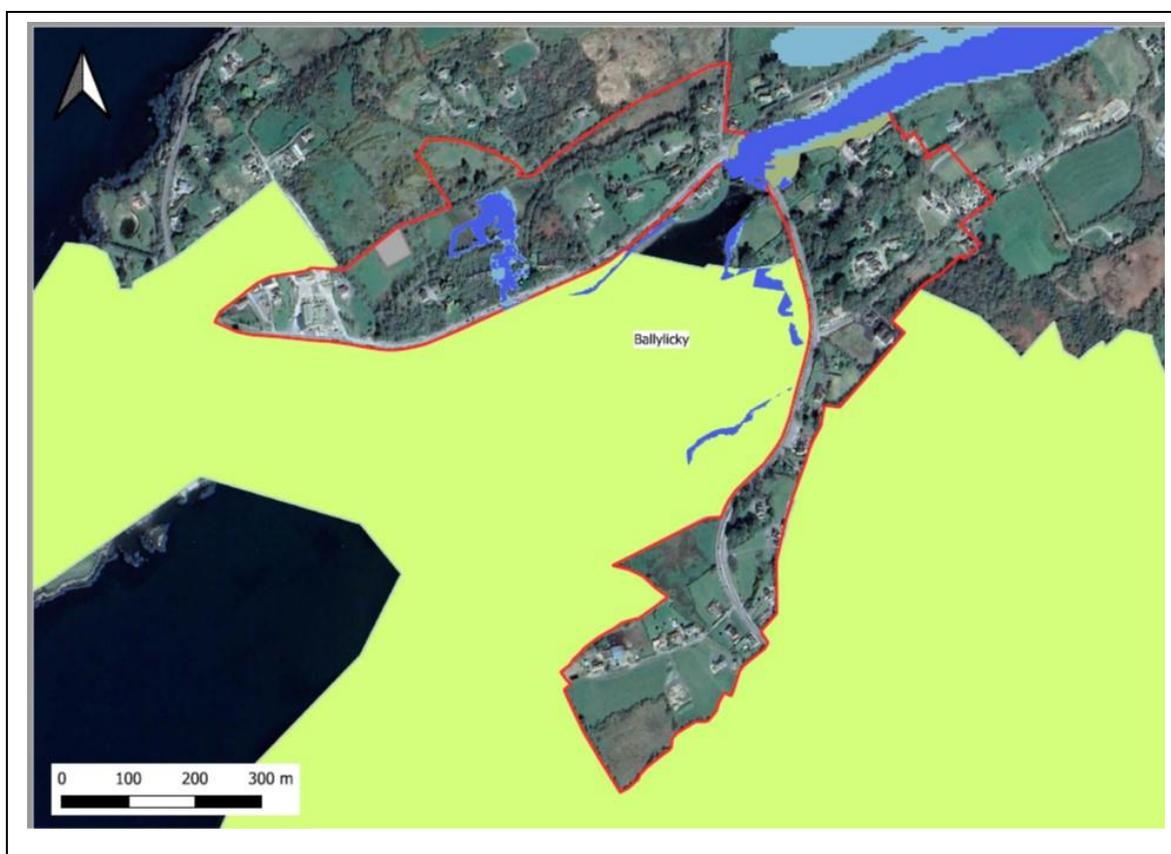
### *PROPOSED AMENDMENT NO. 5.2.35.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



### MAP CHANGE ONLY

**PROPOSED AMENDMENT NO. 5.2.35.2**

**ORIGIN OF AMENDMENT**

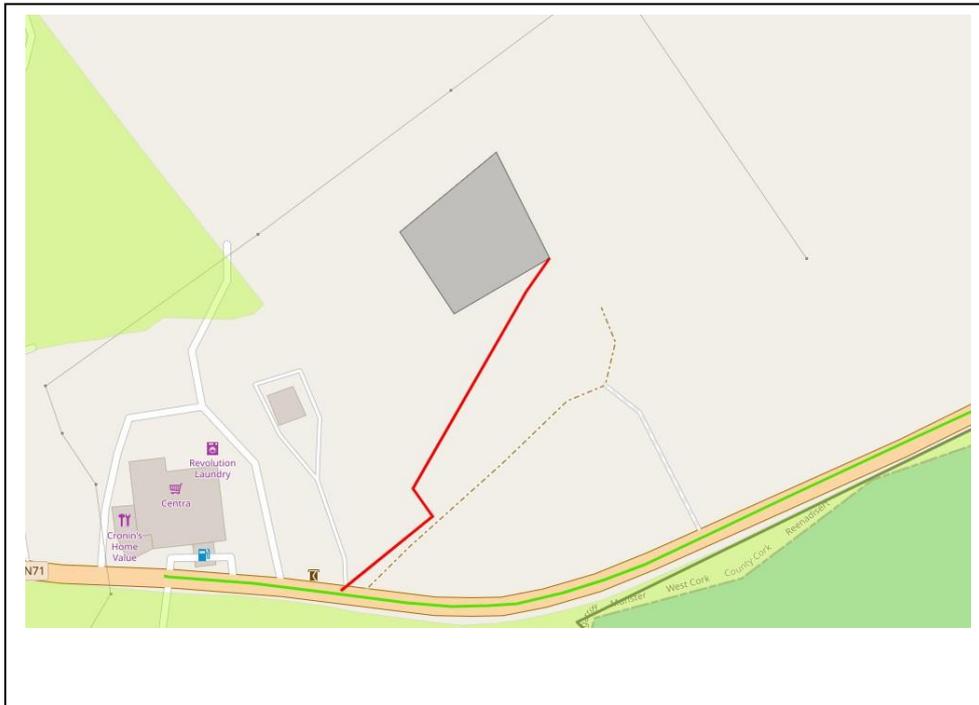
This amendment is required to address updates provided by Irish Water.

**PROPOSED AMENDMENT**

It is proposed to make a change to the draft plan by deleting the U-03 Objective and U-01 Objective.

~~U-03 Waterwater Treatment Plant~~

~~U-01 Service Access to Wastewater treatment plant~~



**TEXT AND MAP CHANGE**

## Castletownsend

### *PROPOSED AMENDMENT NO. 5.2.36.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



### MAP CHANGE ONLY

## Crookhaven

### *PROPOSED AMENDMENT NO. 5.2.37.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement. (Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



### MAP CHANGE ONLY

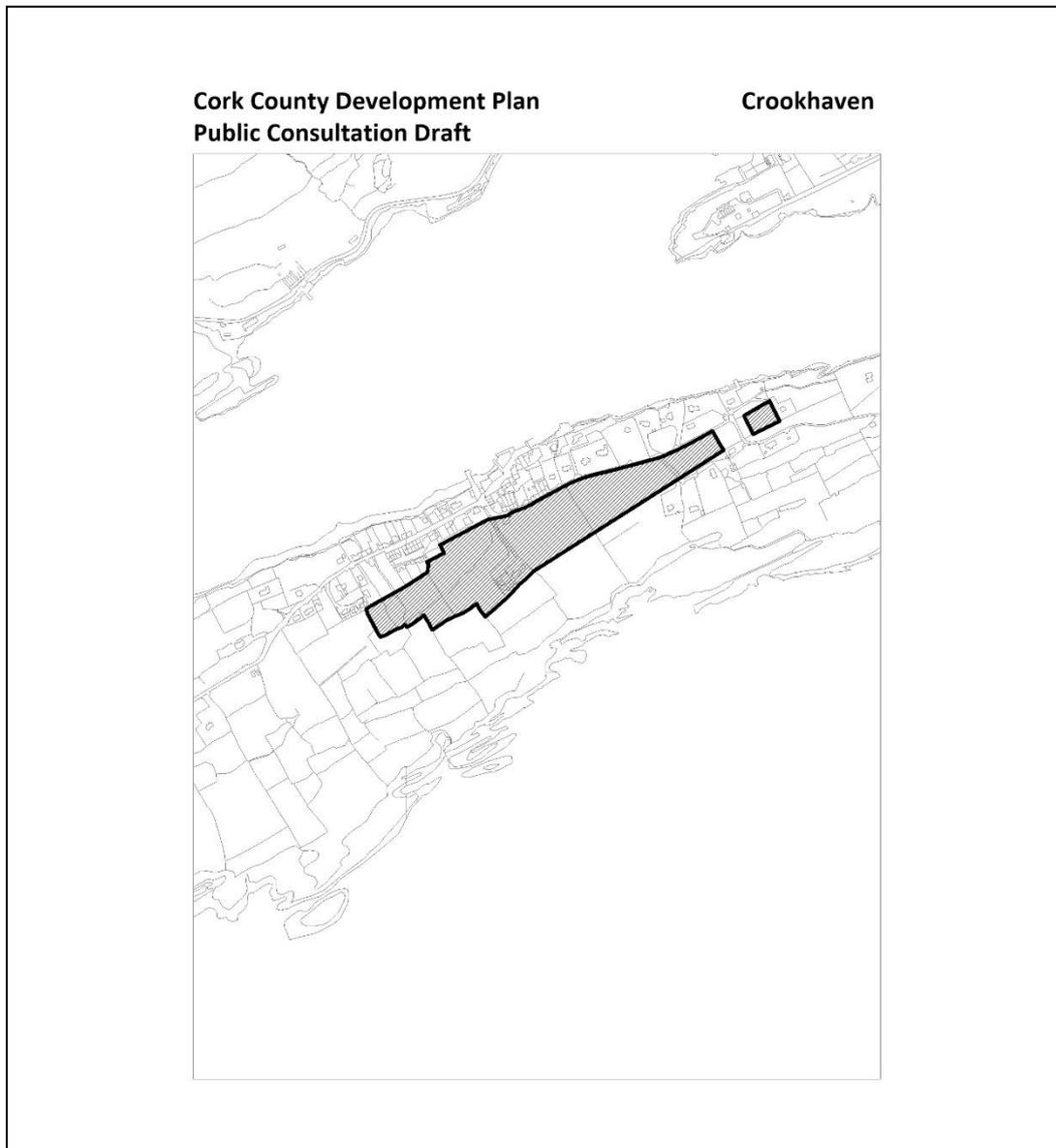
**PROPOSED AMENDMENT NO. 5.2.37.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Appropriate Assessment

**PROPOSED AMENDMENT**

It is proposed to amend the development boundary of the settlement by omitting the area from the development boundary as shown on the map below, which overlaps with the Sheeps Head to Toe Head SPA.



**MAP CHANGE ONLY**

## Drinagh

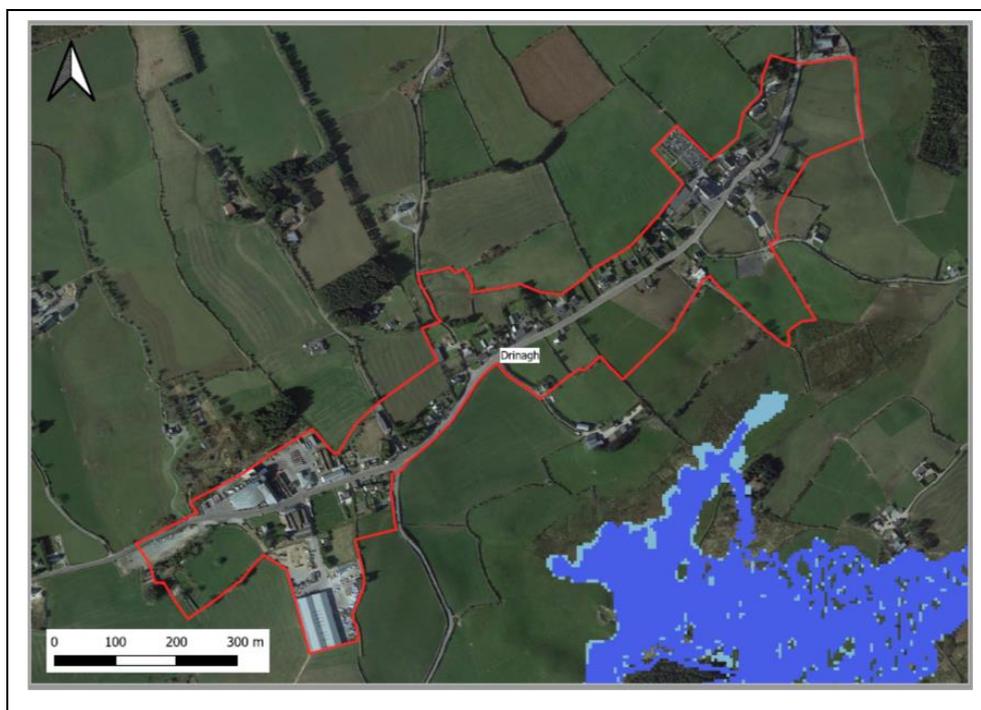
### *PROPOSED AMENDMENT NO. 5.2.38.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



### MAP CHANGE ONLY

## Eyeries

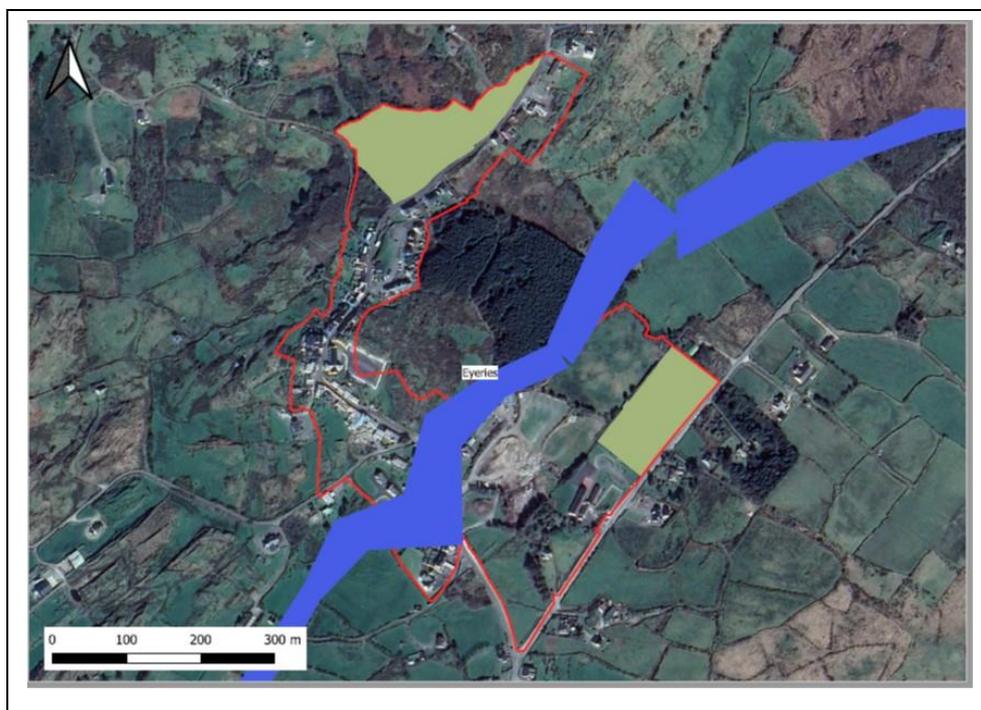
### *PROPOSED AMENDMENT NO. 5.2.39.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



### MAP CHANGE ONLY

## Glandore

### *PROPOSED AMENDMENT NO. 5.2.40.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



### MAP CHANGE ONLY

## Goleen

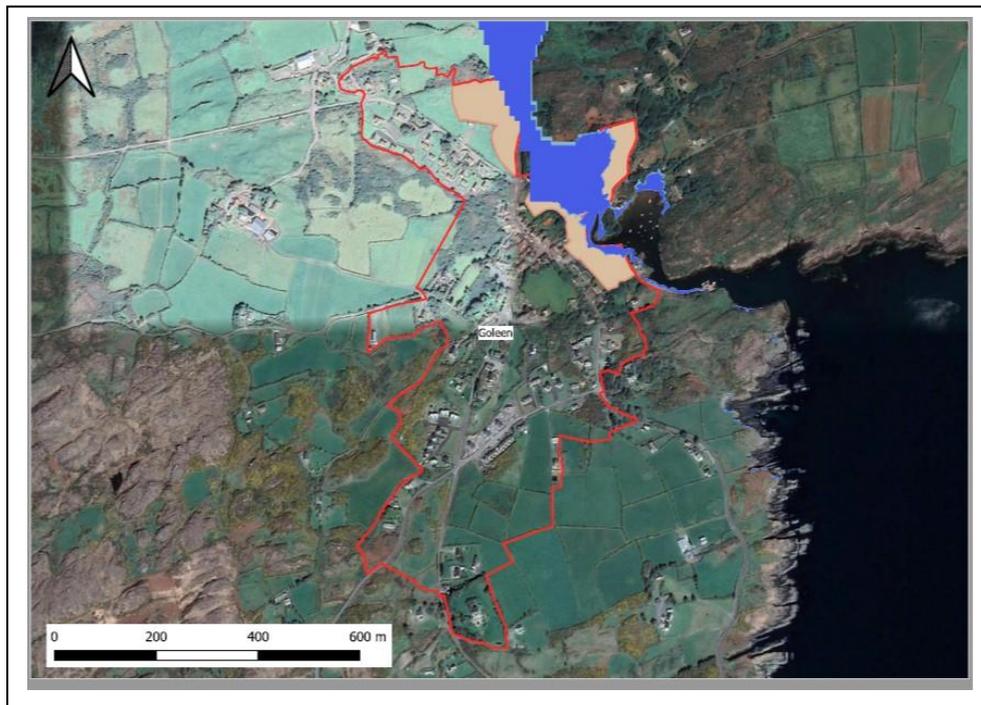
### *PROPOSED AMENDMENT NO. 5.2.41.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement. (Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



### MAP CHANGE ONLY

**PROPOSED AMENDMENT NO. 5.2.41.2**

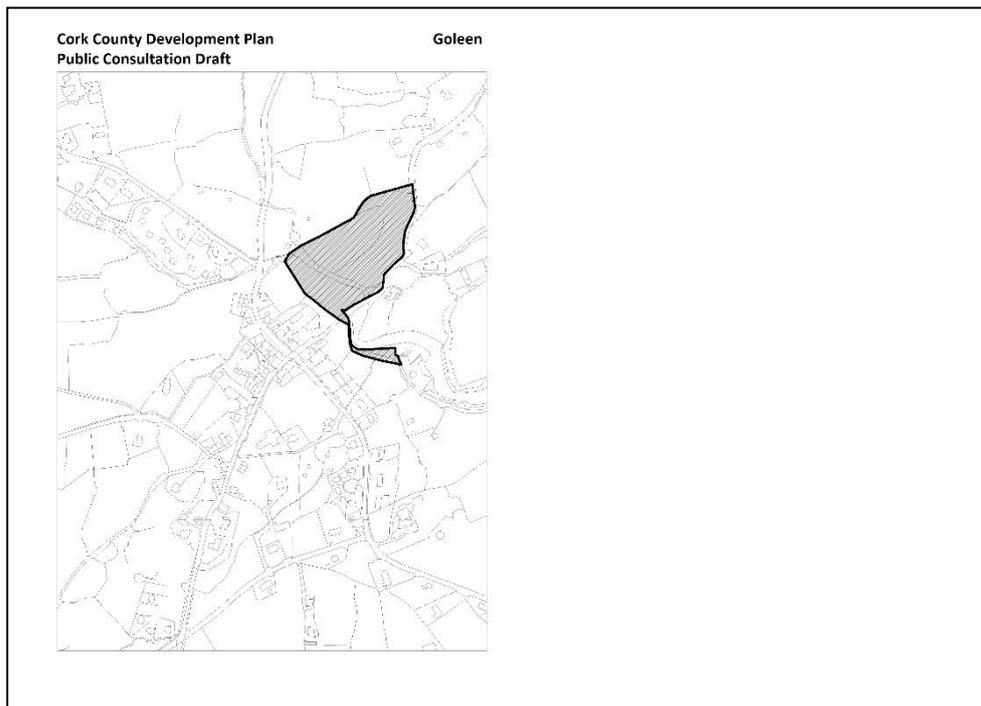
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA.

**PROPOSED AMENDMENT**

It is proposed to make a change to the draft plan by deleting the X-01 zoning and removing the flood risk area from the development boundary of the settlement, as shown on the map below. The remaining area will be brought within the development boundary of the village.

~~X-01 – Area to be maintained for its open amenity and character and contribution to the setting of the village. In general this area should be kept free from built development, but limited development options may be given consideration where they contribute sensitively and add to the public enjoyment of the area. Some residential development may also be considered. Proposals must include appropriate drainage and flood prevention measures. [Refer also to DB-07].~~



**TEXT AND MAP CHANGE ONLY**

## Kealkill

### *PROPOSED AMENDMENT NO. 5.2.42.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



**MAP CHANGE ONLY**

## Kilcrohane

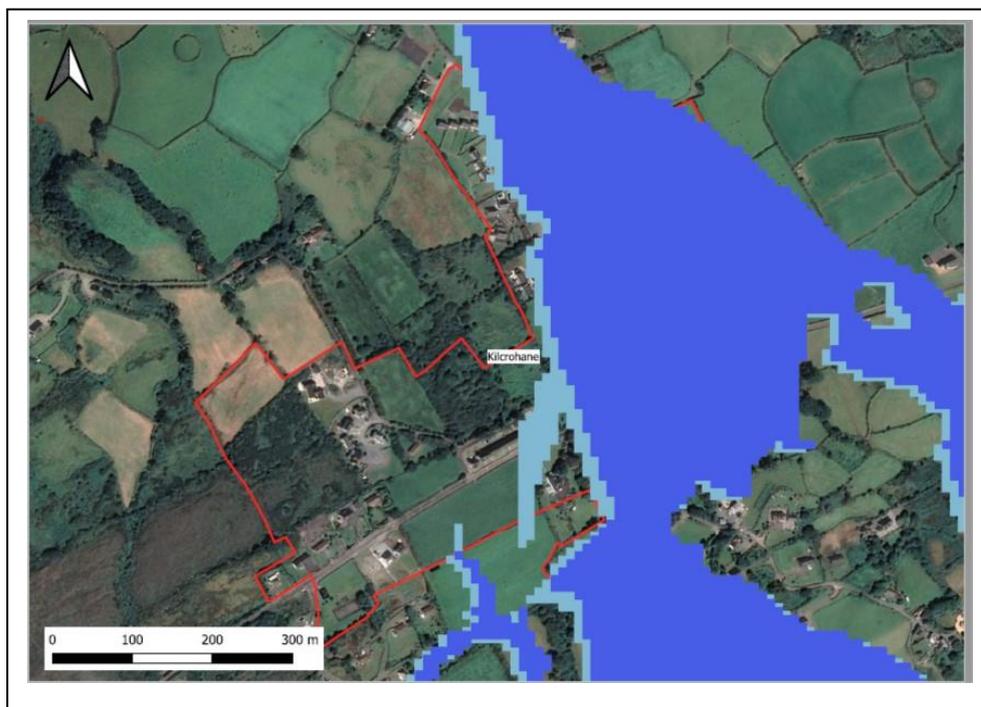
### *PROPOSED AMENDMENT NO. 5.2.43.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



### MAP CHANGE ONLY

## Shannonvale

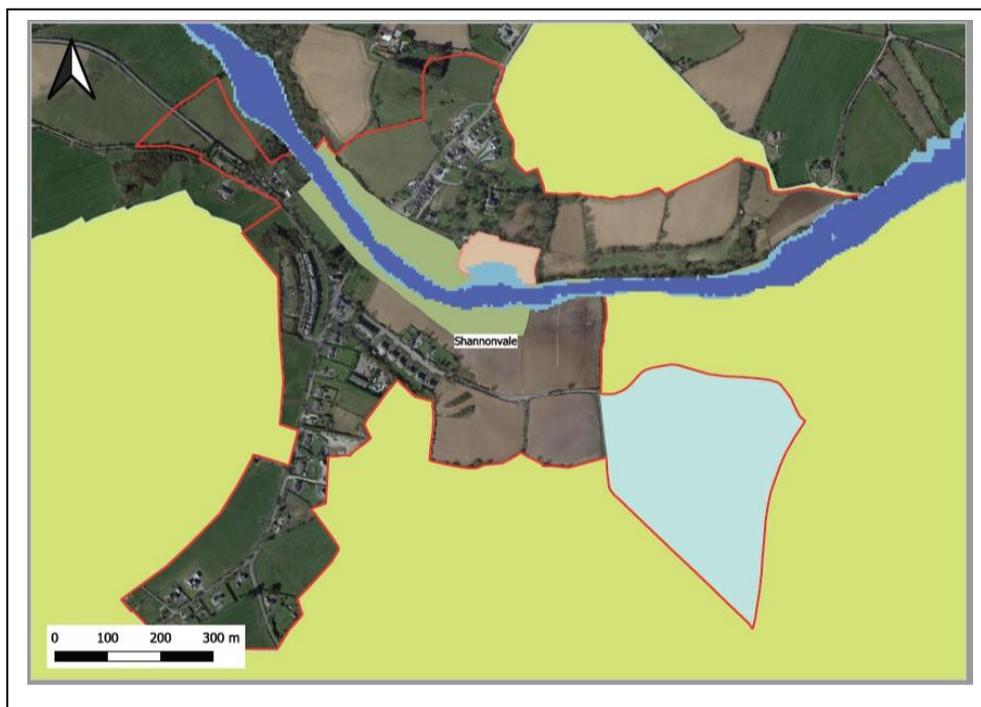
### *PROPOSED AMENDMENT NO. 5.2.44.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.44.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA.

**PROPOSED AMENDMENT**

It is proposed to make a change to the text of the Draft Plan as follows:

X-01 Proposed brownfield development (preservation of the Old Mill – tourism, *retail use* ~~shop~~  
~~community use~~ ) \*

**TEXT CHANGE ONLY**

## Other Settlements

### Inchydoney

#### *PROPOSED AMENDMENT NO. 5.2.45.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



**MAP CHANGE ONLY**

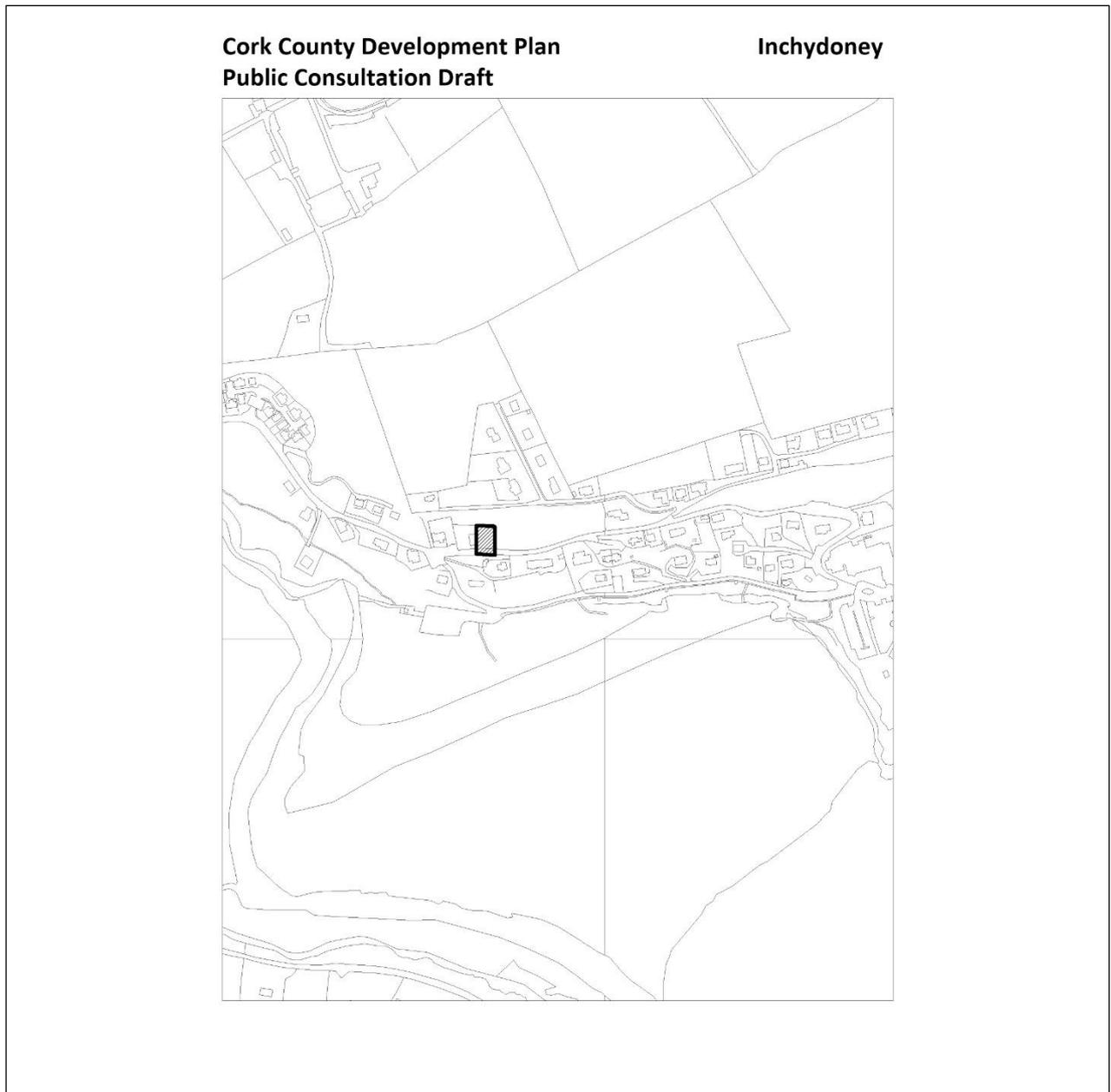
**PROPOSED AMENDMENT NO. 5.2.45.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submissions

**PROPOSED AMENDMENT**

It is proposed to make a modification to the zoning map for Inchydoney by omitting a portion of the lands zoned GC-02.



**MAP CHANGE ONLY**

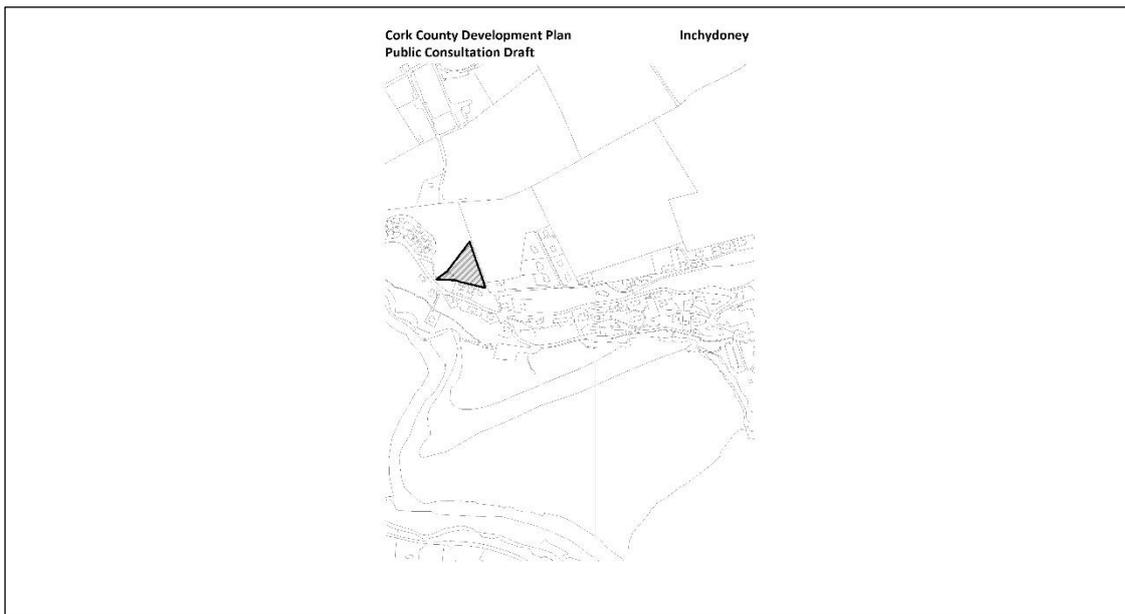
**PROPOSED AMENDMENT NO. 5.2.45.3**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submissions

**PROPOSED AMENDMENT**

It is proposed to make a modification to the zoning map for Inchydoney by omitting the portion of the land from the GC-03 zoning as follow:



**MAP CHANGE ONLY**

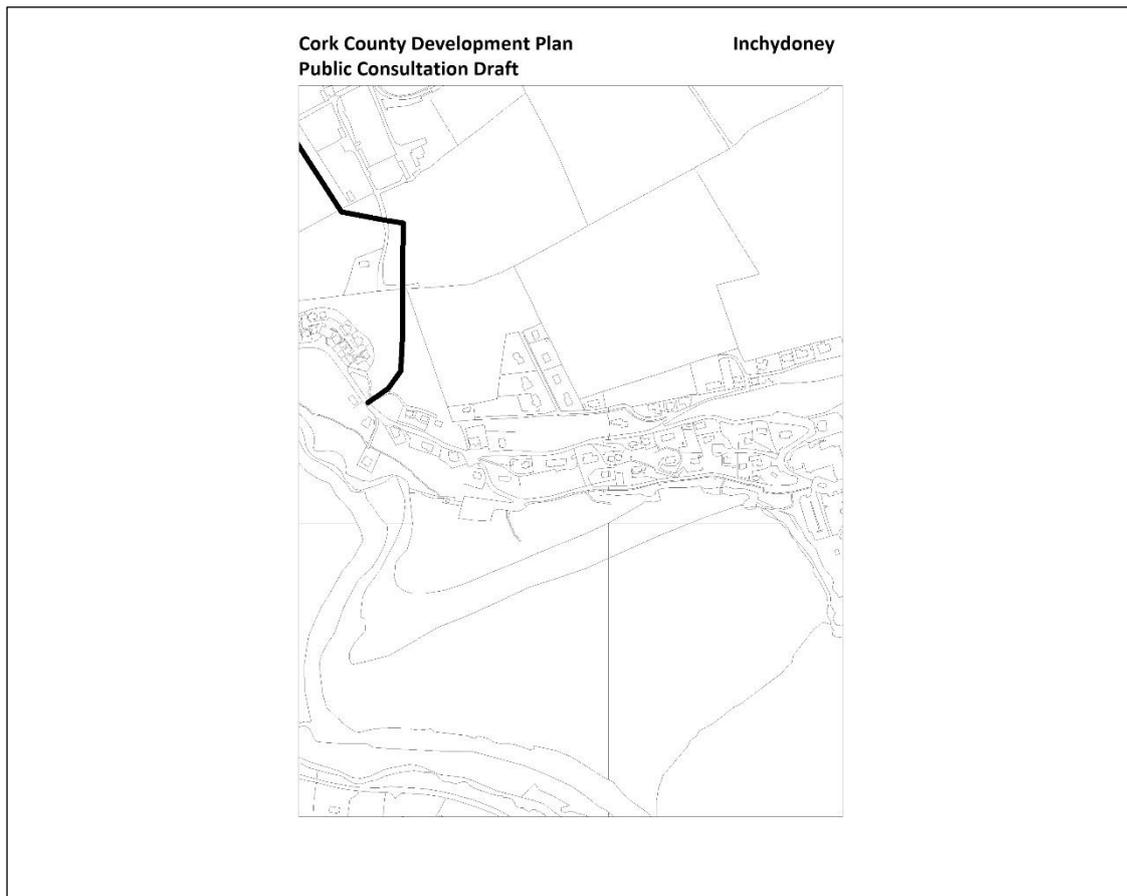
**PROPOSED AMENDMENT NO. 5.2.45.4**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submissions

**PROPOSED AMENDMENT**

It is proposed to make a modification to the zoning map for Inchydoney by realigning the U-01 as shown below.



**MAP CHANGE ONLY**

### **PROPOSED AMENDMENT NO. 5.2.45.5**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the submissions and the Ecology Office.

#### **PROPOSED AMENDMENT**

It is proposed to add a new development boundary objective for Inchydoney as follows:

*The council recognises the fragile nature of Inchydoney Dunes. The council will work with all stakeholders (including landowners, local businesses, the NPWS and community groups), to ensure that the area is managed sustainably, and that the biodiversity value of the site is not compromised by human activity.*

#### **TEXT CHANGE ONLY**

## Ownahinchy

### *PROPOSED AMENDMENT NO. 5.2.46.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement. (Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).



#### **MAP CHANGE ONLY**

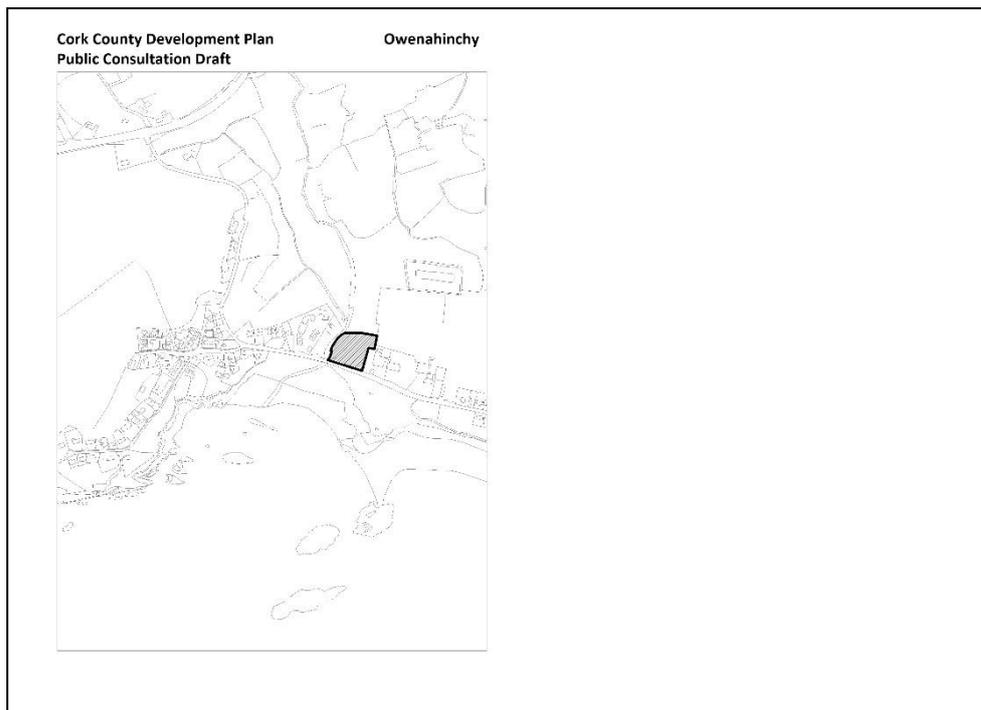
**PROPOSED AMENDMENT NO. 5.2.46.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA.

**PROPOSED AMENDMENT**

It is proposed to make a change to the draft plan to amend the boundary of the X-03 zoning as shown below. The omitted area will be brought within the Development Boundary.



**MAP CHANGE ONLY**

***PROPOSED AMENDMENT NO. 5.2.46.3***

***ORIGIN OF AMENDMENT***

This amendment is required to address issues raised by the Planning Department

***PROPOSED AMENDMENT***

It is proposed to correct the Draft Plan map, to replacing the U-01 label with U-02.

**MAP CHANGE ONLY**

## Tragumna

### *PROPOSED AMENDMENT NO. 5.2.47.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



### MAP CHANGE ONLY

## Barleycove

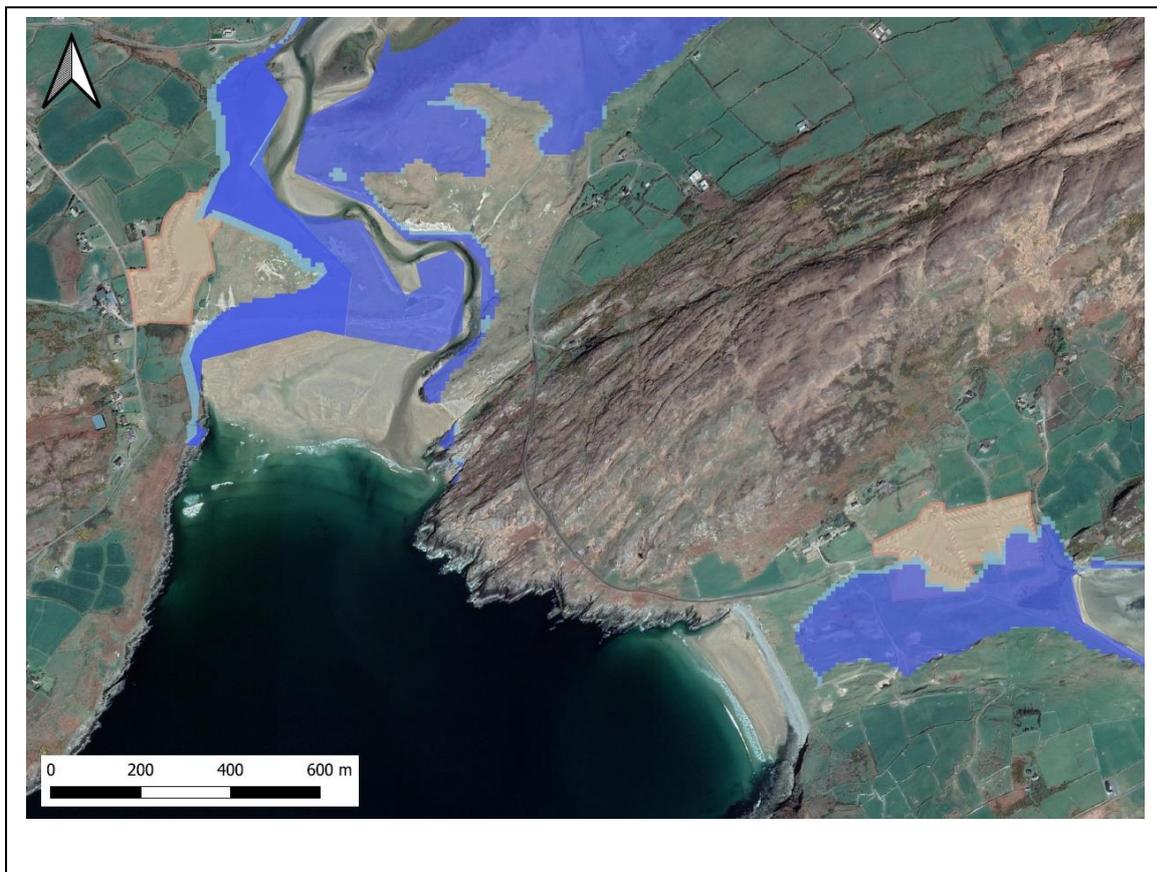
### *PROPOSED AMENDMENT NO. 5.2.48.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to make a change to the draft plan to update the flood mapping as outlined on the Zoning Map for this settlement.



**MAP CHANGE ONLY**

## PROPOSED AMENDMENT NO. 5.2.49.1

### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the SFRA.

### PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to add the \* requesting FRA for the following list of Development Objectives in the Municipal District as these sites lie within the Flood Zones.

| <b>Settlement</b> | <b>Specific Development Objectives * requesting Flood Risk Assessment</b> |
|-------------------|---|
| Clonakilty        | CK-T-04   |
| Clonakilty        | CK-U-02   |
| Clonakilty        | CK-U-05   |
| Bantry            | BT-AG-01  |
| Bantry            | BT-B-03   |
| Bantry            | BT-B-04   |
| Bantry            | BT-B-05   |
| Bantry            | BT-R-04   |
| Bantry            | BT-X-01   |
| Skibbereen        | SK-AG-01  |
| Skibbereen        | SK-GA-02  |
| Skibbereen        | SK-GA-09  |
| Skibbereen        | SK-GC-13  |
| Skibbereen        | SK-GC-14  |
| Skibbereen        | SK-GR-05  |
| Skibbereen        | SK-GR-06  |
| Skibbereen        | SK-GR-07  |
| Skibbereen        | SK-GR-08  |
| Skibbereen        | SK-GR-10  |
| Skibbereen        | SK-GR-12  |
| Skibbereen        | SK-R-06   |
| Dunmanway         | DY-U-03   |
| Dunmanway         | DY-U-04   |
| Castletownbere    | CR-AG-01  |
| Castletownbere    | CR-GR-03  |
| Durrus            | U-05  |
| Union Hall        | U-01  |
| Ardgroom          | GR-01   |
| Ownahinchy        | U-01 (requires label change)  |

### TEXT CHANGE ONLY





Comhairle Contae Chorcaí  
Cork County Council