

Cork County Development  
Plan Review

Proposed Amendments to

Volume Five:  
West Cork  
Chapter 2 West Cork MD

18<sup>th</sup> January 2022



Comhairle Contae Chorcaí  
Cork County Council



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# 1 Introduction

It is intended that the new Cork County Development Plan 2022 will be the first consolidated Plan for the entire functional area of Cork County Council and relates to the new administrative boundary of the county, following the implementation of the new Local Government arrangements in Cork in May 2019. The functional areas of the 9 former Town Council Towns and the settlements contained within the current 8 Municipal District Local Area Plans will also be incorporated into the new County Development Plan.

**In this regard, the new County Development Plan will therefore replace not just the current County Development Plan (as varied) but also the following documents:**

- **The current Clonakilty, Cobh, Fermoy, Kinsale, Macroom, Mallow, Midleton, Skibbereen and Youghal Town Development Plans and**
- **The current 8 Municipal District Local Area Plans made in 2017.**

## Proposed Amendments

The Proposed Amendments to the Draft Plan are set out as follows;

- **Proposed Amendments to Volume One: Main Policy Material, two parts**
  - Chapter(s) 1-10
  - **Chapter(s) 11-19**
- Proposed Amendments to Volume Two: Heritage and Amenity
- Proposed Amendments to Volume Three: North Cork (Chapter 1 Fermoy MD and Chapter 2 Kanturk Mallow MD)
- Proposed Amendments to Volume Four: South Cork, two parts
  - Chapter 1 Carrigaline MD and Chapter 2 Cobh MD
  - Chapter 3 East Cork MD and Chapter 4 Macroom MD.
- Proposed Amendments to Volume Five: West Cork, two parts
  - Chapter 1 Bandon Kinsale MD
  - Chapter 2 West Cork MD.
- Environmental Reports – The proposed amendments to the Draft Plan have been assessed in terms of their potential for impact on the environment, areas at risk of flooding and European sites, and these assessments are detailed in the following documents;
  - Addendum to SEA Environmental Report;
  - Updated Strategic Flood Risk Assessment
  - Habitats Directive Screening Assessment Report.
- Draft Plan Map Browser: Updated to show:
  - (1) Updated Flood Maps Layers (Updated Flood Zone A and Updated Flood Zone B) on which the Updated Strategic Flood Risk Assessment is based and
  - (2) Location of all proposed mapped amendments.
- Updated Cork County and Cork City Councils Draft Joint Housing Strategy 2022-2028.

## What Format are the Proposed Amendments to the Draft Plan available in?

Volume	Title	Hard-Copy	Online
		Availability	
One (Two Parts)	Proposed Amendments to Main Policy Material	√	√
Two	Proposed Amendments to Heritage and Amenity	√	√
Three	Proposed Amendments to North Cork	√	√
Four (Two Parts)	Proposed Amendments to South Cork	√	√
Five (Two Parts)	Proposed Amendments to West Cork	√	√
	Environmental Reports <ul style="list-style-type: none"> <li>➤ Addendum to SEA Environmental Report;</li> <li>➤ Updated Strategic Flood Risk Assessment</li> <li>➤ Habitats Directive Screening Assessment Report.</li> </ul>	–	√
	Map Browser	–	√
	Updated Cork County and Cork City Councils Draft Joint Housing Strategy 2022-2028	–	√
<p>a) Proposed Amendments to Volume(s) One; Two; Three; Four; and Five; Environmental Reports and the Updated Draft Joint Housing Strategy are available online for inspection and download from the County Council's website <a href="https://www.corkcoco.ie/en/cork-county-development-plan-2022-2028">https://www.corkcoco.ie/en/cork-county-development-plan-2022-2028</a></p> <p>b) Proposed Amendments to Volume(s) One; Two; Three; Four and Five are also available in hard copy.</p> <p>c) Proposed Amendments to Volume One; Volume Two; Volume Three; Volume Four and Volume Five are available to purchase. Enquiries to the Planning Policy Unit at 021 4285900.</p>			

## How to inspect the Proposed Amendments to the Draft Plan

**Subject to COVID 19 Protocols** – Proposed Amendments to Volume(s) One; Two; Three; Four; Five of the Draft Plan (hard copy or electronic format) together with Environmental Reports and Updated Draft Map Browser in electronic format only, may be inspected (each day excluding weekends and public holidays) from 9.00 a.m. to 4.00 p.m. from **Tuesday 18<sup>th</sup> January, 2022 to midnight on Tuesday 15<sup>th</sup> February 2022** at the following locations:

1. Online at <https://www.corkcoco.ie/en/cork-county-development-plan-2022-2028> at all times.
2. Planning Department, Floor 1, County Hall, Cork.

3. Planning Department, Norton House, Skibbereen, Co. Cork.
4. Cork County Council Divisional Office, Annabella, Mallow, Co. Cork.

Subject to COVID 19 Protocols – the Proposed Amendments to the Draft CDP documents will also be available at County Library and Branch Libraries – Please check at your local library regarding reopening and availability of PCs for accessing electronic documents.

If you have any queries with regard to the policy content of the documents please contact the Planning Policy Unit at 021-4285900 or email [planningpolicyunit@corkcoco.ie](mailto:planningpolicyunit@corkcoco.ie) or please consult a list of FAQs available to view on <https://www.corkcoco.ie/en/cork-county-development-plan-2022-2028>

### **How to make a submission/observation**

Submissions or observations regarding the Proposed Amendments to the Draft County Development Plan are hereby invited from members of the public, children, or groups or associations representing the interests of children and other interested parties during the period from **Tuesday 18<sup>th</sup> January 2022 to midnight on Tuesday 15<sup>th</sup> February 2022** in either of the following two ways:

- On-line <https://www.corkcoco.ie/en/cork-county-development-plan-2022-2028> and following the instructions provided. [Please resize large attachments to avoid any technical issues].

**OR**

- In written form to the Senior Planner, Planning Policy Unit, Cork County Council, Floor 13, County Hall, Cork.

**A Step-by-Step Guide on how to make a submission is available on the Council website [www.corkcoco.ie](http://www.corkcoco.ie)**

All such submissions lodged within the above period will be taken into consideration prior to the adoption of the new County Development Plan.

Cork County Council cannot accept email submissions.

For legal reasons, we cannot accept submissions outside the period from **Tuesday 18<sup>th</sup> January, 2022 to midnight on Tuesday 15<sup>th</sup> February 2022.** All such submissions lodged within the above period will be taken into consideration prior to the adoption of the new Cork County Development Plan.

**Please make your submission by one medium only i.e. via the website or in hard copy.** This will avoid the duplication of submission reference numbers and will streamline the process.

Where possible, please include your name and address on a separate page to the content of your submission in order to assist Cork County Council in complying with the provisions of the Data Protection Act. Your assistance on these issues is appreciated.

**Please include where possible the Proposed Amendment Number to which the submission relates.**

**Because of the large volume of submissions expected the public are advised to make their submissions/observations to the Council well in advance of the closing date.**

Please note that in accordance with Section 19 of the Planning and Development (Amendment) Act, 2018 all valid submissions received by the Council shall be published on the Cork County Council website within 10 working days of its receipt by the Council. The planning process is an open and public process and therefore your submission (in part or in total) will be available to view online at [https://www.yourcouncil.ie/service/Planning\\_Policy\\_Submissions](https://www.yourcouncil.ie/service/Planning_Policy_Submissions).

### **Important Note**

In some cases the Proposed Amendments may give rise to consequential changes to other Proposed Amendments and/or the Draft Plan. These consequential changes will be made once the final list of approved Amendments are adopted by the Elected Members as part of the Final Adopted Plan.

## 2 Proposed Amendments for the West Cork MD

### West Cork Municipal District Profile

#### UPDATE TO THE SCALE OF DEVELOPMENT FIGURES

##### PROPOSED AMENDMENT NO. 5.2.2.1

##### ORIGIN OF AMENDMENT

This amendment is required to update the West Cork Municipal - Proposed Scale of Development in line with revised Core Strategy figures and the Appropriate Assessment Recommendations. See proposed amendments to Volume One of the Plan for details re changes to the Core Strategy, including Amendment No. 1.2.13.

##### 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	<del>544</del> 344		
Castletownbere +	70		
Clonakilty	<del>828</del> 600		
Dunmanway * ~	<del>168</del> 126		
Schull	<del>84</del> 80		
Skibbereen ~	<del>309</del> 300		
<b>Total Main Towns</b>	<b><del>2,013</del> 1,520</b>		
<b>Key Villages (9)</b>			
Ballineen-Enniskeane	<del>80</del> 74		
Ballydehob ~	20		
Baltimore	<del>60</del> 37		
Drimoleague ~	25		
Durrus	20		
Glengarriff	<del>20</del> 12		
Leap	<del>25</del> 20		
Rosscarbery ~	<del>86</del> 50		
Union Hall	<del>35</del> 31		
<b>Total Key Villages</b>	<b><del>371</del> 289</b>		
<b>Villages (15)</b>			
Ahakista	5		

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
Allihies	10		
Ardfield	15		
Ardgroom	5		
Ballinascarthy	10		
Ballylickey	10		
Castletownshend	15		
Crookhaven	10		
Drinagh	10		
Eyeries *	20		
Glandore	<del>20</del> 10		
Goleen	20		
Kealkill	15		
Kilcrohane	15		
Shannonvale	15		
<b>Total Villages</b>	<del>195</del> 185		
<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		

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
	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

#### **CLONAKILTY: CHANGE THE CURRENT DRAFT PLAN ZONING CK-R-06 TO EXISTING RESIDENTIAL**

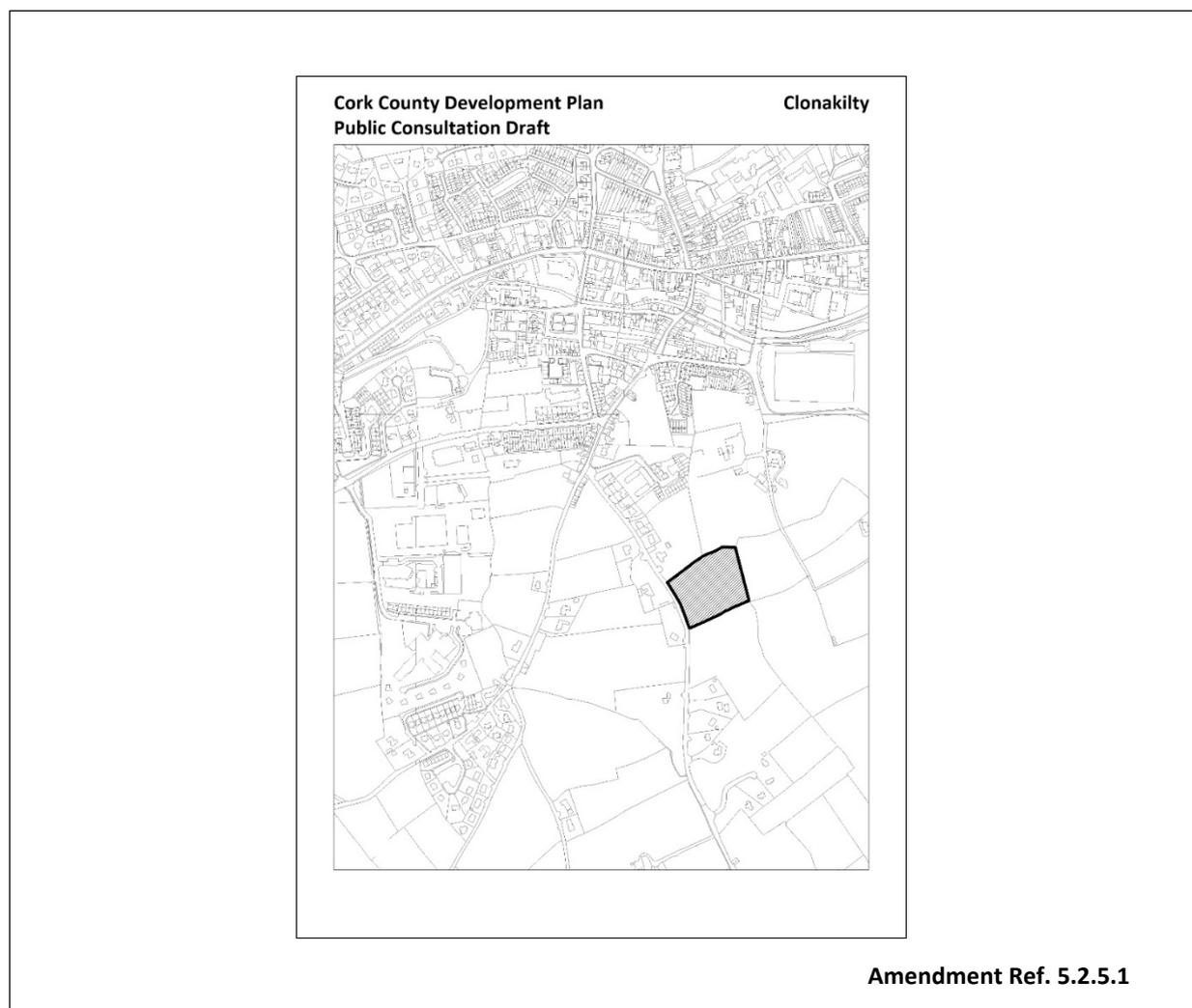
#### ORIGIN OF AMENDMENT

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.~~



#### **TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.5.2**

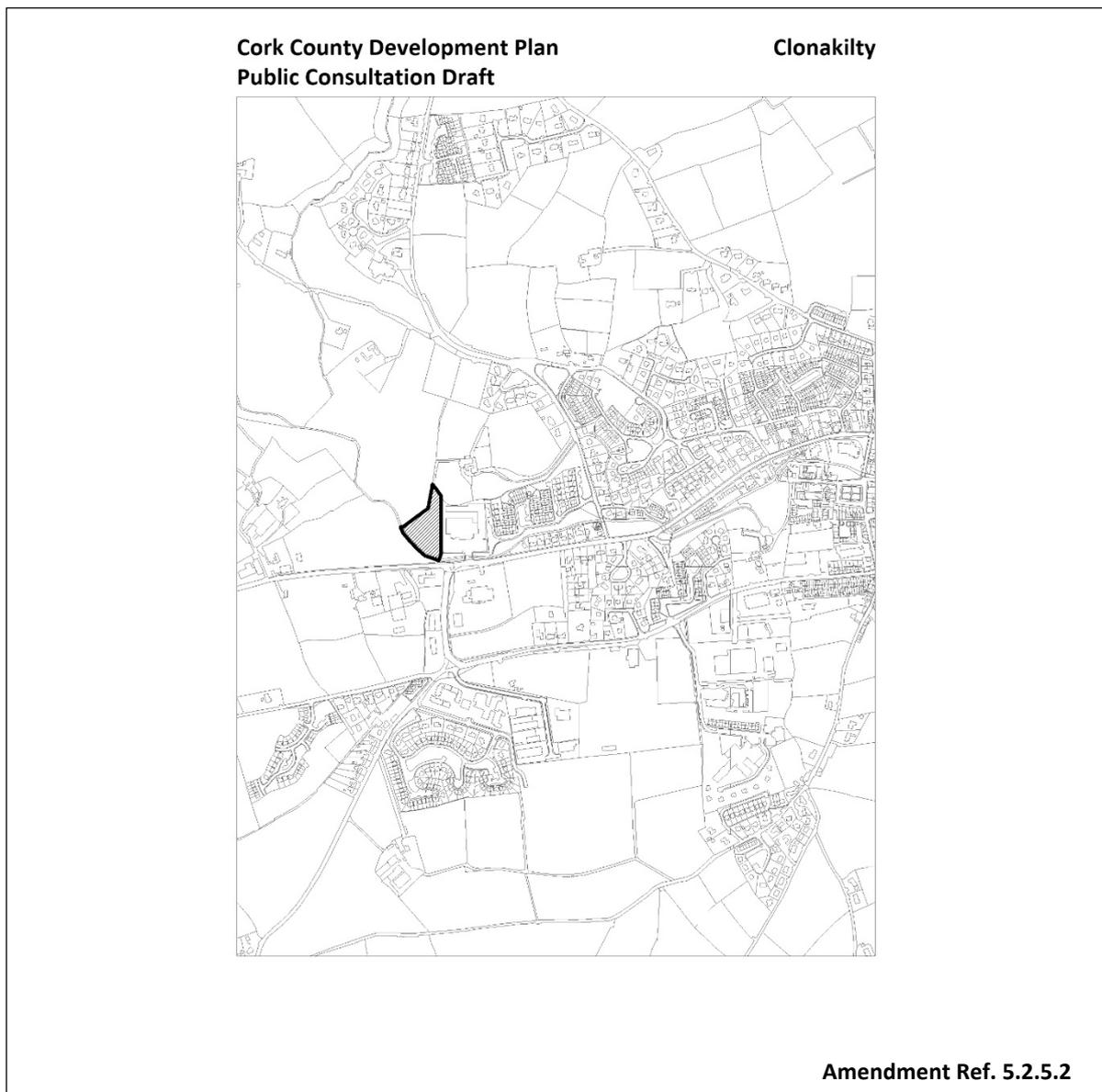
**CLONAKILTY: CHANGE THE CURRENT DRAFT PLAN EXISTING RESIDENTIAL ZONING TO GB 1-1 ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)**

**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**

**CLONAKILTY: CHANGE THE CURRENT DRAFT PLAN ZONING CK-AG-04 TO CK-GC-06 ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)**

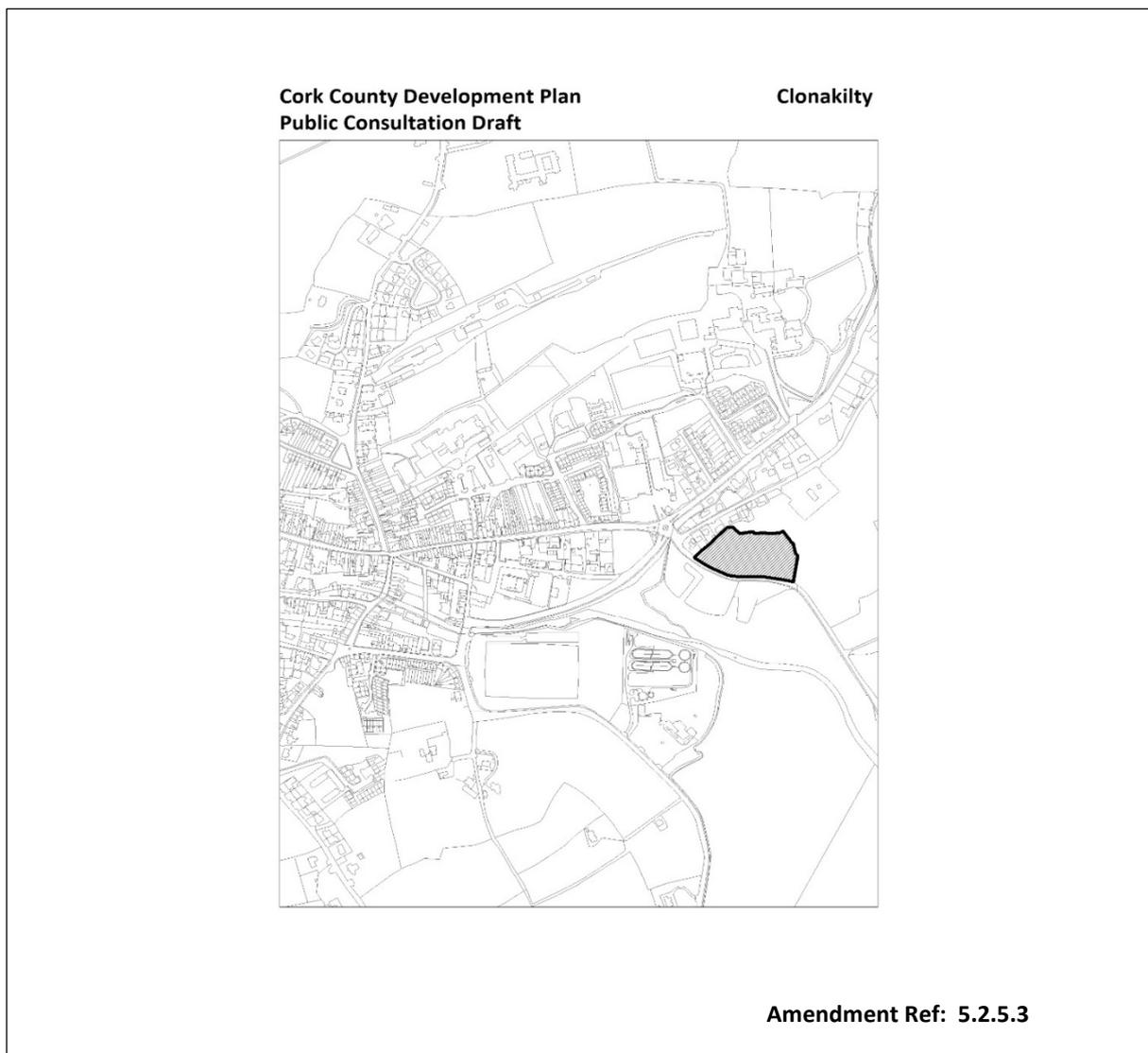
**ORIGIN OF AMENDMENT**

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. \*

*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**

**CLONAKILTY: CHANGE THE CURRENT DRAFT PLAN ZONING FROM EXISTING RESIDENTIAL TO CK-GC-07 ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)**

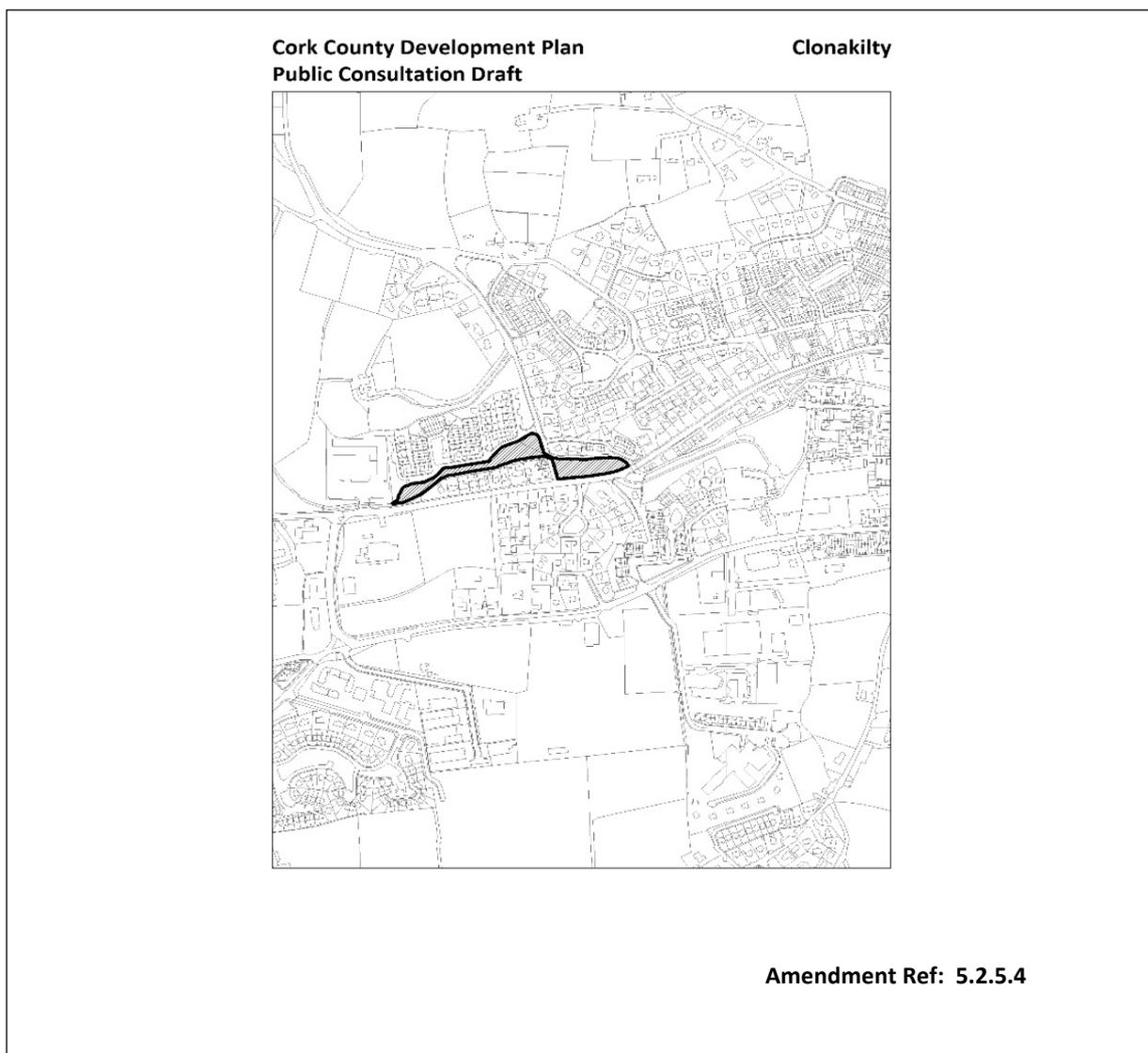
**ORIGIN OF AMENDMENT**

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.

*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

#### **CLONAKILTY: DELETE THE SPECIAL ZONING OBJECTIVE CK-X-01 AND AMEND THE TEXT AND MAP OF OBJECTIVE CK-C-02**

#### 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:

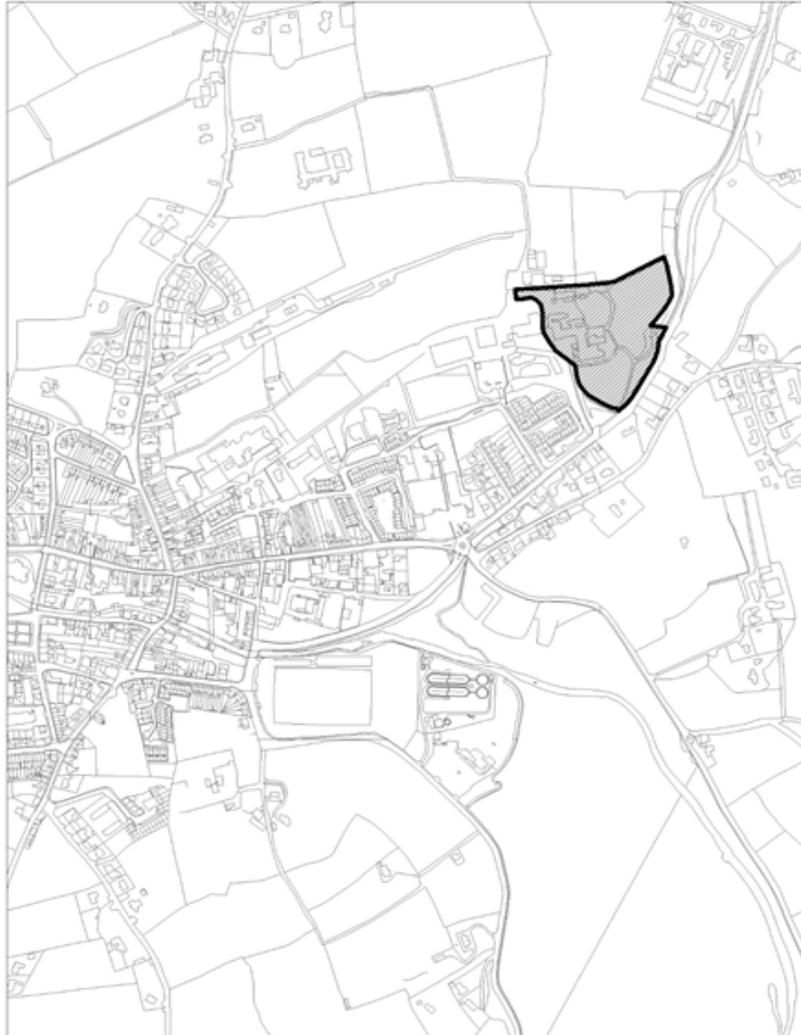
~~Support the redevelopment of this site for residential, community, tourism, or employment related uses. Any development on this site should have regard to the importance of the existing buildings, protected structures, and their setting. The form and layout of any development should be of a high quality 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 and 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 to 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 appropriate 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* <sup>^</sup>.

**Cork County Development Plan  
Public Consultation Draft**

**Clonakilty**



**Amendment Ref. 5.2.5.5**

**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.5.6**

**CLONAKILTY: CHANGE PART OF THE CURRENT DRAFT PLAN ZONING CK-X-01 TO RESIDENTIAL AND CLASSIFY THESE RESIDENTIAL LANDS AS ADDITIONAL PROVISION**

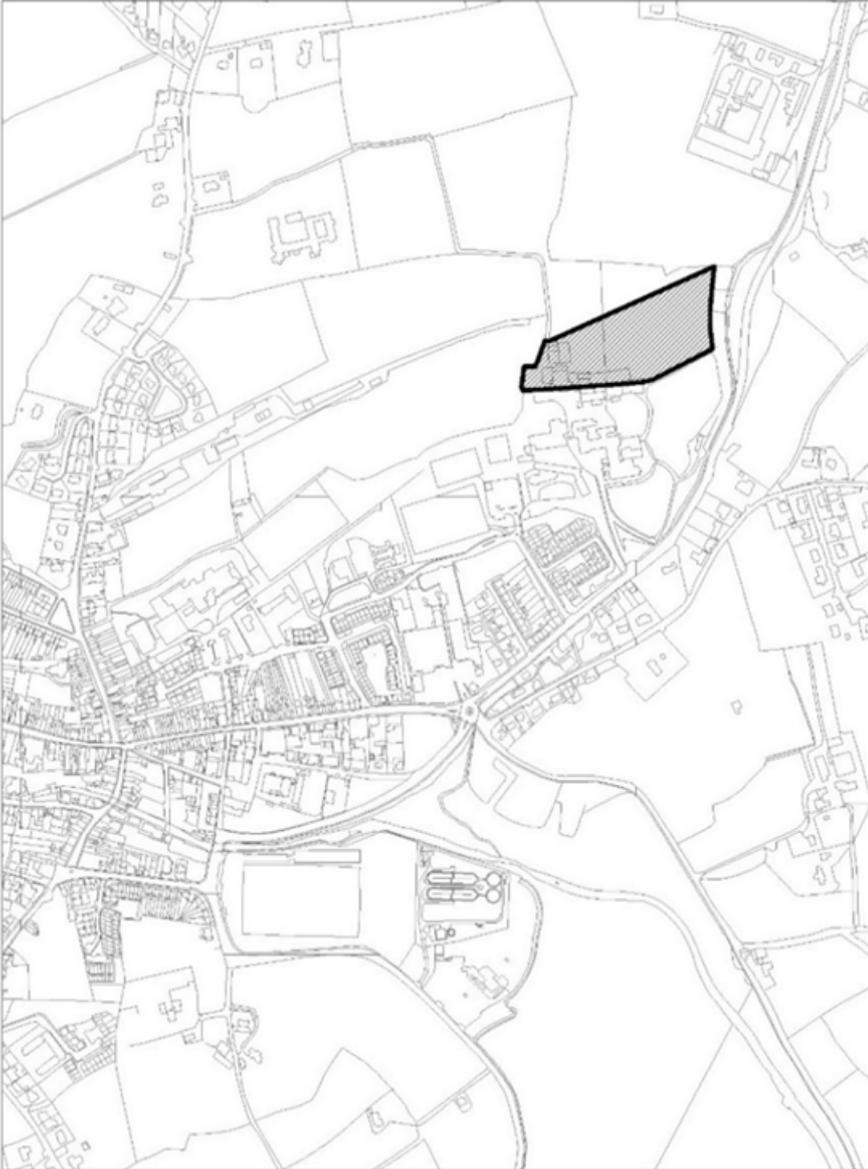
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions and as a consequential amendment arising from the Amendments to the Core Strategy of the Plan, and to classify these residential lands as 'additional provision'.

**PROPOSED AMENDMENT**

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

*CK -R-0 x (Additional Provision) 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**

**CLONAKILTY: CHANGE THE CURRENT DRAFT PLAN ZONING MAP BY INCLUDING A NEW GREEN INFRASTRUCTURE ZONING CK-GA-08**

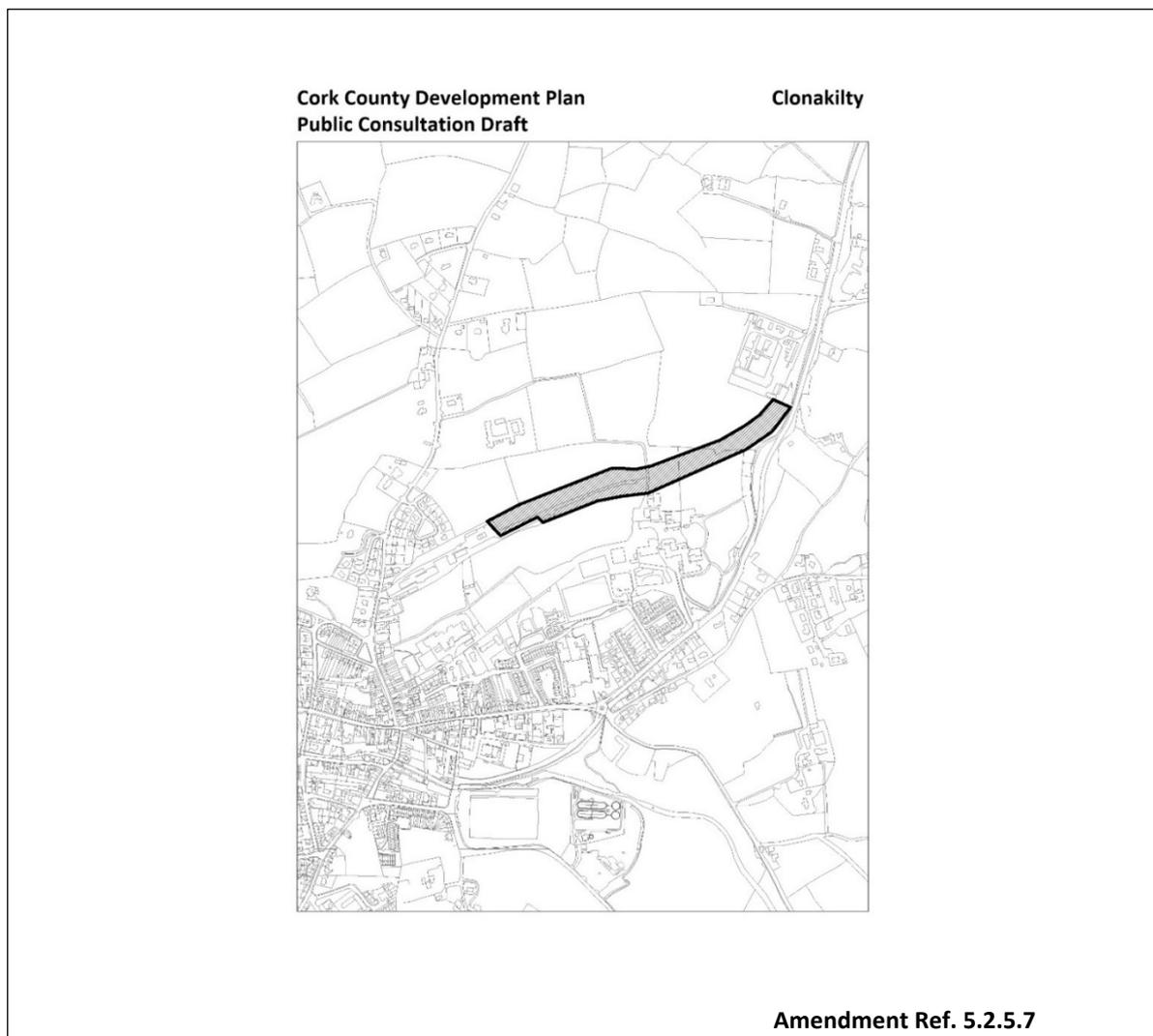
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions. See also amendment no. 5.2.5.15.

**PROPOSED AMENDMENT**

It is proposed to make a modification to the zoning map of Clonakilty by inserting a new Green Infrastructure zoning CK-GA-08 set out below. (This has a consequential impact on the extent of some development objectives including CK-R-03, CK-C-02, CK-X-01 (which is subject to a separate amendment see. 5.2.5.5) and CK-R-02 (which is subject to a separate amendment see 5.2.5.9).

***CK-GA-08 - Support the provision of a Linear Park including the provision of an Active Travel Route CK-U-03.***



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.5.8**

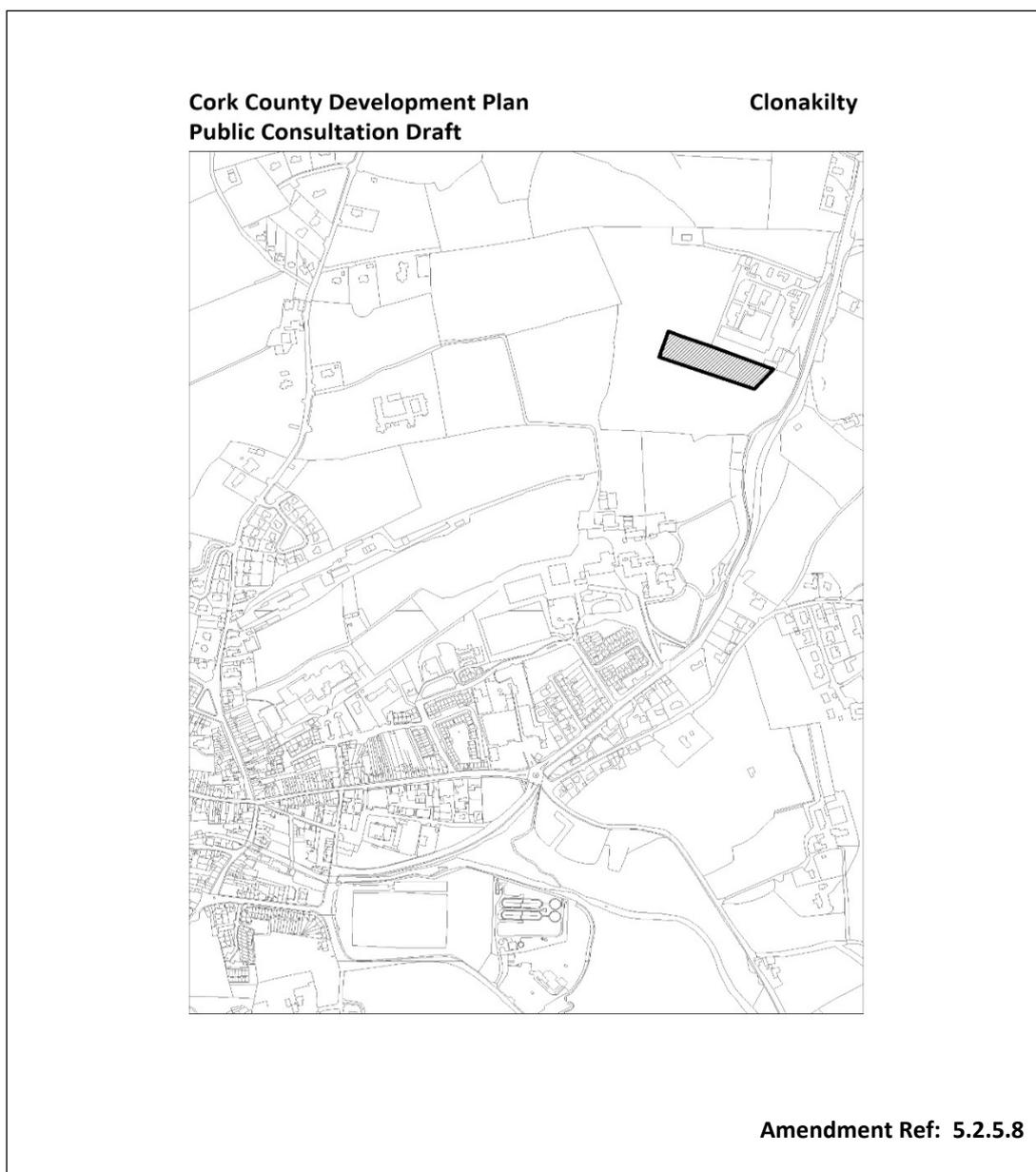
**CLONAKILTY: AMEND PART OF THE CURRENT DRAFT PLAN ZONING CK-R-02 AND INCLUDE WITHIN THE CK-C-01 ZONING**

**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.



**MAP CHANGE ONLY**

### PROPOSED AMENDMENT NO. 5.2.5.9

## **CLONAKILTY: REPLACE PART OF THE CURRENT DRAFT PLAN CK-R-02 TO RESIDENTIAL ADDITIONAL PROVISION AND UPDATE TEXT**

### ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan and to reclassify lands as Residential – ‘Additional Provision’. See also amendment no. 5.2.5.10

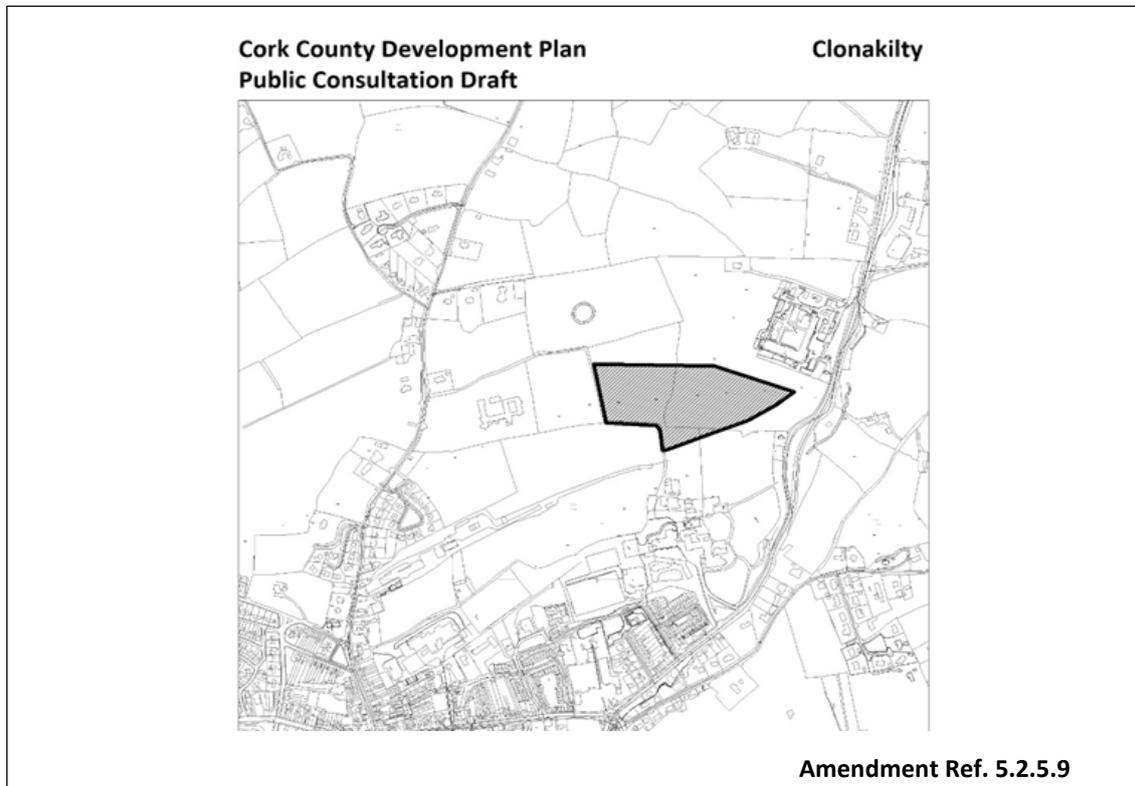
### PROPOSED AMENDMENT

It is proposed to replace part of the lands zoned CK-R-02 in the Draft Plan and to update the text of the CK-R-02 objective as follows:

*CK-R-02 Residential Additional Provision: Medium B Density Residential Development subject to the following: A Traffic Impact Assessment and Road Safety Audit, and associated proposals for road upgrades / improvements to accommodate the increased traffic volumes on the road network, locally and in the wider context.*

- *The development of this site should be co-ordinated with the future Northern Inner Relief Road.*
- *Proposals shall include provision for pedestrian and cyclist connectivity with adjoining developments.*
- *The availability of water services.*
- *The design, layout and finishes of the scheme shall seek to minimise visual impact given the elevated nature of the site.*
- *Comprehensive landscaping proposals will be required, and these should seek to link with other green infrastructure assets in the area and with SuDs proposals for the site.*
- ~~*Consideration should also be given to the area of local biodiversity value N71 Woodland Corridor.*~~

^



## **TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.5.10**

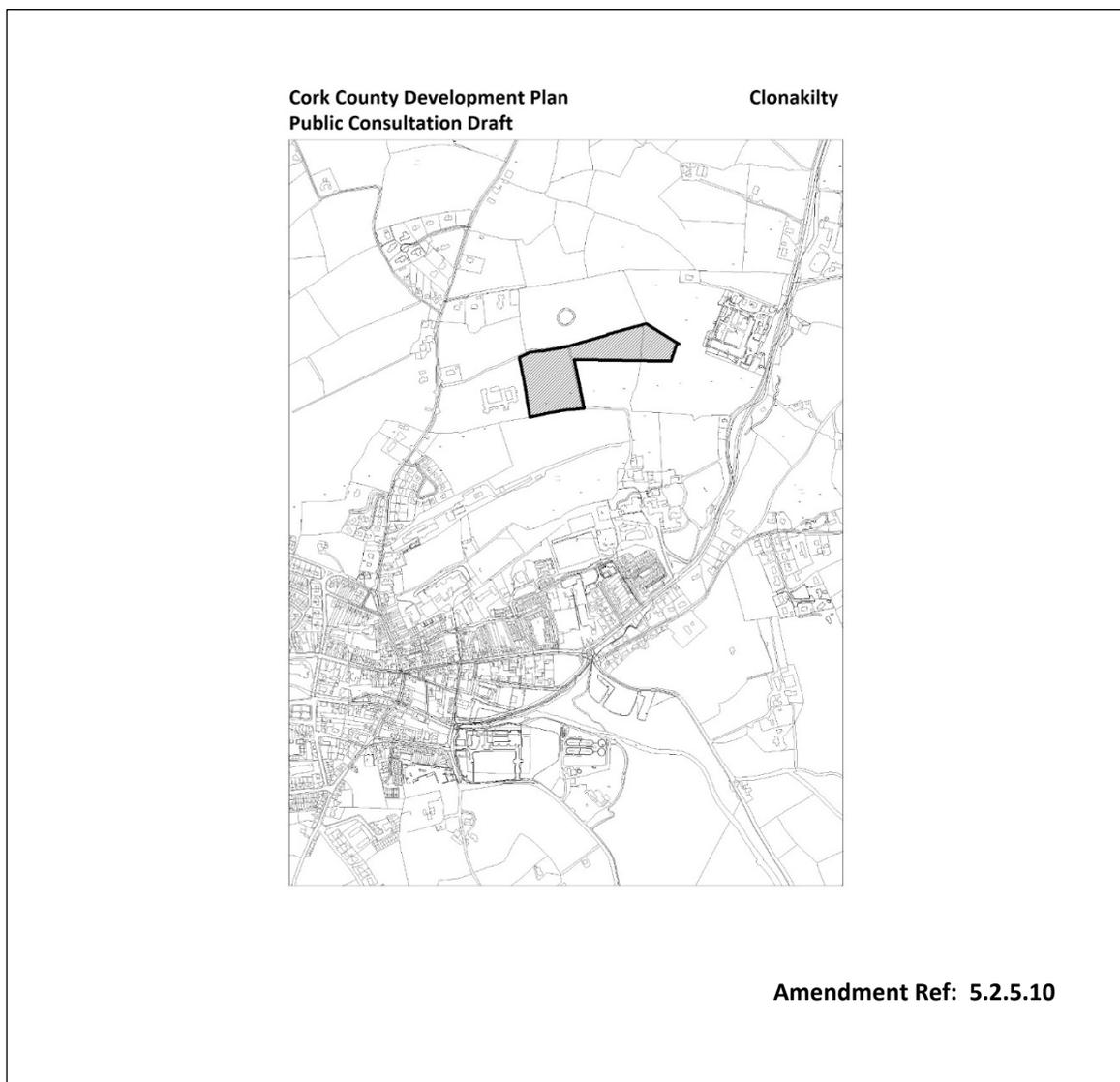
**CLONAKILTY:AMEND DRAFT PLAN TO INCLUDE ADDITIONAL LANDS WITHIN THE CK-AG-05 ZONING**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues arising from the Amendments to the Core Strategy of the Plan. See also amendment no. 5.2.5.10

**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.



**MAP CHANGE ONLY**

### PROPOSED AMENDMENT NO. 5.2.5.11

## **CLONAKILTY: AMEND AND RECONFIGURE CK-R-07 ZONING AND TEXT OBJECTIVE**

### 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.

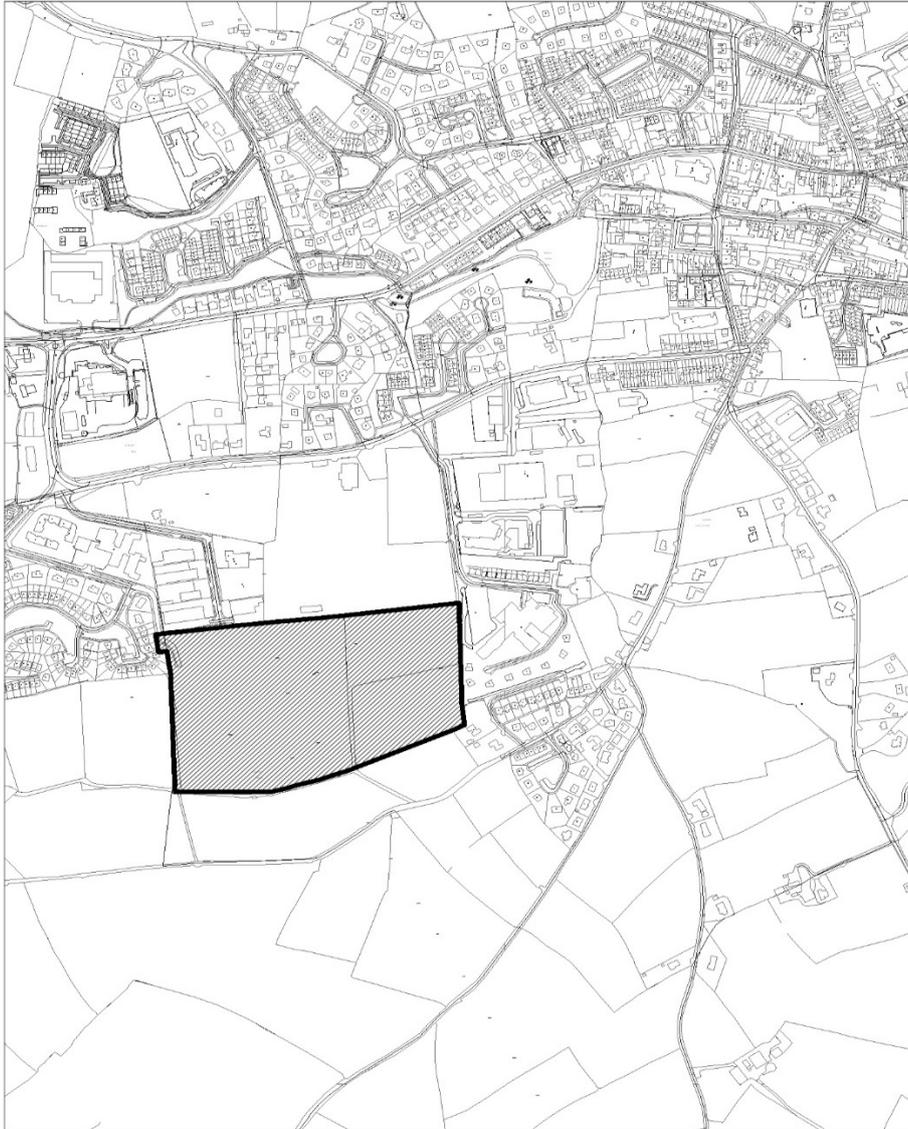
It is proposed to delete the existing specific development objective text and to replace with the revised text as follows:

~~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. ^~~

*CK-R-07 - 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**

**CLONAKILTY: INSERT NEW RESIDENTIAL RESERVE**

**ORIGIN OF AMENDMENT**

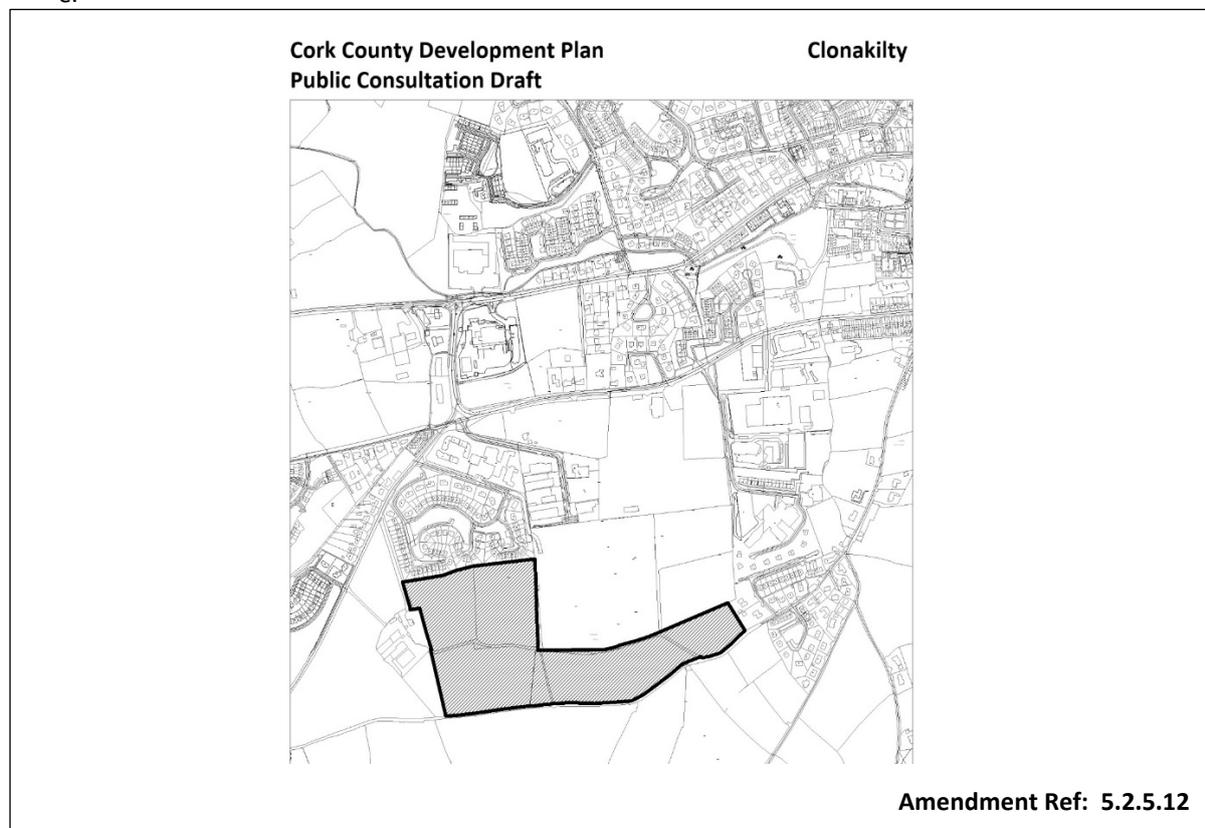
This amendment is required to address issues raised by submissions.

**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. ^*
- e.



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.5.13**

**CLONAKILTY: REMOVE CK-B-02 AND REPLACE WITH A SPECIAL POLICY ZONING**

**ORIGIN OF AMENDMENT**

This submission is required to address issues raised by Submissions.

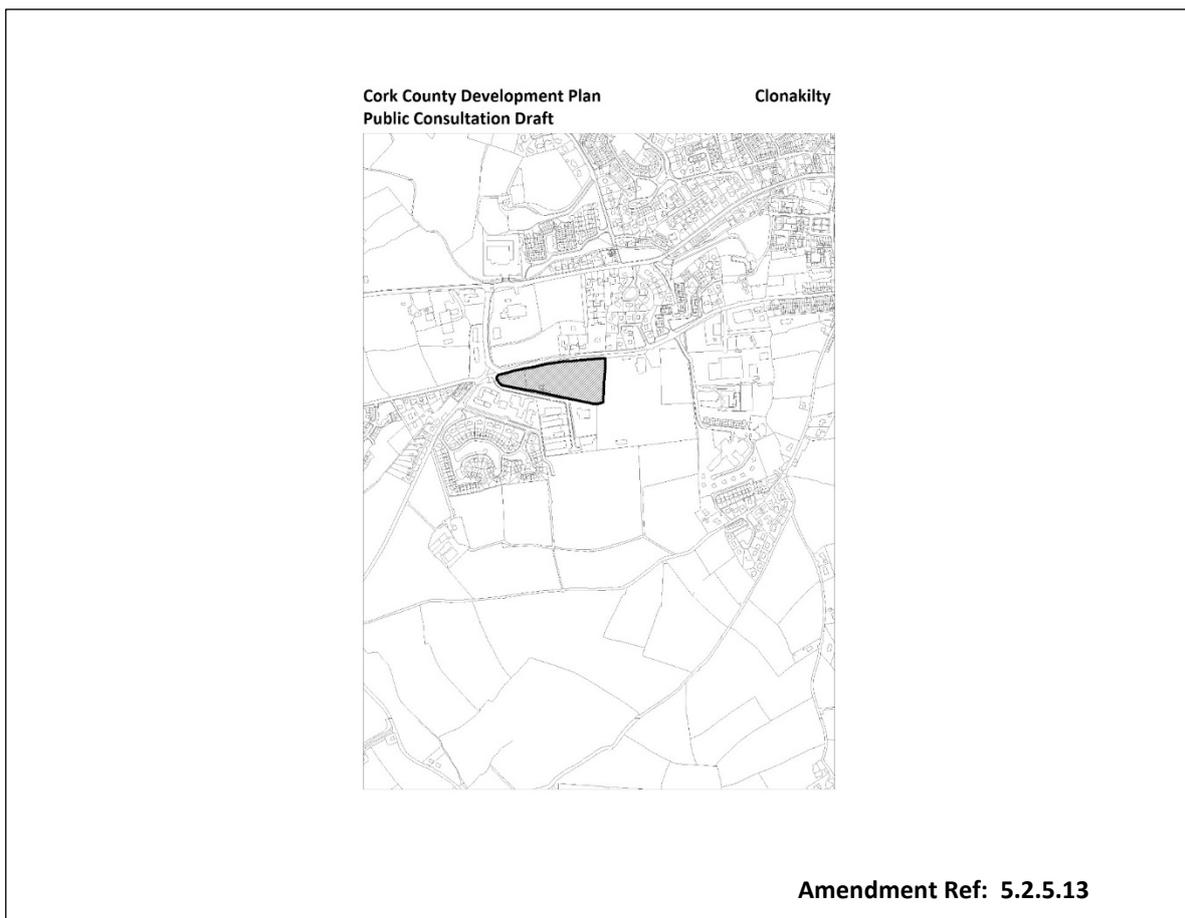
**PROPOSED AMENDMENT**

It is proposed to delete the CK-B-02 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:

*CK-X-0 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.* ^



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.5.14**

**CLONAKILTY: AMEND THE CK-RA-01 CONVENT OF MERCY REGENERATION SITE TEXT**

**ORIGIN OF AMENDMENT**

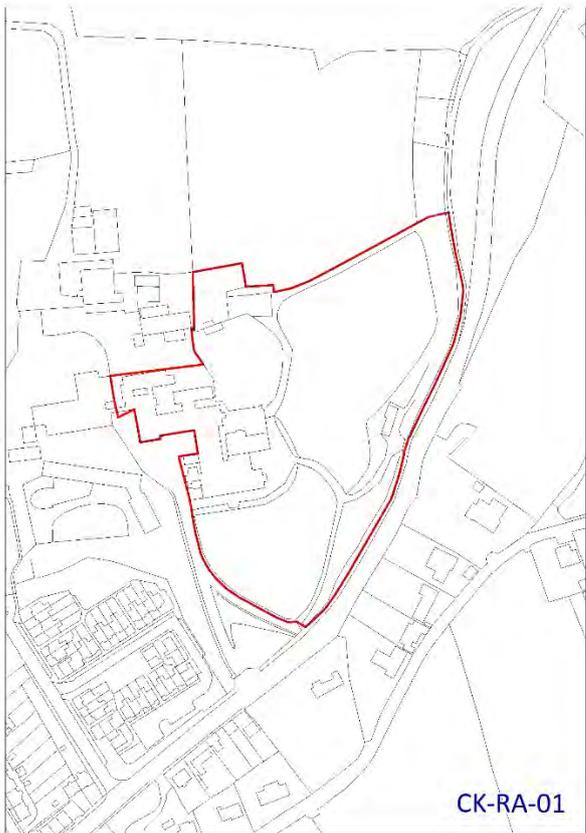
This amendment is required to address issues raised by submissions.

**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>The map shows a plan view of the Convent of Mercy site in Clonakilty, outlined in red. The site is situated in an urban area with various buildings and streets. The label 'CK-RA-01' is located in the bottom right corner of the map area.</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>, residential use or tourism related uses to utilise the potential of the existing buildings and their attractive setting.</p>

**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.5.15**

**CLONAKILTY: UPDATE CK-U-03 TEXT**

**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 as follows:

~~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**

**CLONAKILTY: UPDATE TEXT IN RELATION TO PLAYGROUND**

**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**

**CLONAKILTY: DELETE TEXT IN PARAGRAPH 2.5.24**

**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**

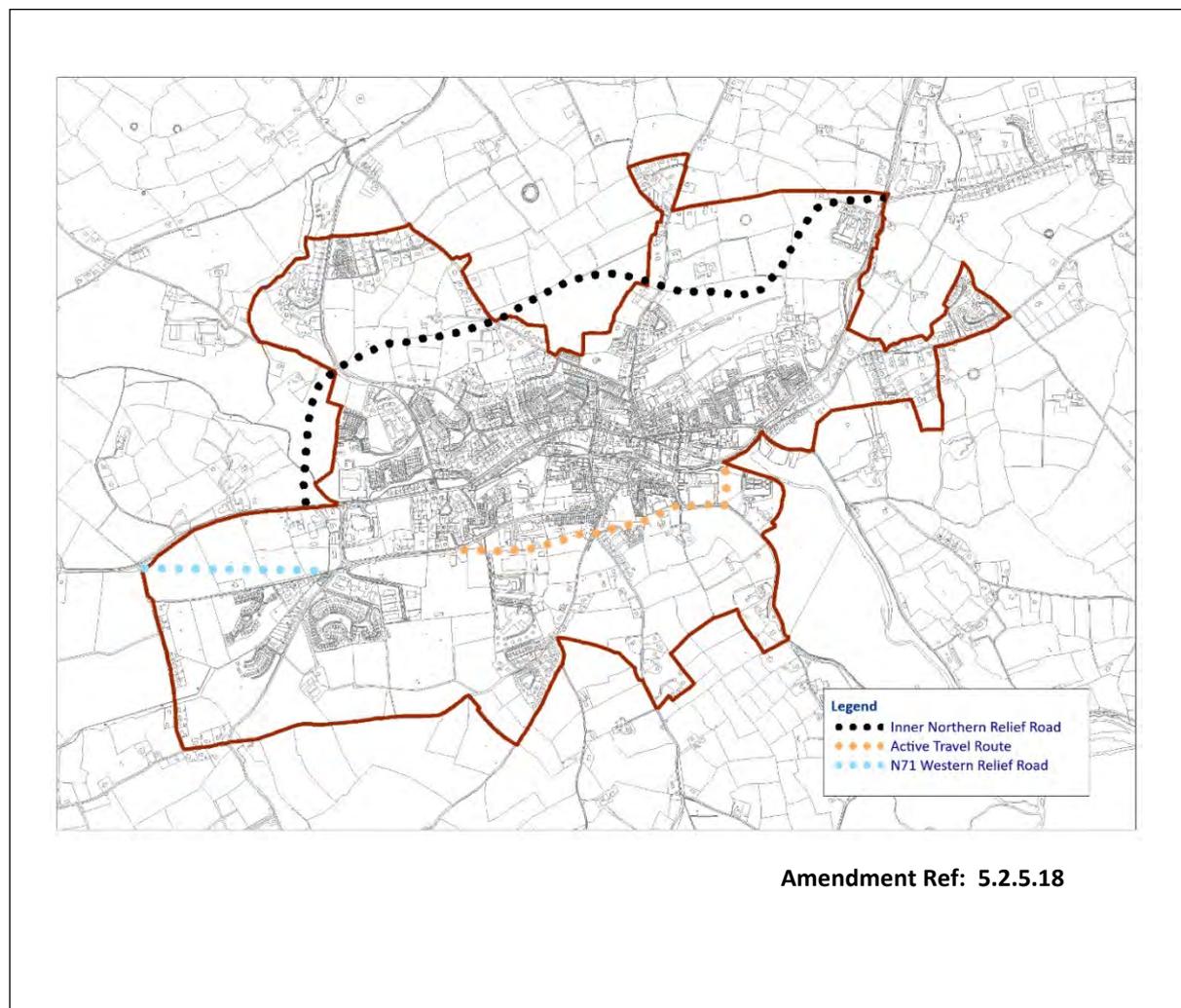
**CLONAKILTY: REPLACE FIGURE 5.2.3 CLONAKILTY TRANSPORT DIAGRAM WITH UPDATED VERSION WHICH REPLACES 'SOUTHERN RELIEF ROAD' WITH 'ACTIVE TRAVEL ROUTE'**

**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, to update the Legend with the Active Travel Route.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.5.19**

**CLONAKILTY: 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. See proposed amendments to Volume One of the Plan for details re changes to the Core Strategy, including Amendment No. 1.2.13.

**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**

**CLONAKILTY: INSERT TEXT IN RELATION TO SHANNONVALE FOODS EXISTING FACILITY**

**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**

**PROPOSED AMENDMENT NO. 5.2.5.21**

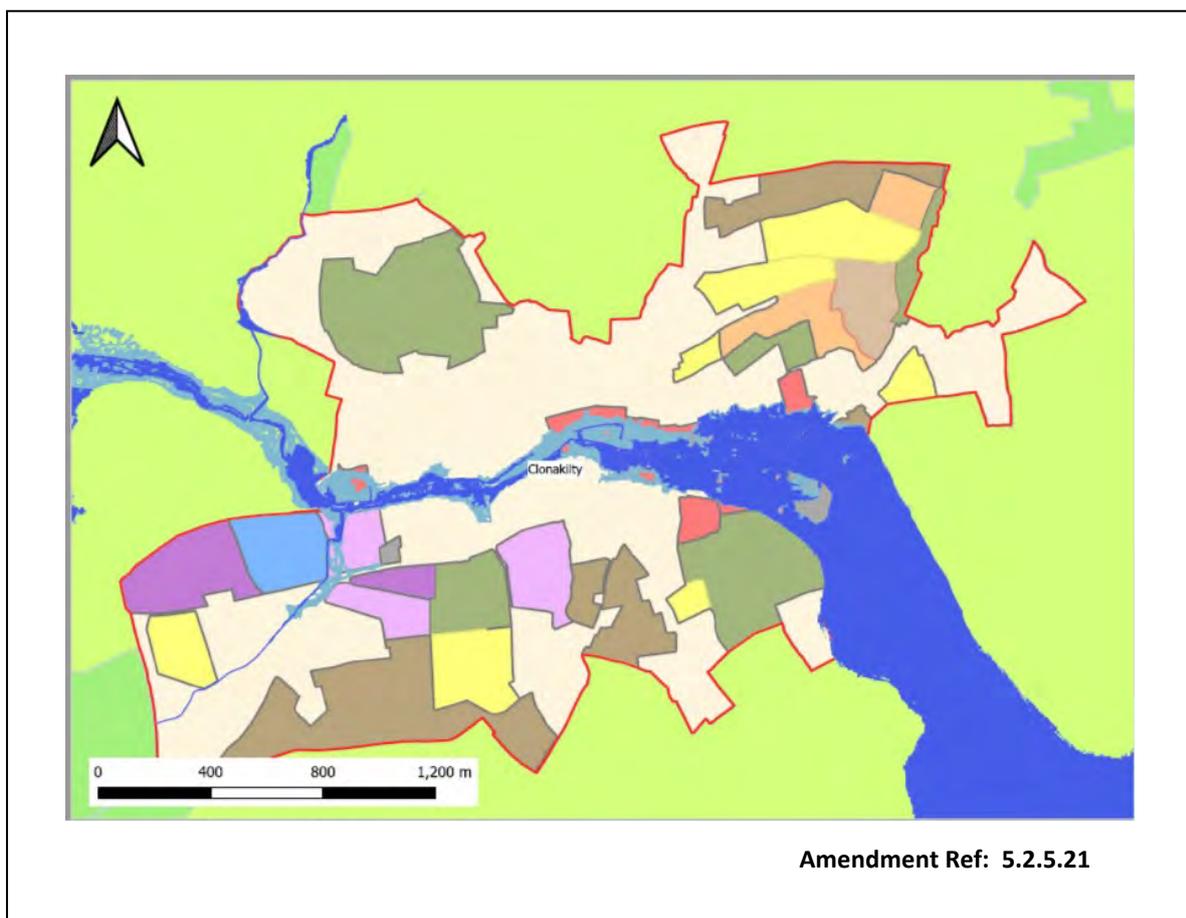
**CLONAKILTY: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

**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***

**CLONAKILTY: AMEND AND UPDATE GREEN INFRASTRUCTURE MAPPING FOR THE FINAL PLAN**

***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 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**

**CLONAKILTY: INSERT TEXT IN RELATION TO TOWN CENTRE AND RETAIL**

**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**

**PROPOSED AMENDMENT NO. 5.2.5.24**

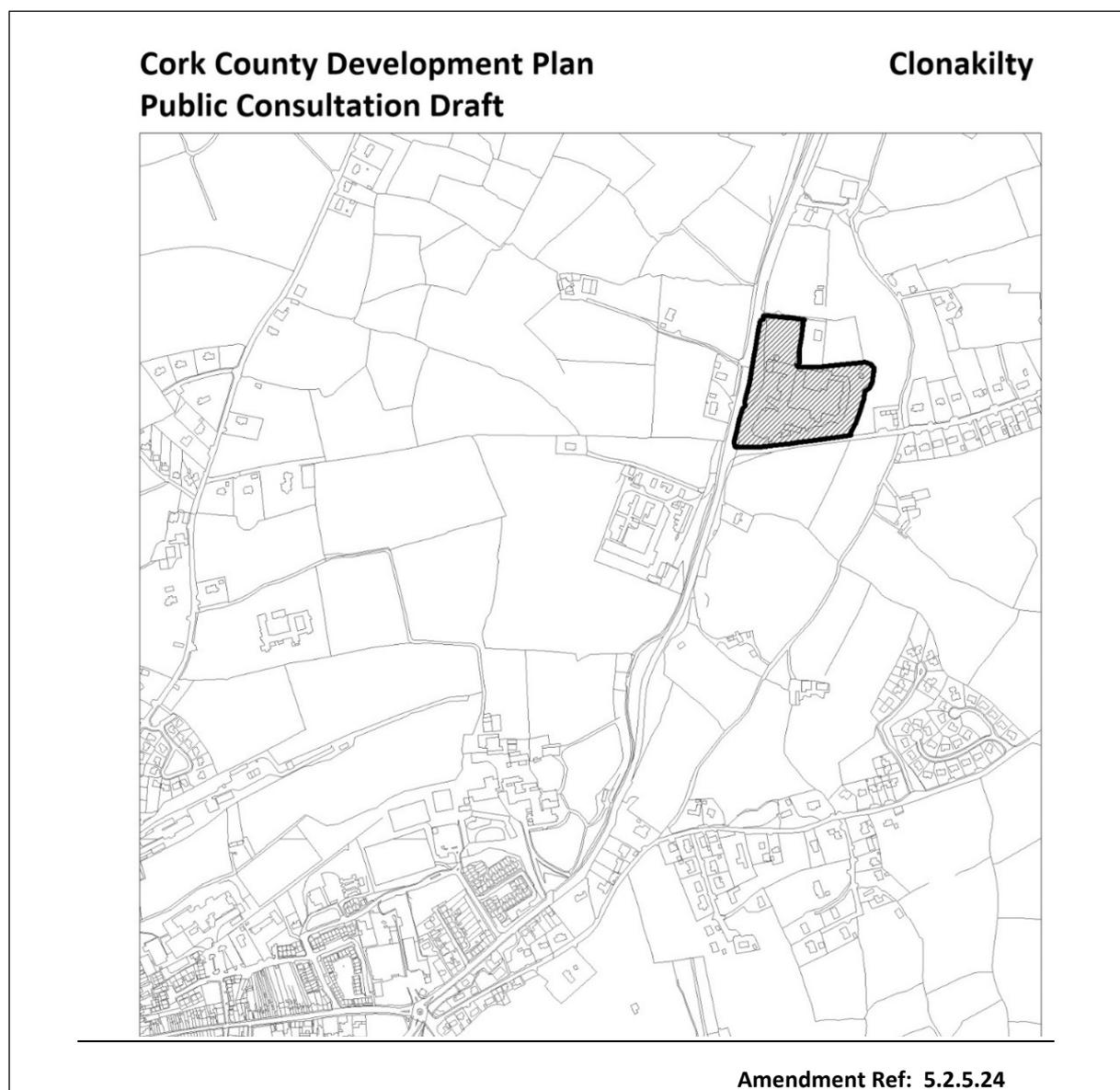
**CLONAKILTY: AMEND DEVELOPMENT BOUNDARY TO INCLUDE ESTABLISHED FACTORY AS EXISTING MIXED/GENERAL BUSINESS/INDUSTRIAL USES**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Development Committee Meeting on the 23<sup>rd</sup> of November.

**PROPOSED AMENDMENT**

It is proposed to amend the settlement map for Clonakilty by extending the settlement boundary to include lands associated with an established Factory, and zone these lands as Existing Mixed/General Business/Industrial Uses, as shown on the map below.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.5.25**

**CLONAKILTY: AMEND DEVELOPMENT BOUNDARY TO INCLUDE A NEW INDUSTRY I-02 ZONING**

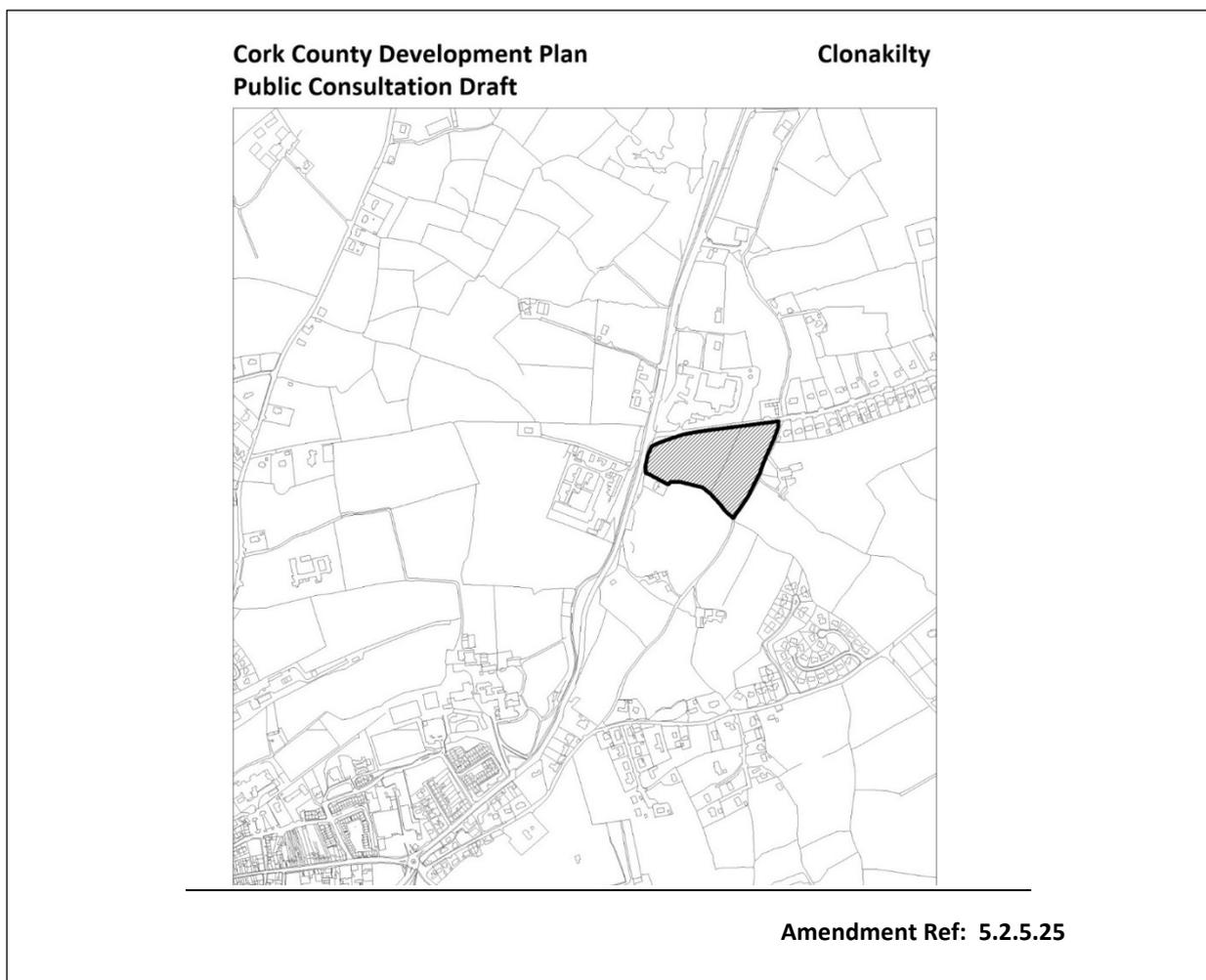
**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Development Committee meeting on the 23<sup>rd</sup> of November.

**PROPOSED AMENDMENT**

It is proposed to amend the settlement map for Clonakilty by extending the settlement boundary to include the lands as shown on the map below. These lands will be zoned Industry I-02 as follows:

*I-02 Industrial development to meet the needs of the food industry sector subject to an agreed access strategy. Development should be sited, designed and landscaped to minimise visual impact, provide appropriate buffers with adjoining uses and the public road and to incorporate SuDs. Development proposals should be accompanied by a Traffic Impact Assessment and a Road Safety Audit and should otherwise be in accordance with the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities.*



**TEXT AND MAP CHANGE**

## Bantry

### PROPOSED AMENDMENT NO. 5.2.6.1

#### **BANTRY: CHANGE DRAFT PLAN FROM RESIDENTIAL BT-R-06 TO AGRICULTURE BT-AG-02**

#### ORIGIN OF AMENDMENT

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

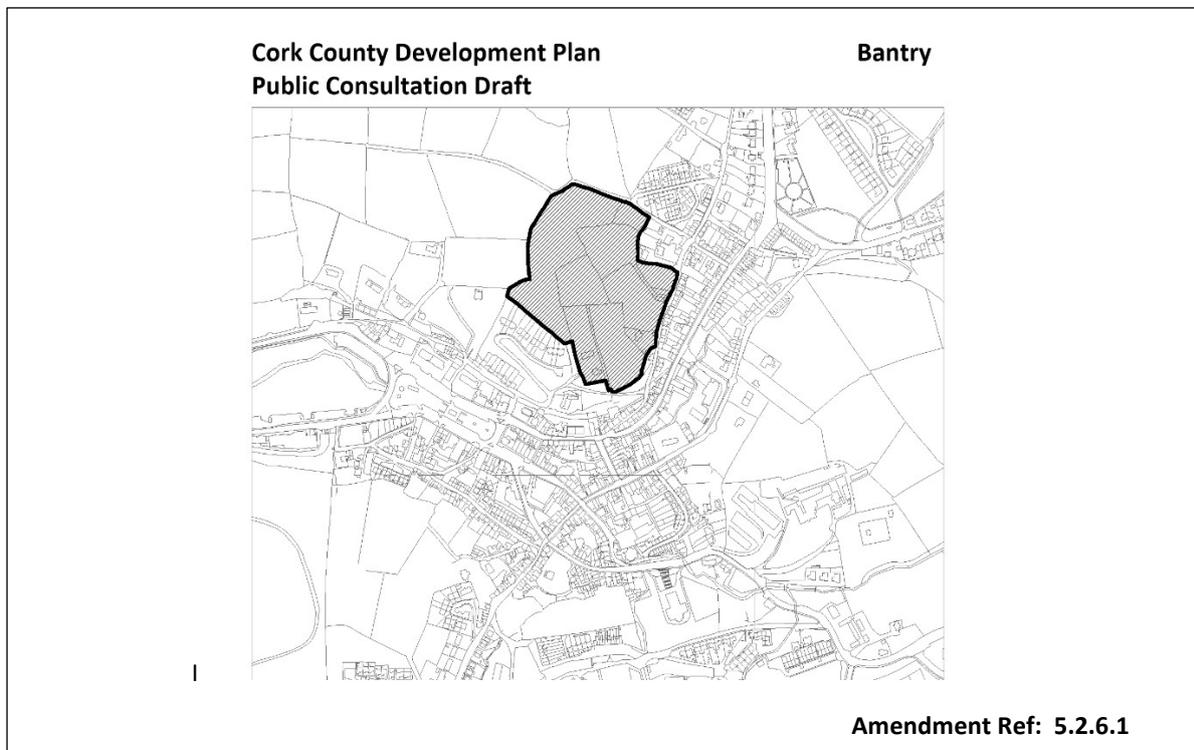
#### PROPOSED AMENDMENT

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.***



#### **TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.6.2**

**BANTRY: CHANGE THE CURRENT DRAFT PLAN ZONING BT-R-02 TO EXISTING RESIDENTIAL**

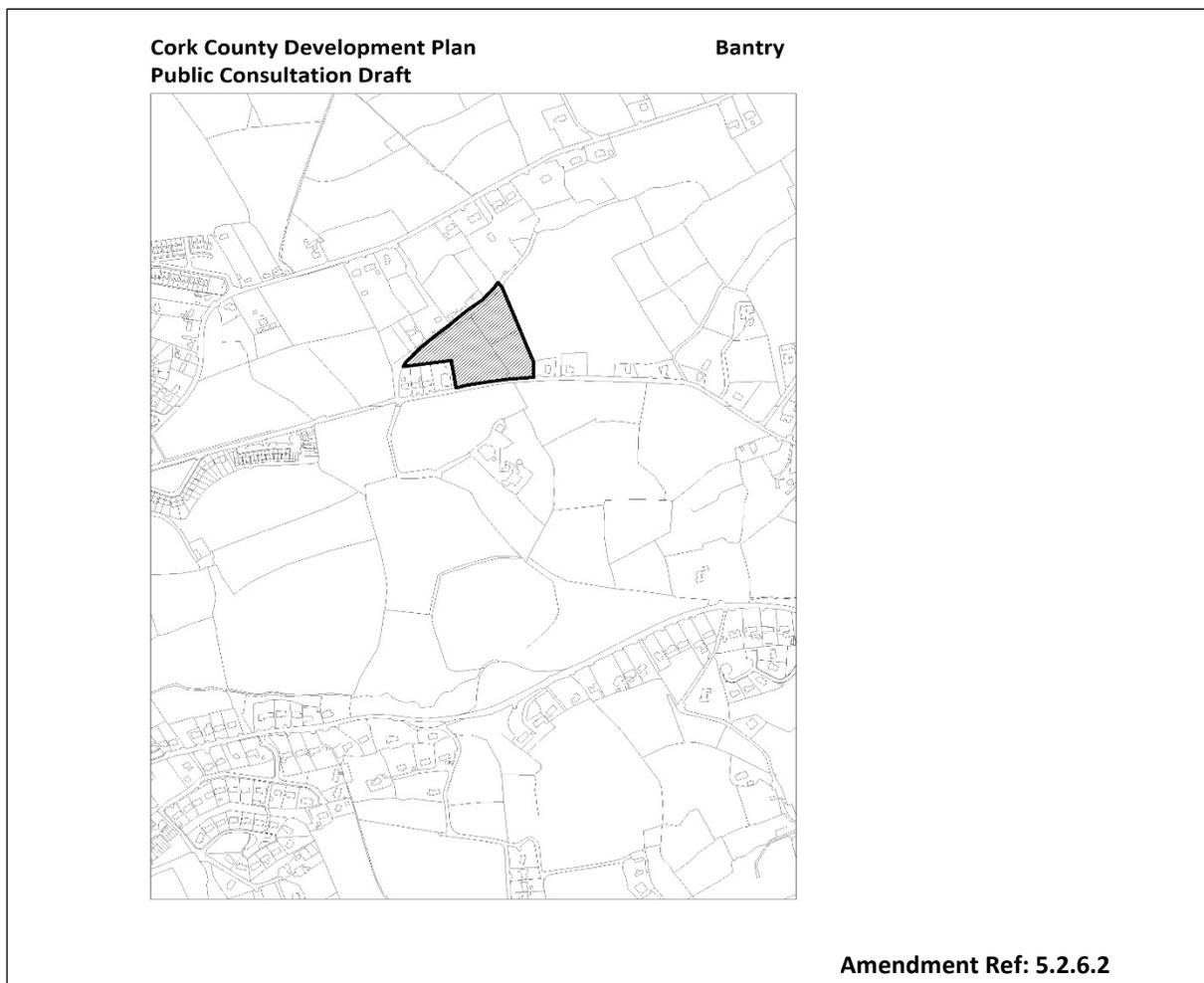
**ORIGIN OF AMENDMENT**

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**

**BANTRY: CHANGE THE CURRENT DRAFT PLAN ZONING BT-R-07 TO EXISTING RESIDENTIAL**

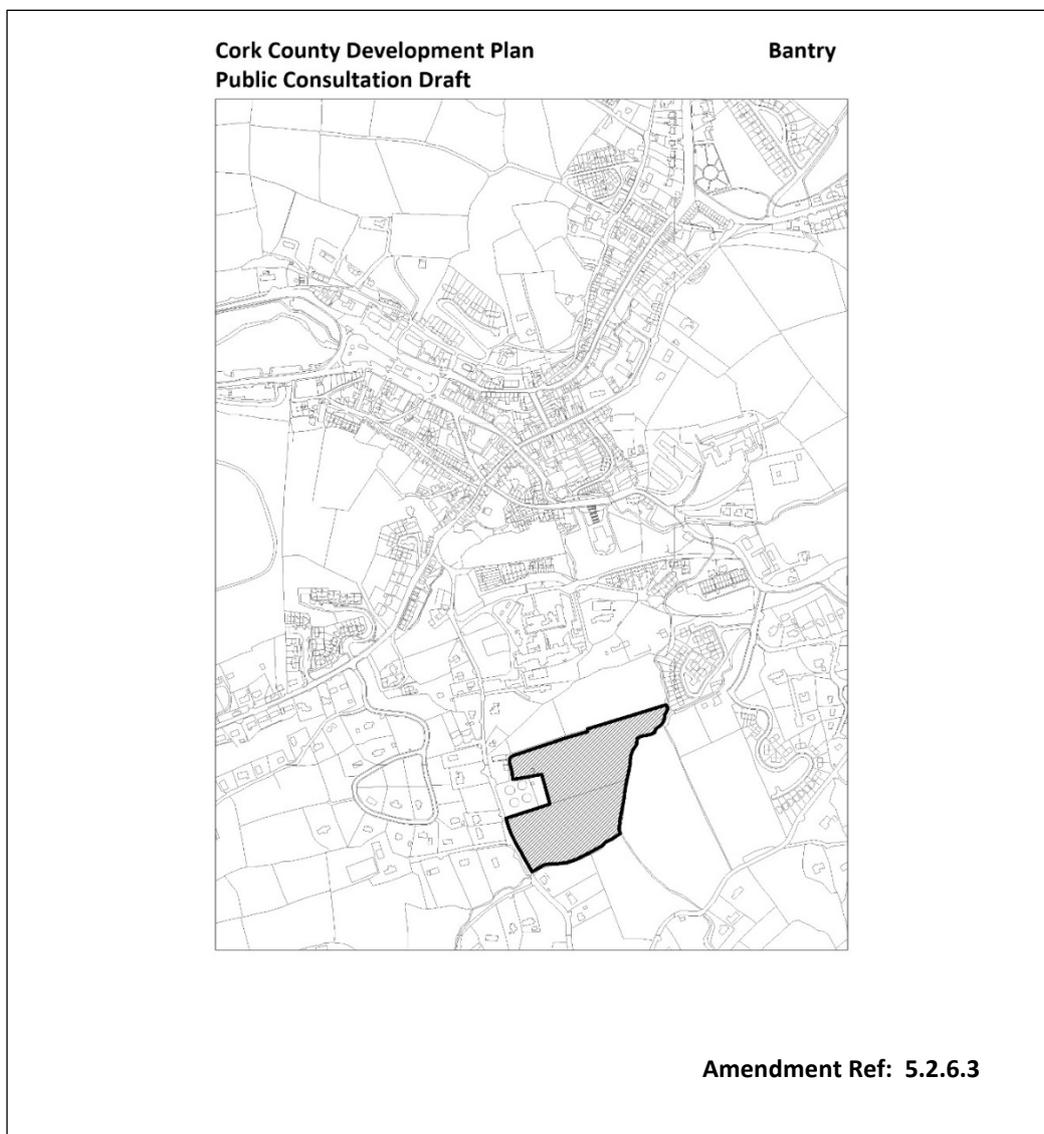
**ORIGIN OF AMENDMENT**

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**

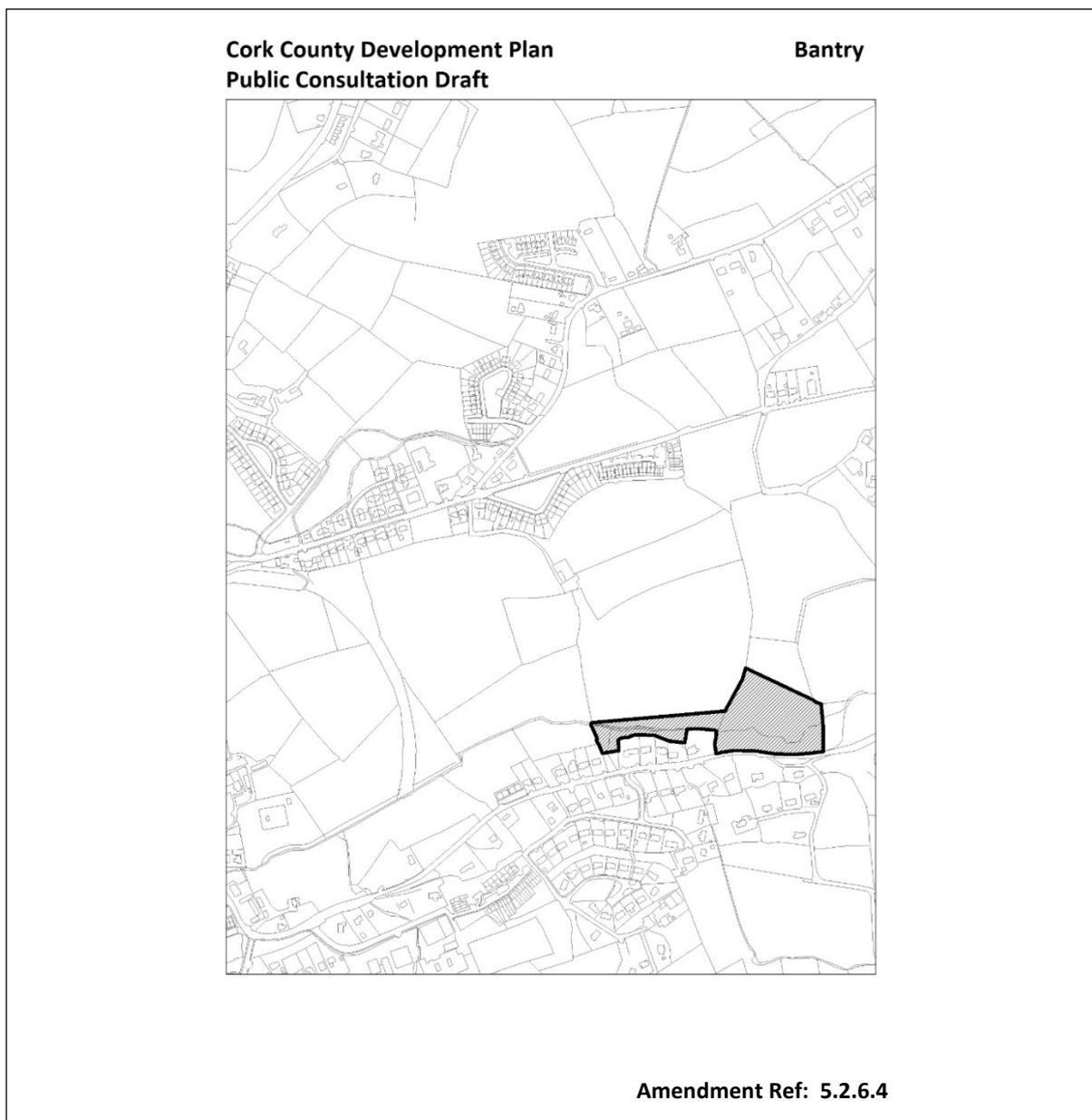
**BANTRY: AMEND THE BT-GR-05 TO INCLUDE PART OF BT-AG-01 ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)**

**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**

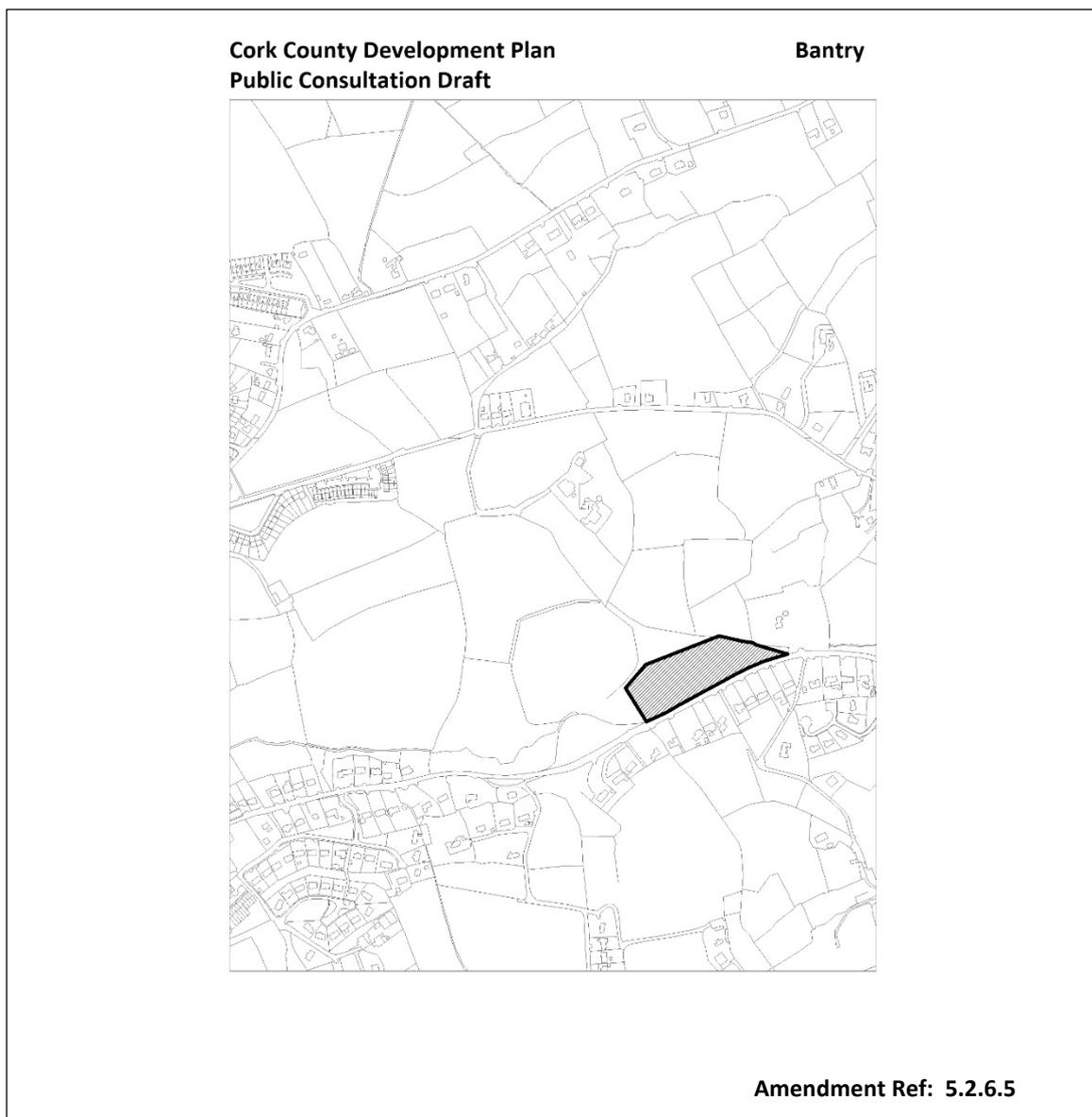
**BANTRY: AMEND THE BT-GR-05 TO INCLUDE PART OF EXISTING RESIDENTIAL/MIXED RESIDENTIAL AND OTHER USES ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)**

**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**

**BANTRY: AMEND BT-R-03 TO INCLUDE PART AS GREEN INFRASTRUCTURE ZONING BT-GC-10 ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA) AND ALSO CLASSIFY REMAINING PART AS RESIDENTIAL ADDITIONAL PROVISION**

This amendment is required to address issues raised by the SFRA, changes to Core Strategy of the Plan and to classify a portion of the lands as residential 'additional provision'.

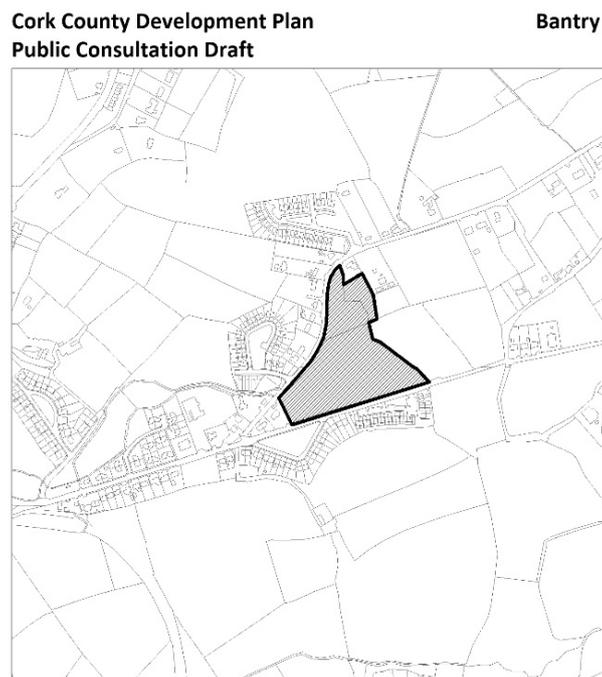
**PROPOSED AMENDMENT**

It is proposed to make a modification to the zoning map and text for Bantry for the BT-R-03 site as follows:

- (a) Omit lands at the western side of the BT-R-03 site and rezone as a new green infrastructure zoning BT-GC-10.

*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.*

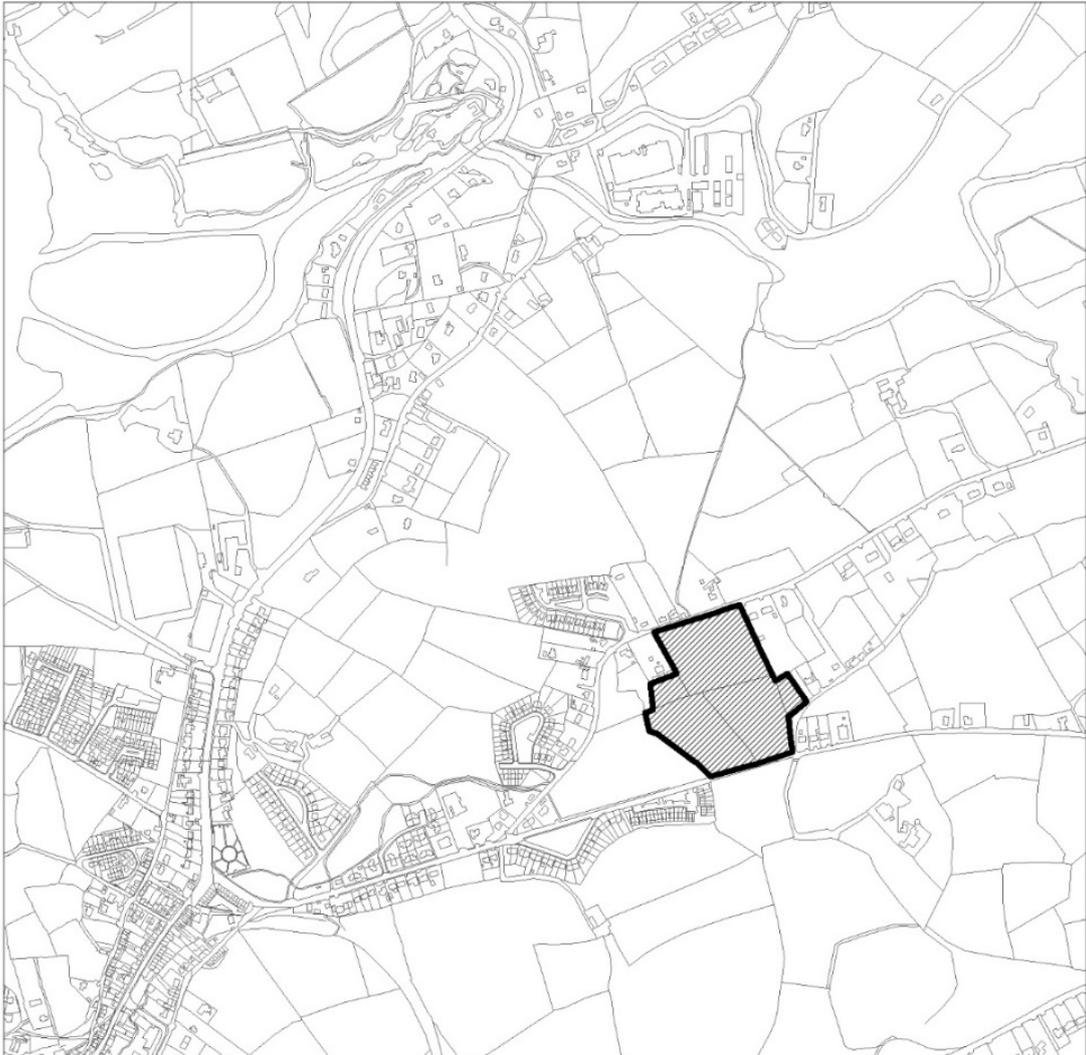
**\***



**Amendment No. 5.2.6.6 (a)**

- (b) Reclassify the balance of the BT-R-03 site as residential - additional provision as follows

BT-R-03 (**additional provision**): Medium B 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. **\***



***Amendment No. 5.2.6.6 (b)***

**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.6.7**

**BANTRY: AMEND BT-X-02 TO INCLUDE PART AS NEW TOWN CENTRE ZONING BT-TC-03**

**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 as follows:

- (a) by rezoning a portion of the BT-X-02 special policy zoning to a new Town Centre Zoning BT-TC-03 as follows, and as shown on the map below:

**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. \***



(b) And amending the objective for the revised 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**

#### **BANTRY: AMEND BT-GO-09 TO INCLUDE AN ADDITIONAL REQUIREMENT TO SUPPORT A CULTURAL/MUSIC VENUE IN THE TOWN**

#### **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 Objective 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**

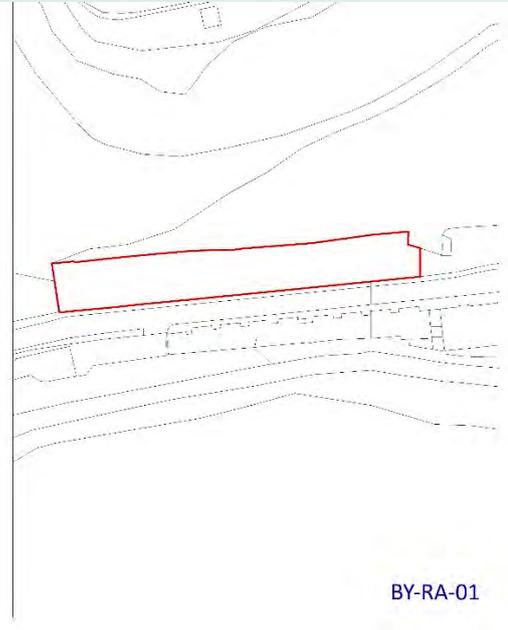
**BANTRY: DELETION OF A REGENERATION AREA SITE**

**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 of a coastal area with contour lines. A rectangular area is highlighted with a red border. The label 'BY-RA-01' is printed in blue at the bottom right of the map area.</p>	<p>BY RA-01: Southern Inner Harbour Site overlooking Bantry Bay.</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**

**PROPOSED AMENDMENT NO. 5.2.6.10**

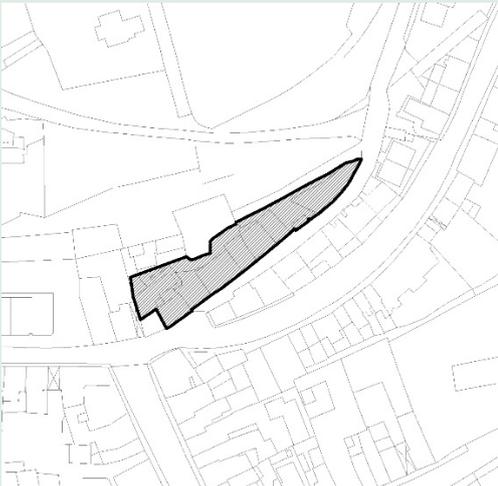
**BANTRY: INSERT NEW REGENERATION AREA**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions and following discussion at the Special Municipal District Meeting for the West Cork MD meeting on the 1<sup>st</sup> of November.

**PROPOSED AMENDMENT**

Insert proposed regeneration area as follows

<i>Table 5.2.9: Regeneration Area in Bantry</i>	
<i>Map of Regeneration Area</i>	<i>Number and Description</i>
	<p><i>BY-RA-01: Old Barrack Road</i></p> <p><i>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. Proposals for the redevelopment of the site should be guided by the provisions of Chapter 16 Built and Cultural Heritage in Volume One of the Plan.</i></p>

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.6.11**

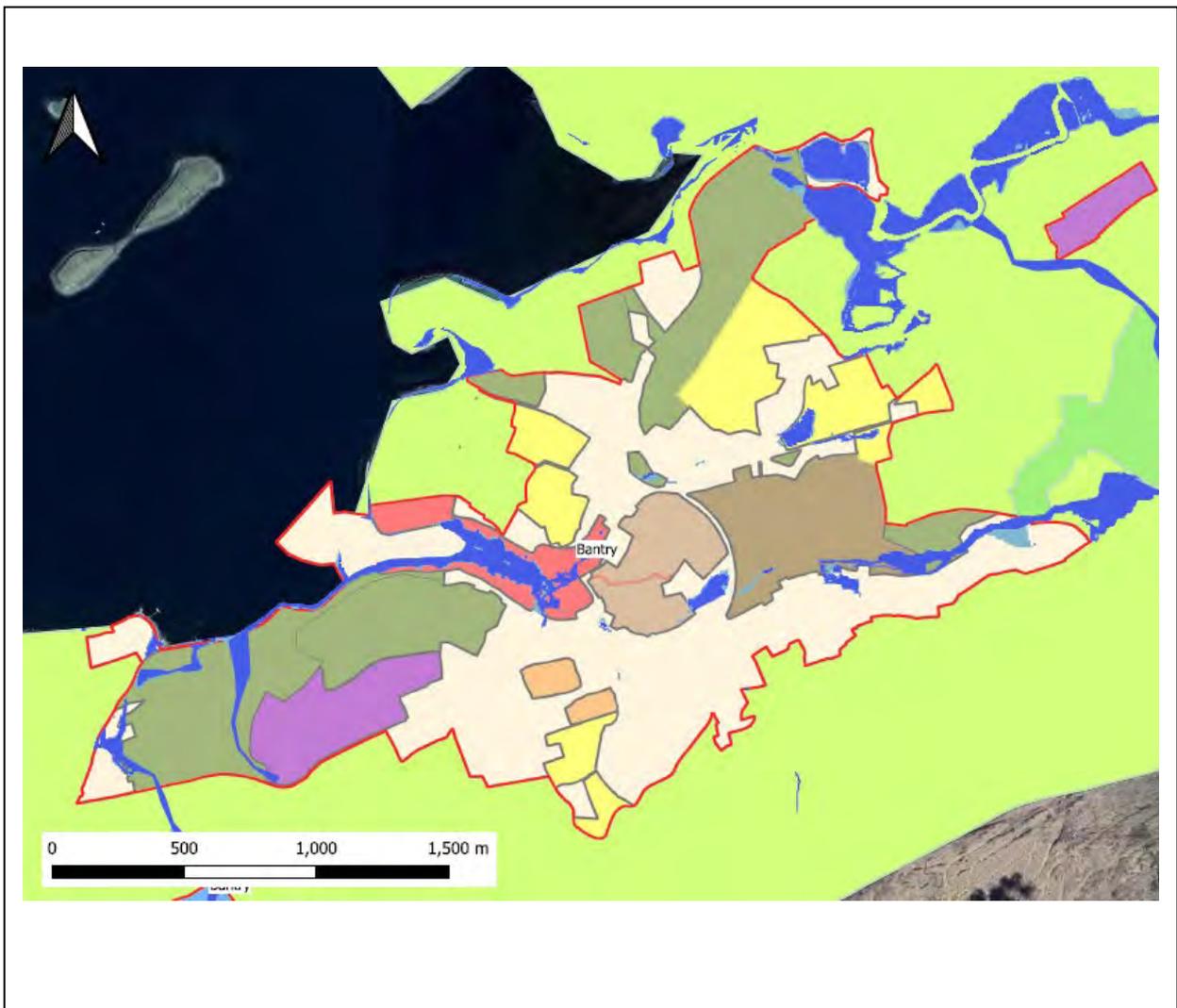
**BANTRY: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

**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 Bantry. (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**

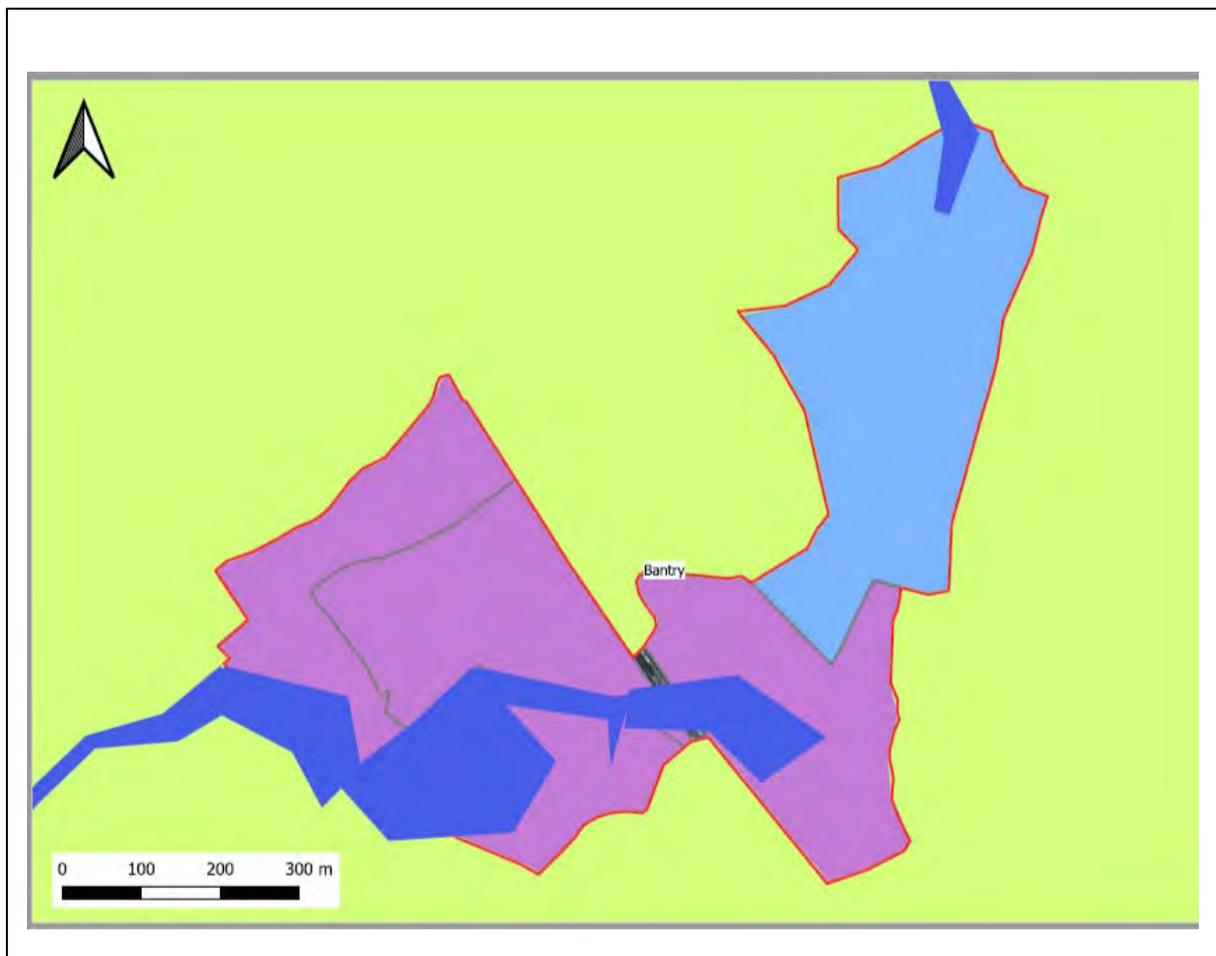
**BANTRY: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

**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 Bantry. (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. 5.2.6.13**

**BANTRY: DELETE TEXT IN SECTION 2.6.51 REGARDING NEIGHBOURHOOD CENTRE**

**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**

**BANTRY: INCLUDE ADDITIONAL TEXT TO REFERENCE BANTRY UNDER FAILTE IRELAND'S DESTINATION TOWNS INITIATIVE**

**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**

#### **BANTRY: REMOVE REFERENCE TO SCHOOL ZONING**

##### **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**

**BANTRY: 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. See proposed amendments to Volume One of the Plan for details re changes to the Core Strategy, including Amendment No. 1.2.13.

**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**

**BANTRY: INCLUDE TEXT REGARDING BANTRY SAND QUAYS**

**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***

**BANTRY: AMEND AND UPDATE GREEN INFRASTRUCTURE MAPPING FOR THE FINAL PLAN**

***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**

### **BANTRY: UPDATE TEXT IN RELATION TO THE INNER HARBOUR AREA**

#### **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

### **BANTRY: UPDATE TEXT REGARDING DRINKING WATER SUPPLY**

#### 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**

**PROPOSED AMENDMENT NO. 5.2.6.21**

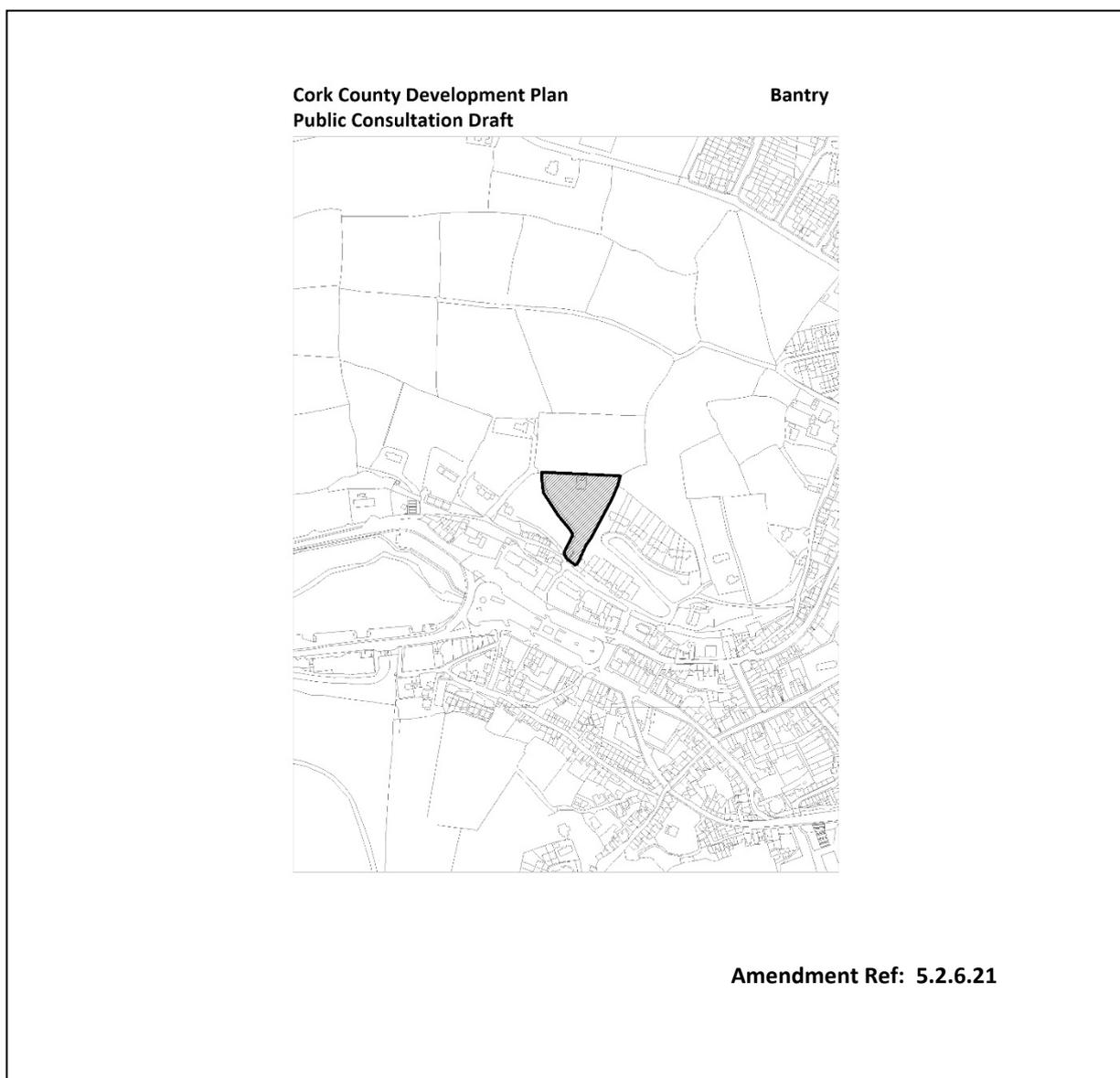
**BANTRY: INCLUDE ADDITIONAL LAND WITHIN THE EXISTING RESIDENTIAL/MIXED RESIDENTIAL AND OTHER USES ZONE.**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the West Cork MD meeting on the 1<sup>st</sup> of November.

**PROPOSED AMENDMENT**

Amend the settlement map by including the lands outlined in the map below within the settlement boundary of Bantry in the Existing Residential/Mixed Residential and Other Uses zone.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.6.22**

**BANTRY: INCLUDE ADDITIONAL TEXT IN RELATION TO DEVELOPMENT IN THE VICINITY OF BANTRY HOUSE**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the West Cork MD meeting on the 1<sup>st</sup> of November.

**PROPOSED AMENDMENT**

It is proposed to include the following new paragraphs after 2.6.67 under the Heading Bantry House.

*Green Infrastructure zoning objective BT-GC-07 designates an area of open space to the south west of the town covering Bantry House and ancillary / adjoining lands. The landscape features of the area, including the dominance of trees and its parkland quality are of great landscape importance. These lands are integral to the setting of Bantry house and the town and are of significant amenity and local biodiversity value.*

*The planning authority recognises that there may be limited circumstances whereby a family member who has a family home within the boundary of the BT-GC-07, may require a new dwelling, to meet their own housing need, and can provide a suitable site for same adjacent to the family home/within the family holding, where development would not compromise the primary purpose of the BT-GC-07 objective. Consideration may be given to the provision of such an additional dwelling where the need arises subject to normal proper planning and sustainable development considerations and subject to such development not detracting from the overall intent of the BT-GC-07 objective.*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.6.23**

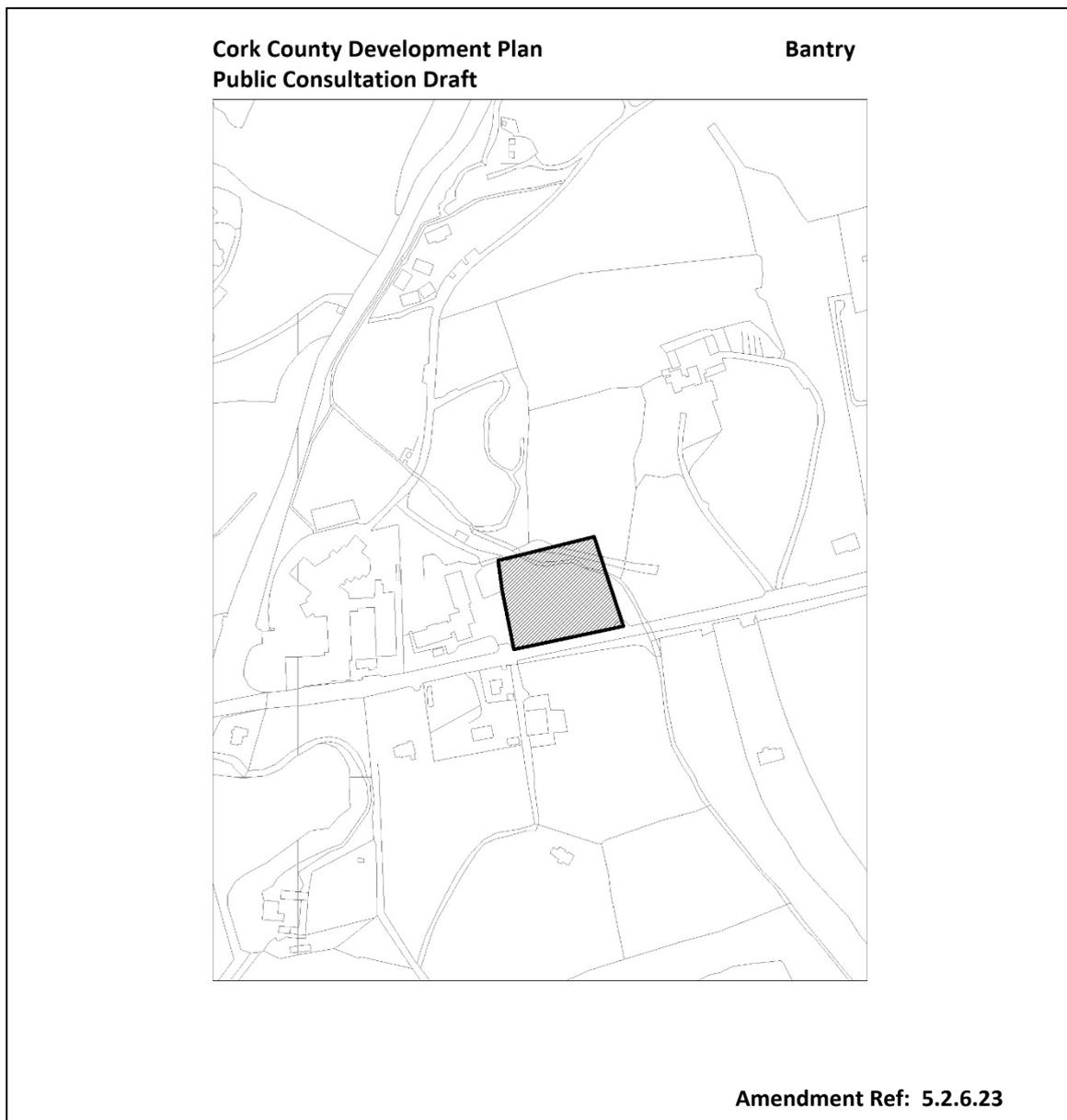
**BANTRY: INCLUDE ADDITIONAL LAND WITHIN THE EXISTING RESIDENTIAL/MIXED RESIDENTIAL AND OTHER USES ZONE.**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the West Cork MD meeting on the 1<sup>st</sup> of November and to give effect to a Notice of Motion passed by Members at the Full Council Meeting on the 13<sup>th</sup> of December 2021.

**PROPOSED AMENDMENT**

1. Amend the settlement map to include the lands outlined in the map below, within the Existing Residential/Mixed Residential and Other Uses zone.



**MAP CHANGE ONLY**

#### **PROPOSED AMENDMENT NO. 5.2.6.24**

#### **BANTRY: UPDATE TEXT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

#### **PROPOSED AMENDMENT**

It is proposed to update paragraph 2.6.61 by including additional text as follows:

Cork County Council, in partnership with the OPW, are progressing plans for a Flood Relief Scheme for Bantry. It is envisaged that the Scheme will progress to Stage 1 – Scheme Development and Design following the appointment of Consultants. *Until the flood relief scheme is completed, significant new development in Flood Zones A and B is considered premature. Development in built up areas should be limited to minor development as defined by Section 5.28 of the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management'.*

#### **TEXT CHANGE ONLY**

### **PROPOSED AMENDMENT NO. 5.2.6.25**

#### **BANTRY: INCLUDE ADDITIONAL TEXT IN SECTION 2.6.62 ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT.**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

#### **PROPOSED AMENDMENT**

It is proposed to update paragraph 2.6.62 by including additional text as follows:

More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Chapter 11 Water Management of Volume One of this Plan, *in the updated Strategic Flood Risk Assessment (SFRA), October 2021* and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management,' issued by the Minister of the Environment, Heritage and Local Government in 2009. *The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site-specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*

#### **TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.6.26**

**BANTRY: AMEND BT-GR-03 TO INCLUDE [\*] REGARDING THE REQUIREMENT FOR FLOOD RISK ASSESSMENT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

Amend the specific objective text of BT-GR-03 Bantry to include an \* (referencing flood risk and the need to refer to objectives in Volume One, Chapter 11 Water Management) as follows:

BT-GR-03 Bantry	Open Space, including the Peace Park, providing visual amenity and informal public recreation, green infrastructure asset and biodiversity area. Retain and promote openness, seating, trees, and shrubs *
-----------------	--

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.6.27**

**BANTRY: REMOVE BT-AG-01 AND REPLACE WITH NEW ZONING OBJECTIVES INCLUDING A RESIDENTIAL RESERVE, NEW RESIDENTIAL, GREEN INFRASTRUCTURE AND EXISTING RESIDENTIAL ZONING**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Development Committee meeting on the 3<sup>rd</sup> of December 2021.

**PROPOSED AMENDMENT**

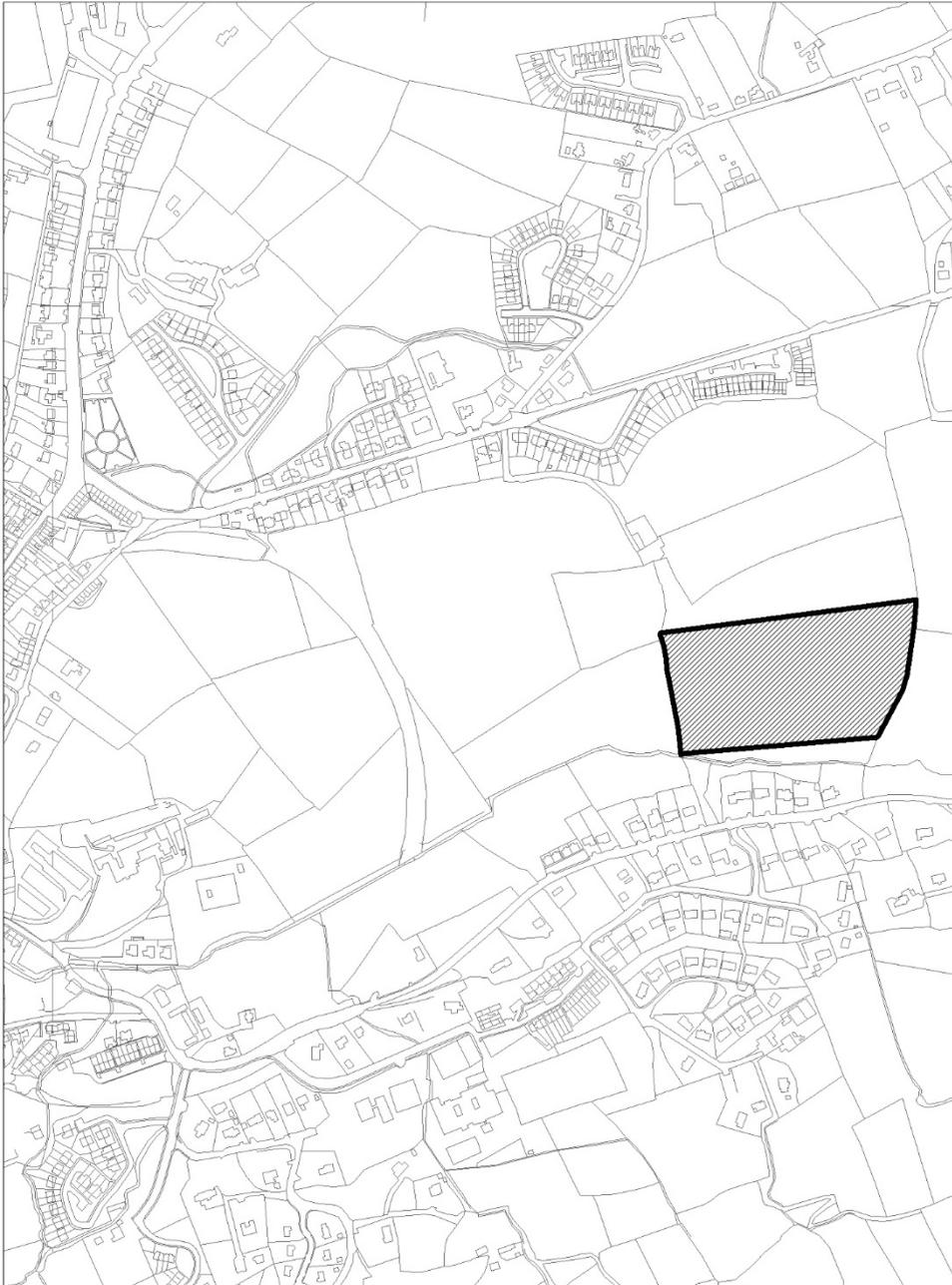
It is proposed to amend the settlement map for Bantry by deleting the BT-AG-01 Agricultural Zoning as follows and replacing with the following proposed zonings.

~~BT-AG-01 Agricultural Use. Consideration should also be given to the site's proximity to a local biodiversity area Bantry river and tributaries corridor giving particular consideration to its local importance and value.~~

(a) Provide for a new residential zoning in the south east corner of the site as follows

**BT-R-0X - Medium B Density Residential Development subject to an agreed access strategy. Parts of the site are unsuited to development due to topography and elevation. Development should be sited and designed to minimise visual impact, integrate new development with existing development, and to retain the steeper / elevated lands as landscaped open space. Proposals should include a visual impact assessment, landscaping proposals and SuDs for management of storm water drainage and include a proportion of serviced sites as part of the overall development scheme. Provision should also be made for pedestrian/cycling linkages within the development and to surrounding residential areas. This site supports habitats of biodiversity value including hedgerows and riparian zones these should be protected and integrated within the development where possible.**

**The map of the BT-R-0X is as follows;**



**Amendment Ref: 5.2.6.27 (a)**

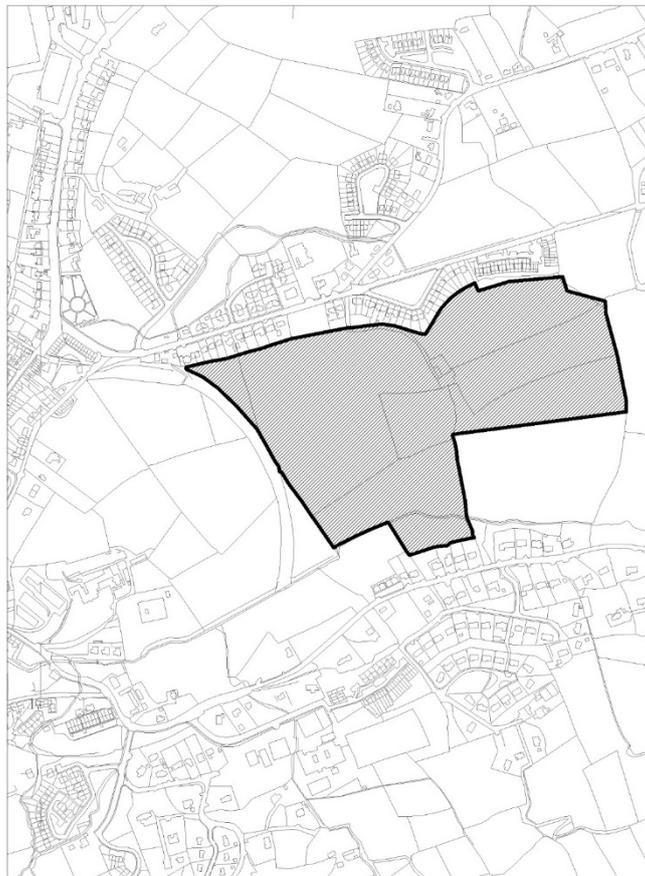
(b) provide for a new Residential Reserve as follows:

**BT-RR-01 – Residential Reserve. Medium B Density Residential Development.** Development of the site is subject to an agreed access strategy. Parts of the site are unsuited to development due to topography and elevation. Development should be sited and designed to minimise visual impact, integrate new development with existing development, and to retain the steeper / elevated lands as landscaped open space. Proposals should include a visual impact assessment, landscaping proposals and SuDs for management of storm water drainage and include a proportion of serviced sites as part of the overall development scheme. Provision should also be made for pedestrian/cycling linkages within the development and to surrounding residential areas. This site supports habitats of biodiversity value including hedgerows and riparian zones these should be protected and integrated within the development where possible. Consideration should also be given to the protection of the Bantry River and tributaries corridor and its associated habitats of biodiversity value. \*

^

The map of the BT-RR-01 is as follows;

**Cork County Development Plan** **Bantry**  
**Public Consultation Draft**



**Amendment Ref: 5.2.6.27 (b)**

(c) Amend the map to include the following areas within the Existing Residential/Mixed Residential and Other Uses zone as follows:

**Cork County Development Plan  
Public Consultation Draft**

**Bantry**



**Amendment Ref: 5.2.6.27 (c)**

(d) Change the balance of the BT-AG-01 lands to Green Infrastructure as follows:

**BT-GC-11: Open Space.** This site is part of a flood risk zone, and also supports habitats of biodiversity value including the Bantry river and tributaries local biodiversity corridor. Opportunities for enhancement of the biodiversity value of these habitats will be supported. \*

**The map of the BT-GC-11 as follows**



**Amendment Ref: 5.2.6.27 (d)**

**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.6.28**

**BANTRY: AMEND DRAFT PLAN BY RECLASSIFYING THE BT-R-05 ZONING AS RESIDENTIAL RESERVE BT-RR-02**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Development Committee meeting on the 3<sup>rd</sup> of December 2021.

**PROPOSED AMENDMENT**

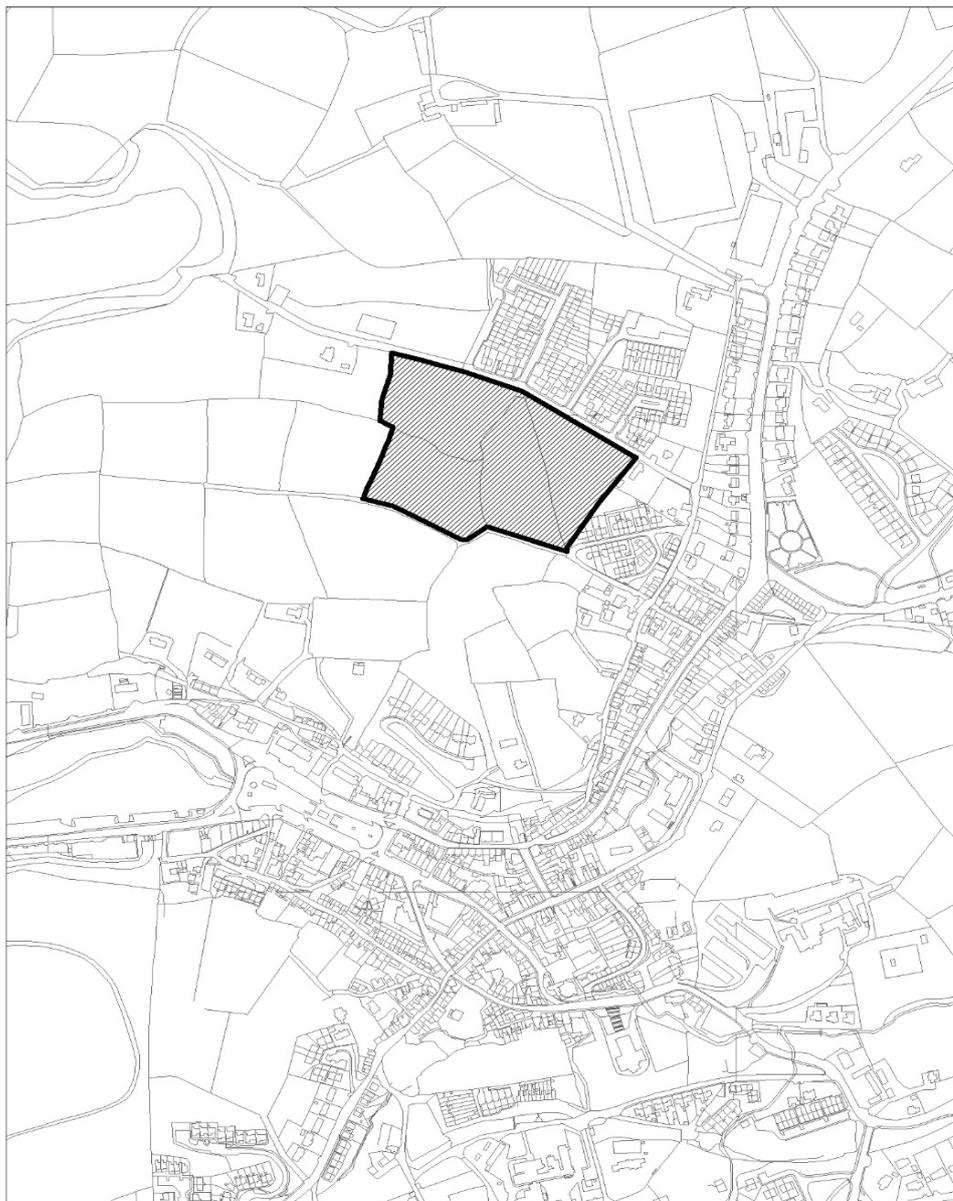
It is proposed to amend the plan for Bantry to reclassify the BT-R-05 lands from residential to Residential Reserve as follows

**Delete this residential zoning objective:**

~~BT-R-05 Medium B Density Residential Development with provision for link road connecting the site with the R-06 to the south. Provision for pedestrian/cycling linkages to the town centre to be included in any proposal. In general no buildings should be visible on the skyline and in depth planting should be provided along the entire southern and western boundaries. All existing hedgerows/trees retained and augmented. Any proposals for development of the site to be accompanied by a detailed visual analysis and landscaping plan for the entire site in order to protect the visual setting of the town.~~

**Replace with the following Residential reserve zoning objective:**

**BT-RR-02 - Medium B Density Residential Development with provision for link road connecting the site with the R-06 to the south. Provision for pedestrian/cycling linkages to the town centre to be included in any proposal. In general no buildings should be visible on the skyline and in-depth planting should be provided along the entire southern and western boundaries. All existing hedgerows/trees retained and augmented. Any proposals for development of the site to be accompanied by a detailed visual analysis and landscaping plan for the entire site in order to protect the visual setting of the town.**



**Amendment Ref: 5.2.6.28**

**TEXT AND MAP CHANGE**

## Skibbereen

### PROPOSED AMENDMENT NO. 5.2.7.1

#### **SKIBBEREEN: CHANGE THE CURRENT DRAFT PLAN EXISTING RESIDENTIAL ZONING TO GREEN INFRASTRUCTURE ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)**

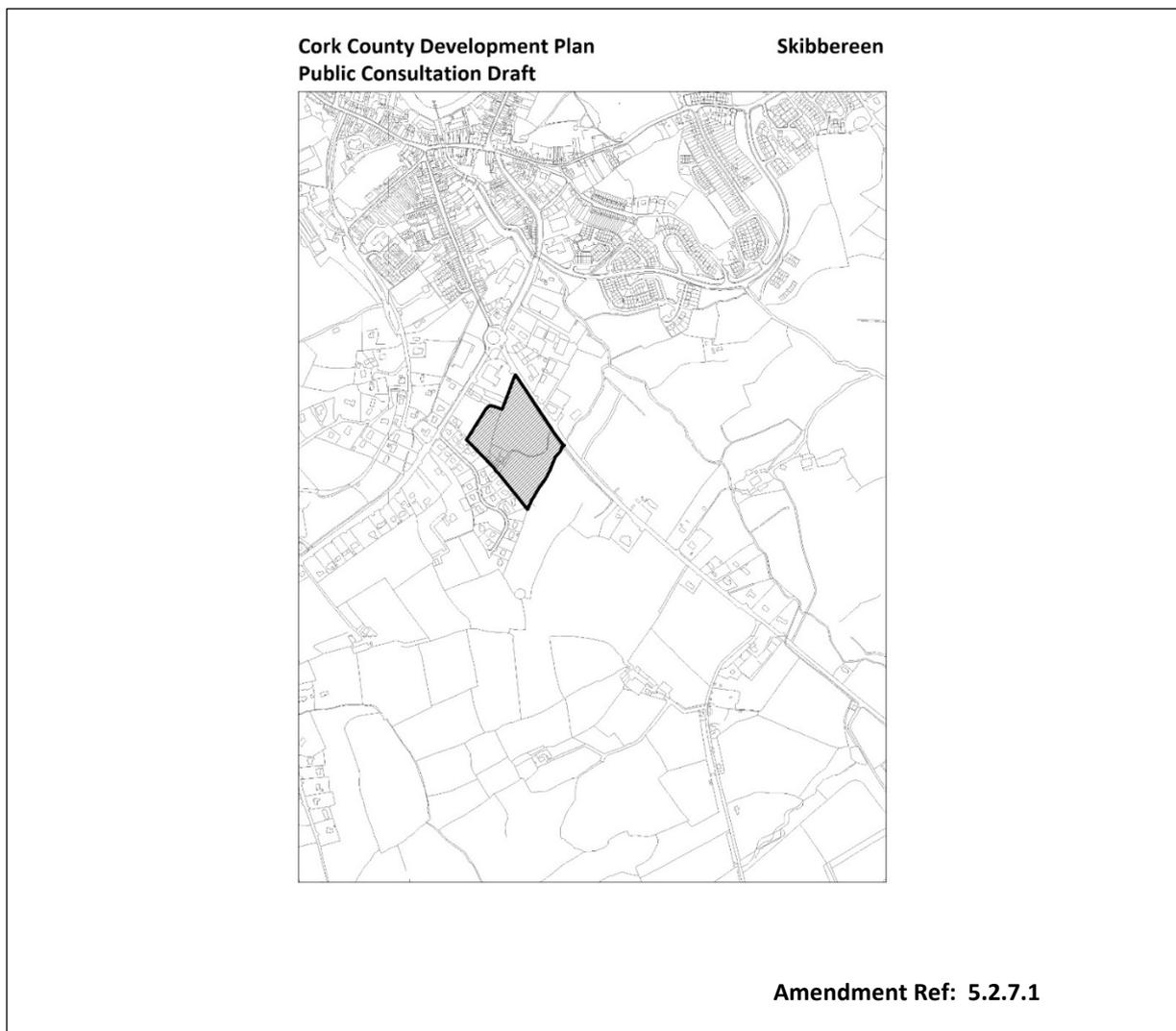
##### ORIGIN OF AMENDMENT

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**

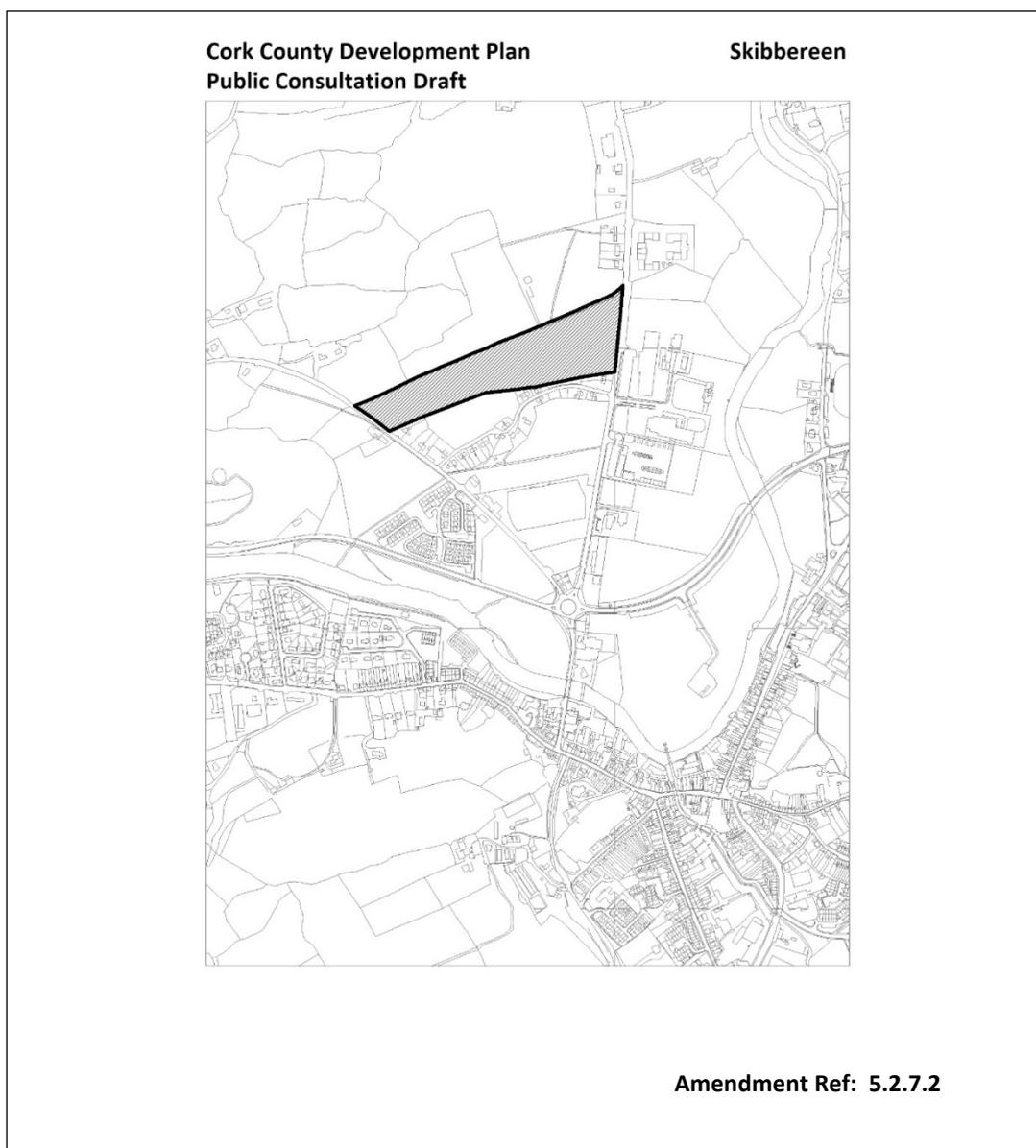
**SKIBBEREEN: CHANGE THE CURRENT DRAFT PLAN EXISTING RESIDENTIAL ZONING TO GB 1-1 ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)**

**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 north western boundary and zoning this area as the Greenbelt GB 1-1.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.7.3**

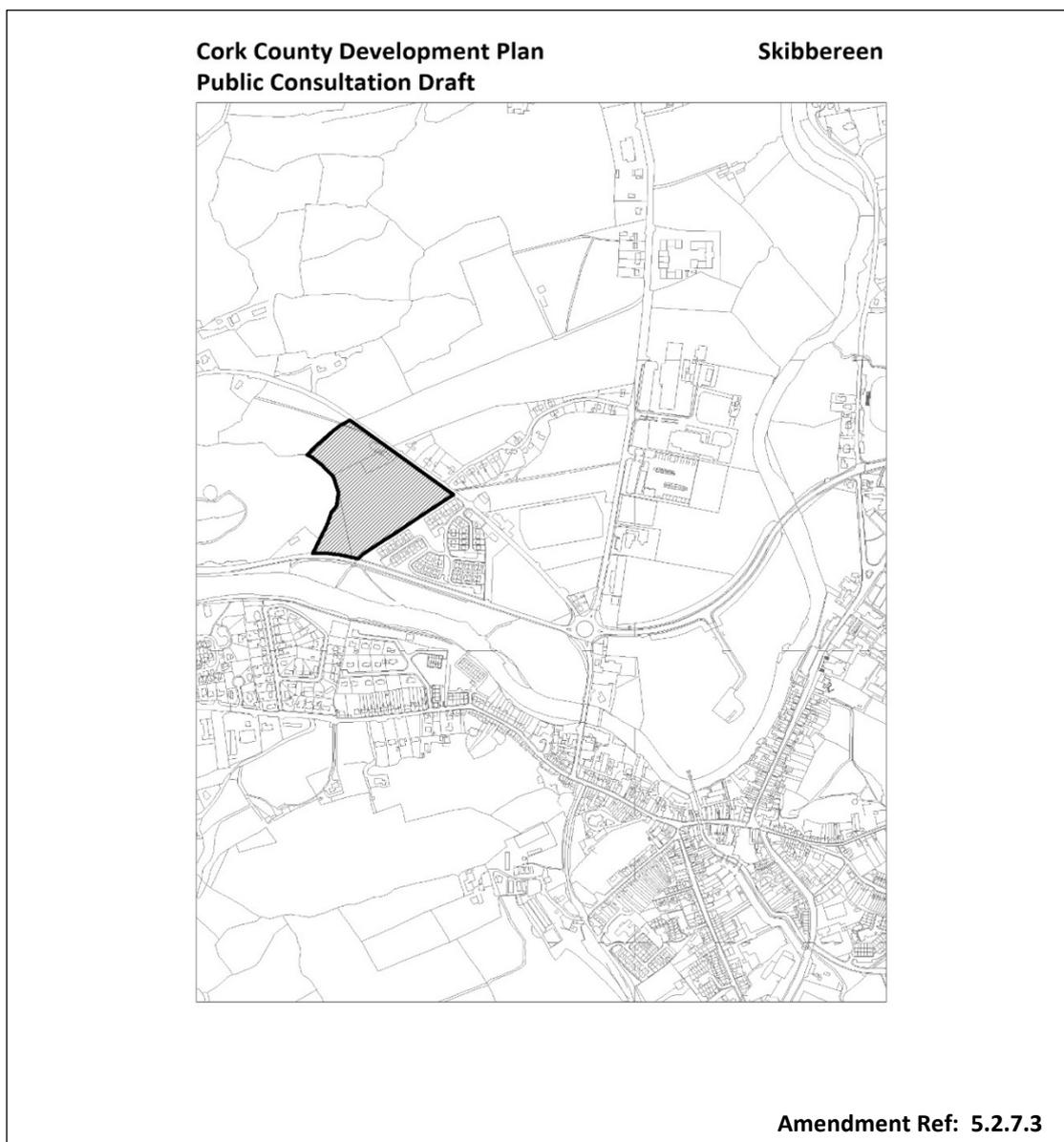
**SKIBBEREEN: CHANGE THE CURRENT DRAFT PLAN EXISTING RESIDENTIAL ZONING TO GB 1-1 ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)**

**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**

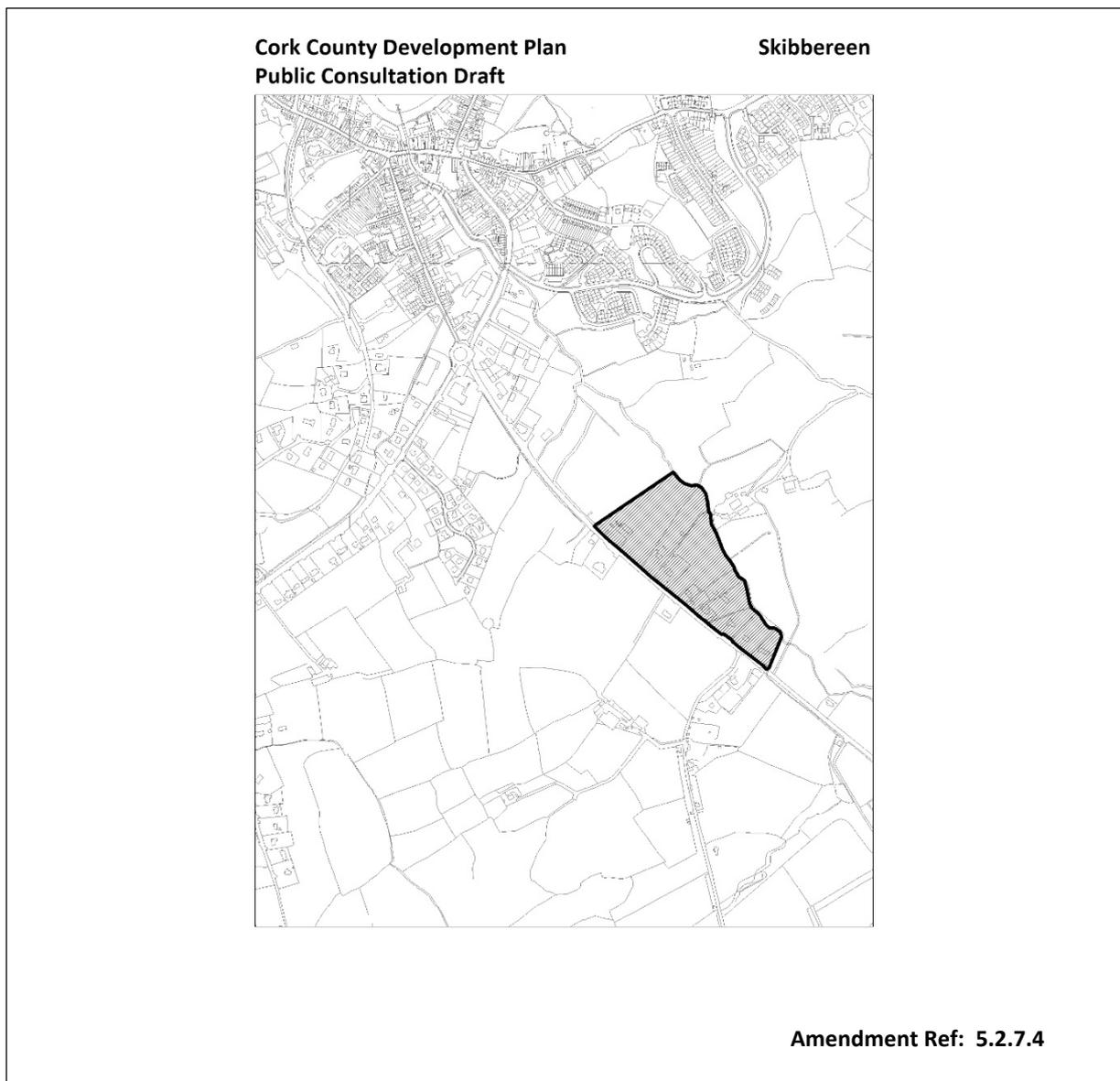
**SKIBBEREEN: CHANGE THE CURRENT DRAFT PLAN EXISTING RESIDENTIAL ZONING TO GB 1-1 ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)**

**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**

**SKIBBEREEN: CHANGE THE CURRENT DRAFT PLAN ZONING TO GREEN INFRASTRUCTURE ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)**

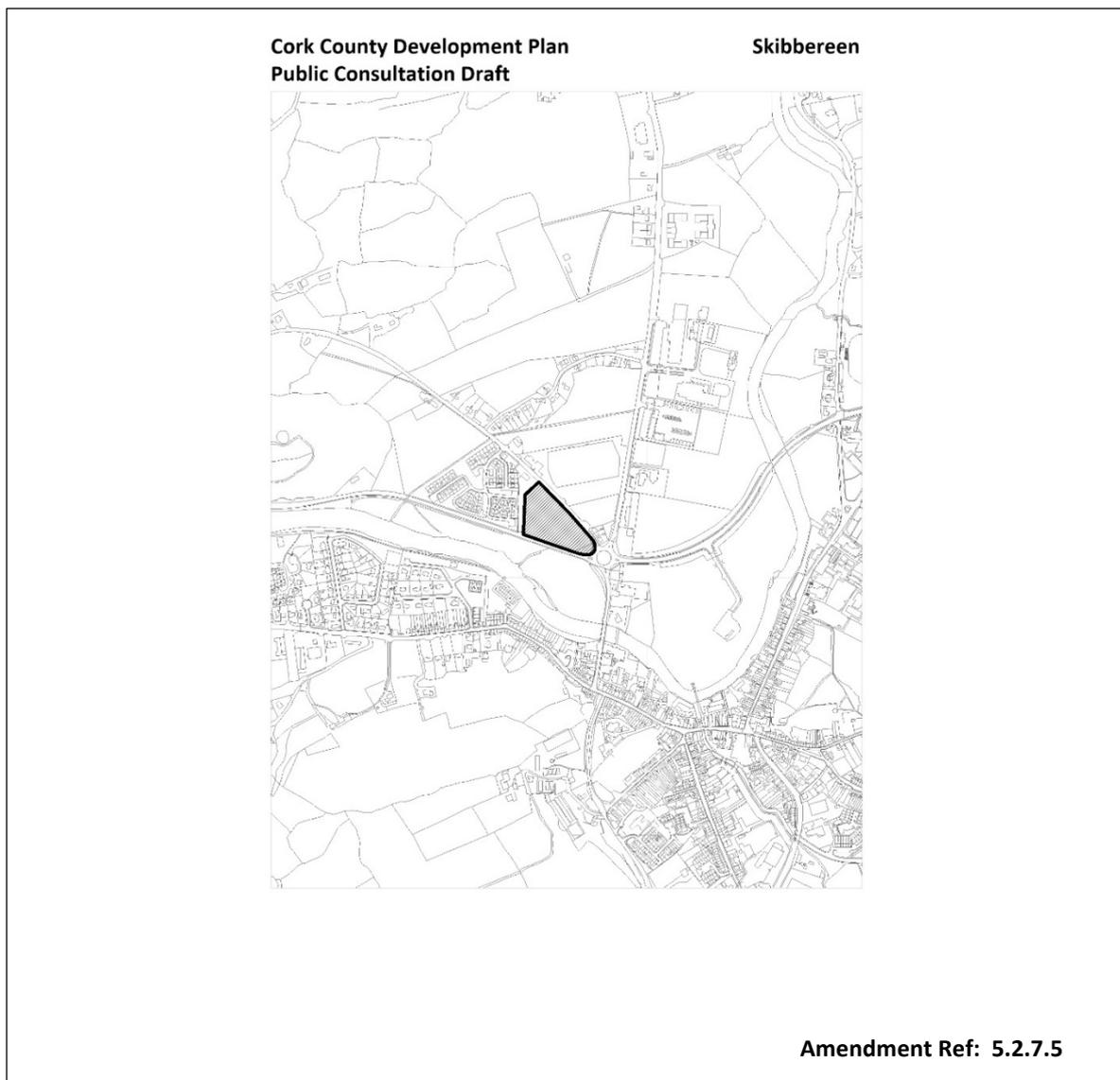
**ORIGIN OF AMENDMENT**

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**

**SKIBBEREEN: CHANGE THE CURRENT DRAFT PLAN ZONING TO GREEN INFRASTRUCTURE ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)**

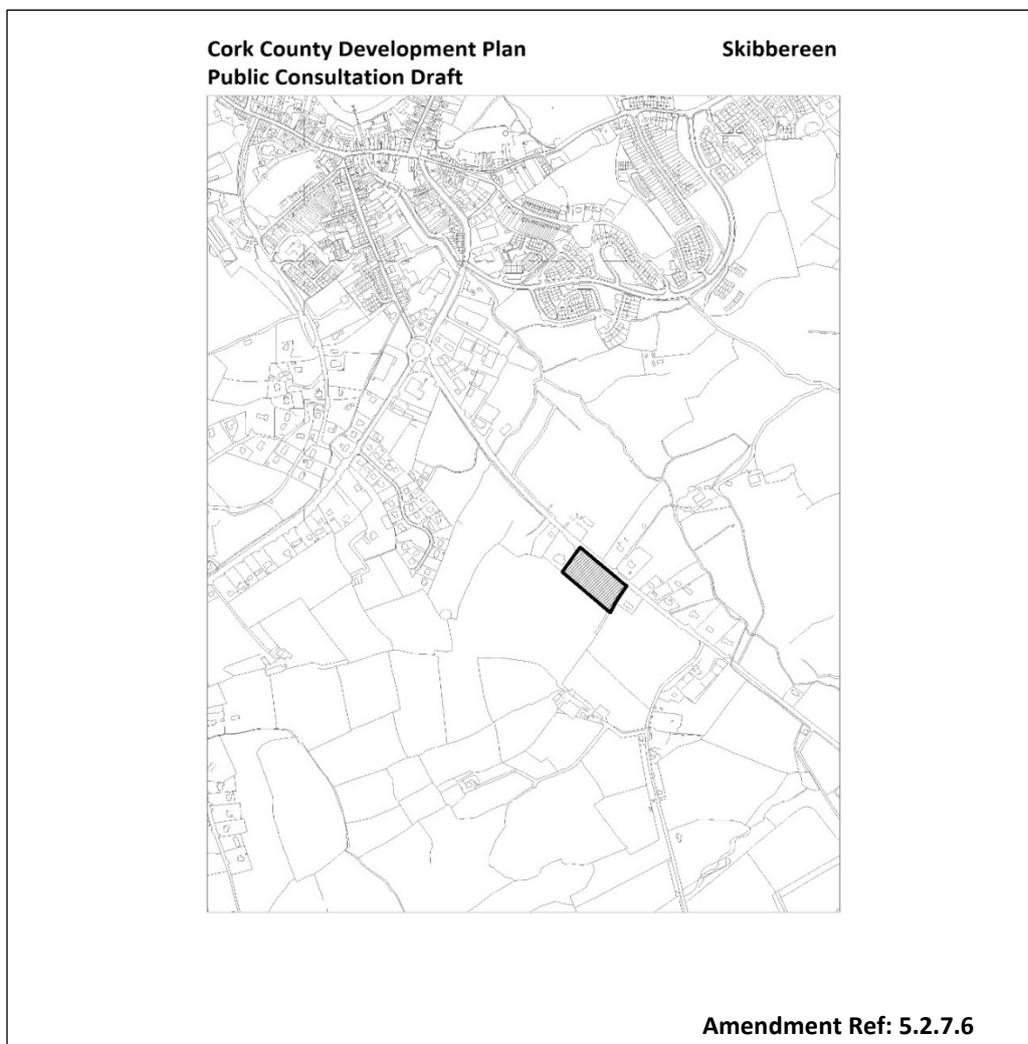
**ORIGIN OF AMENDMENT**

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**

#### **AMENDMENT NO. 5.2.7.7**

#### **SKIBBEREEN: INCLUDE TEXT IN RELATION TO RIVERSIDE WALKS**

#### **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 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**

**SKIBBEREEN: INCLUDE PEDESTRIAN WALKWAY ROUTE**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the submissions

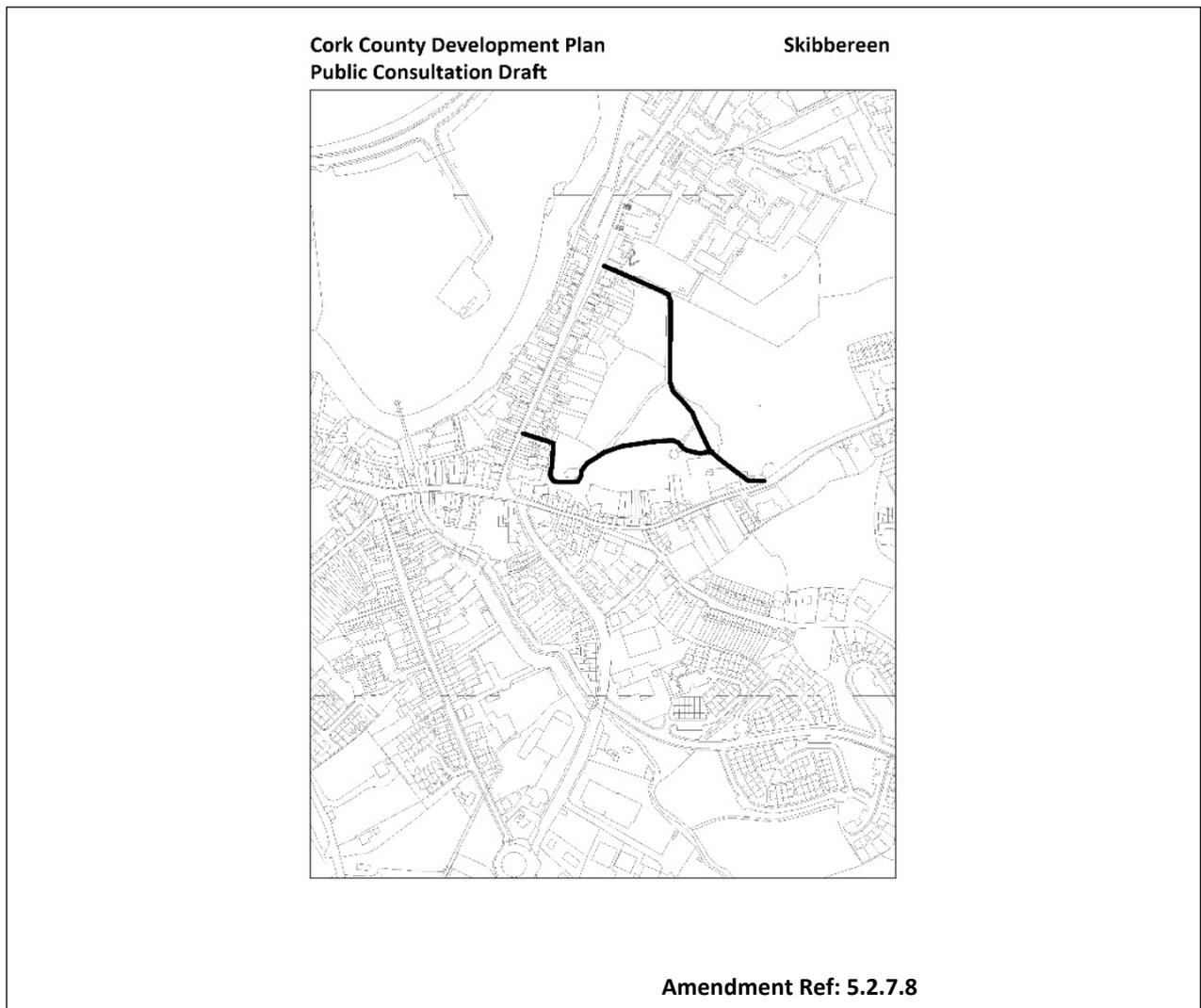
**PROPOSED AMENDMENT**

It is proposed to make a modification to the zoning map and text for Skibbereen 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-03 map change as follows:



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.7.9**

**SKIBBEREEN: DELETE TEXT IN SECTION 2.7.12**

**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**

**SKIBBEREEN: INCLUDE OPPORTUNITY SITES**

**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 infill 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 Ilan Street</b></p> <p><i>This site is occupied by a number of Mill Buildings located on Ilan 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**

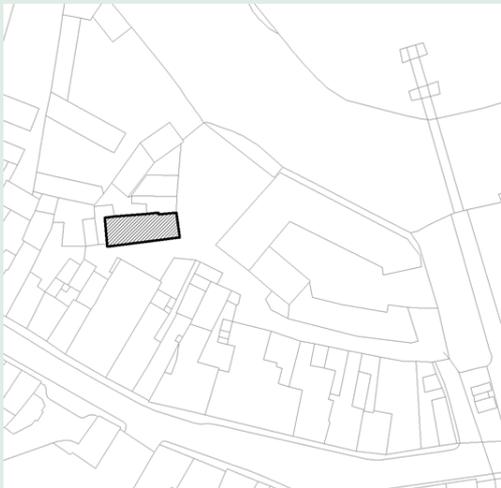
**SKIBBEREEN: INCLUDE OPPORTUNITY SITE**

**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**

**SKIBBEREEN: SUPPORT PROVISION OF ACTIVE TRAVEL ROUTE**

**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**

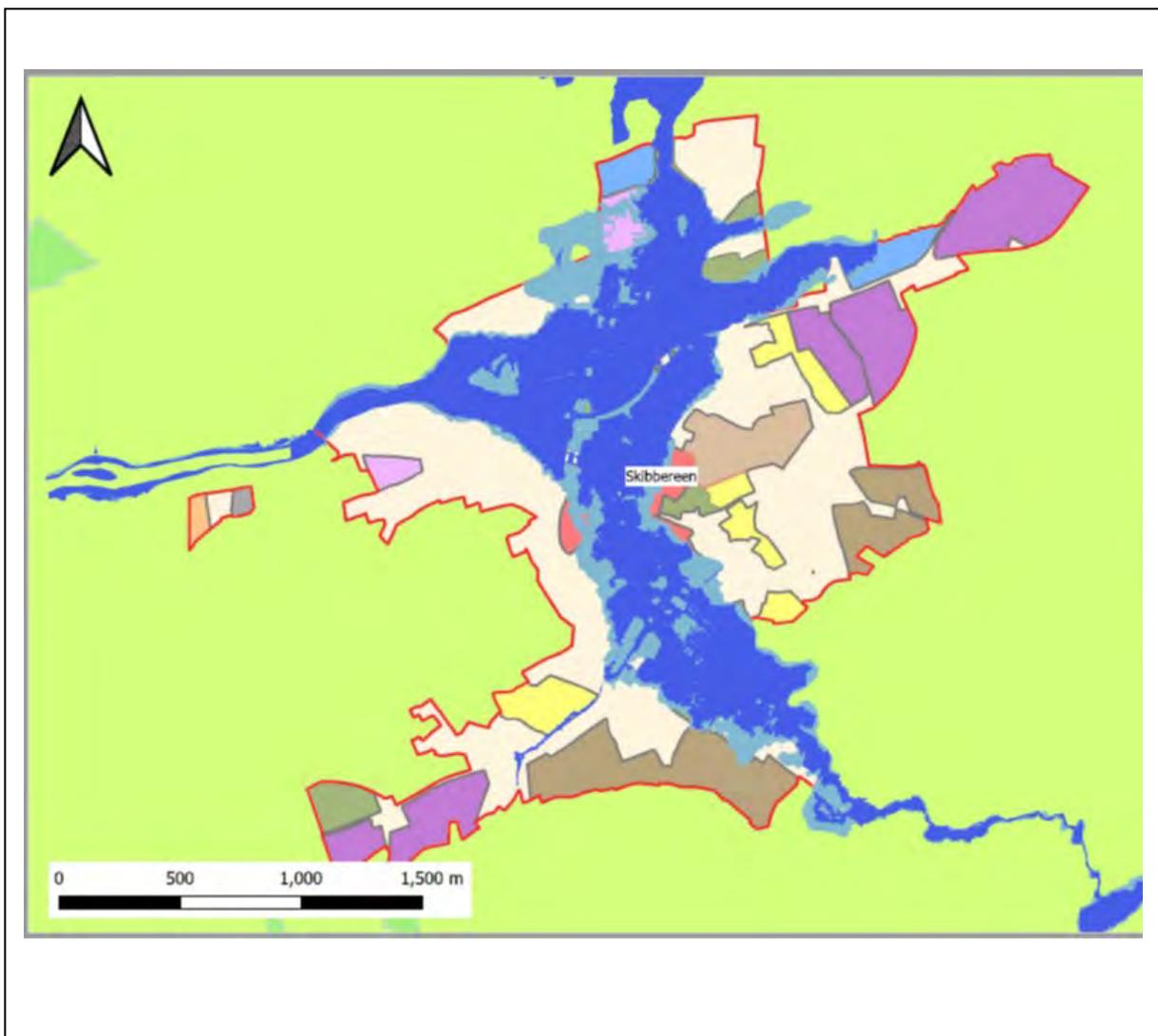
**SKIBBEREEN: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

**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**

**SKIBBEREEN: 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. See proposed amendments to Volume One of the Plan for details re changes to the Core Strategy, including Amendment No. 1.2.13.

**PROPOSED AMENDMENT**

5. Update and Amend table 5.2.11 Skibbereen Population, Housing Supply and Residential Land Area, amend table 5.2.12 Skibbereen 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***

**SKIBBEREEN: AMEND AND UPDATE GREEN INFRASTRUCTURE MAPPING FOR THE FINAL PLAN**

***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**

**SKIBBEREEN: AMEND SK-B-01 TO REMOVE [\*] REGARDING THE REQUIREMENT FOR FLOOD RISK ASSESSMENT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)**

**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**

**SKIBBEREEN: UPDATE TEXT ON WASTE WATER TREATMENT CAPACITY**

**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**

**PROPOSED AMENDMENT NO. 5.2.7.18**

**SKIBBEREEN: AMEND SK-R-05 TO CLASSIFY PART AS RESIDENITAL ADDITIONAL PROVISION AND ALIGN ZONING WITH DEVELOPMENT BOUNDARY**

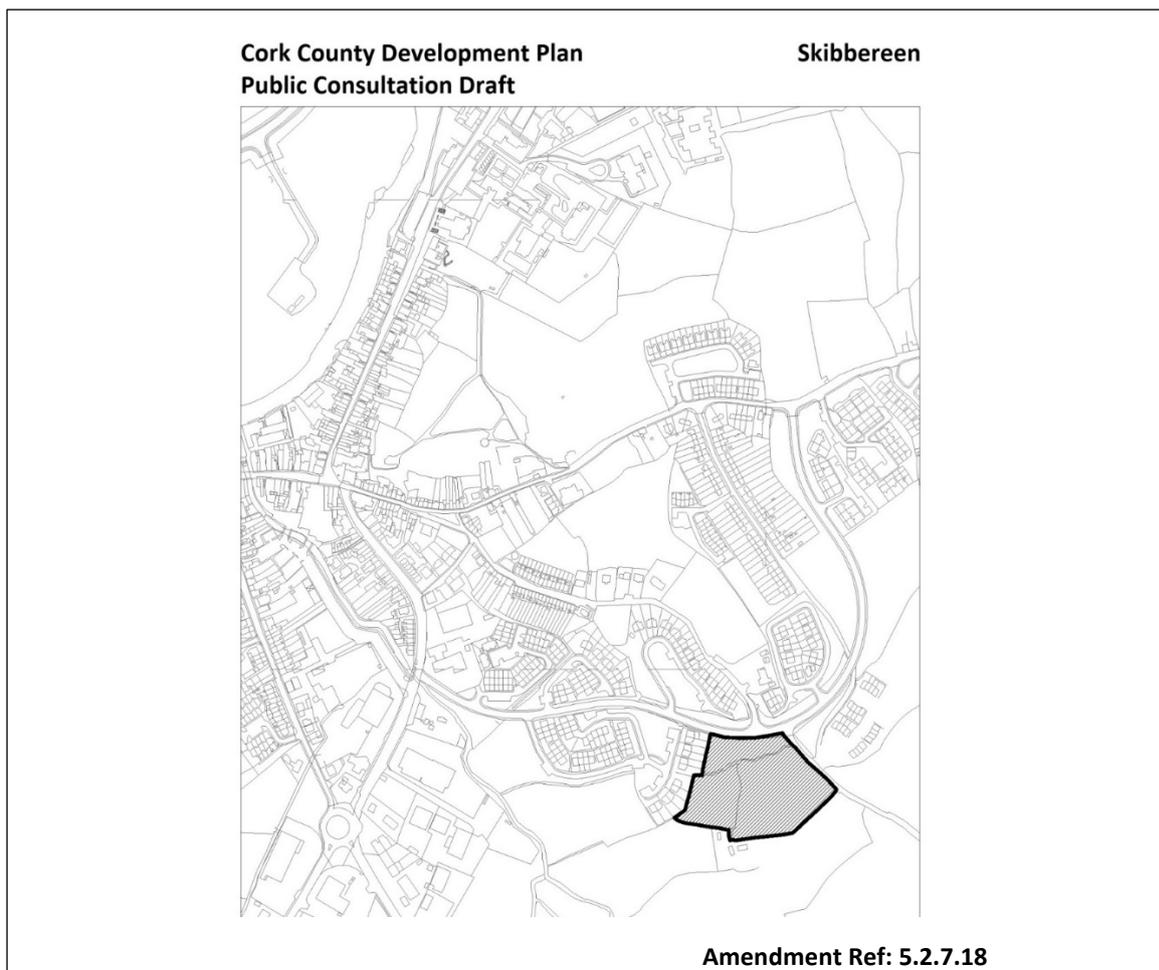
**ORIGIN OF AMENDMENT**

This is a consequential amendment arising from the Amendments to the Core Strategy of the Plan, to classify the lands as residential additional provision. A revised map is required to address an anomaly and to align the southern boundary of the SK-R-05 with the development boundary of the settlement.

**PROPSOED AMENDMENT**

It is proposed to reclassify the SK-R-05 residential lands in the Draft Plan as SK-R-05 (additional provision) as follows:

*SK-R-05 Residential Additional Provision: Medium B Density Residential Development. Provide pedestrian and cycle linkages to adjoining sites.* It is proposed to realign the southern site boundary with the development boundary of the settlement as follows:



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.7.19**

**SKIBBEREEN: CHANGE THE CURRENT DRAFT PLAN ZONING EXISTING RESIDENTIAL TO SK-C-02**

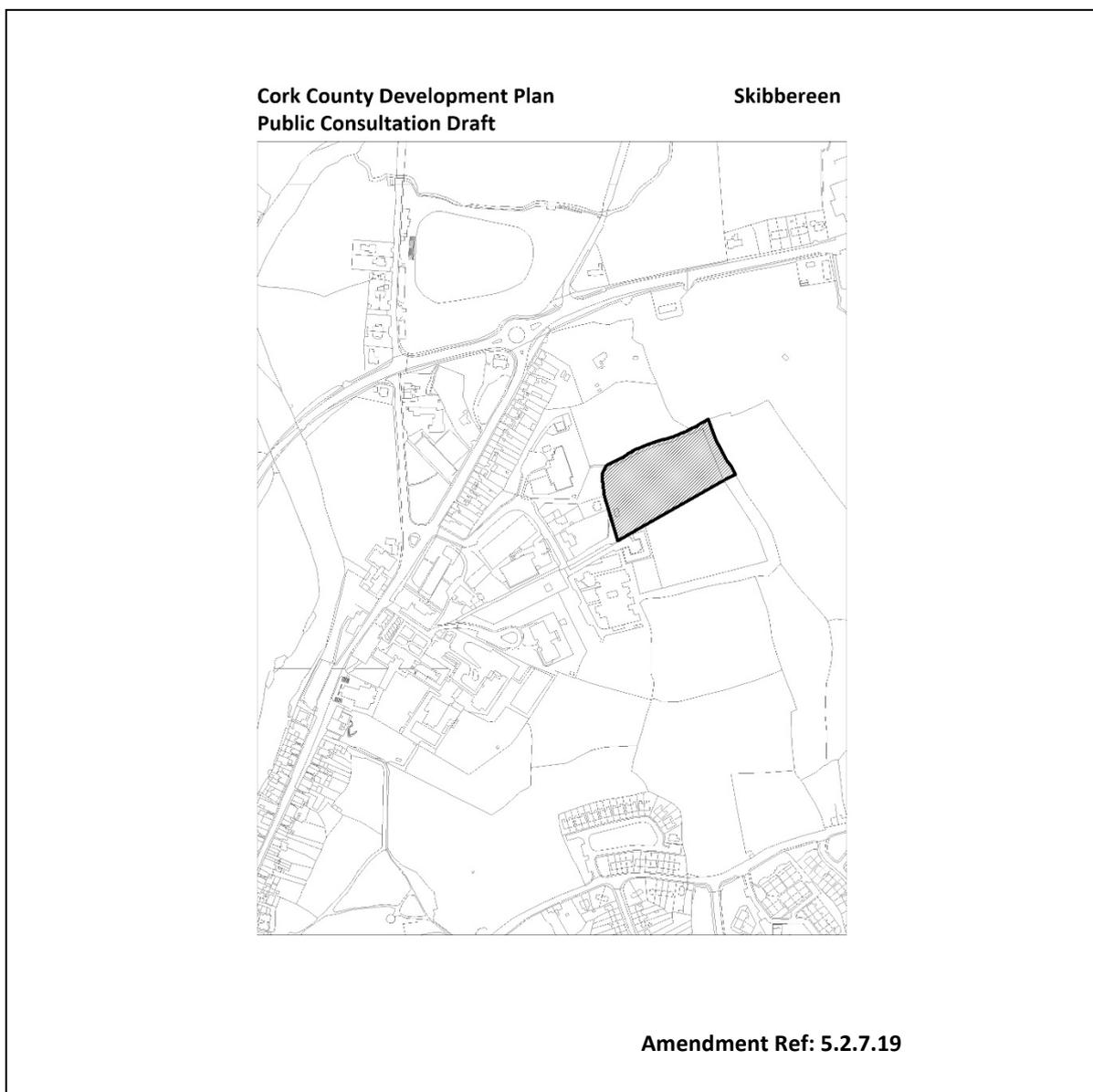
**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the West Cork MD meeting on the 1<sup>st</sup> of November.

**PROPOSED AMENDMENT**

1. Amend the settlement map to include a new Community Use in the following location:

***SK-C-02 : Community Use – Lands reserved for Educational Use***



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.7.20**

**SKIBBEREEN: CHANGE THE CURRENT DRAFT PLAN ZONING RESIDENTIAL SK-R-04 TO SK-C-03**

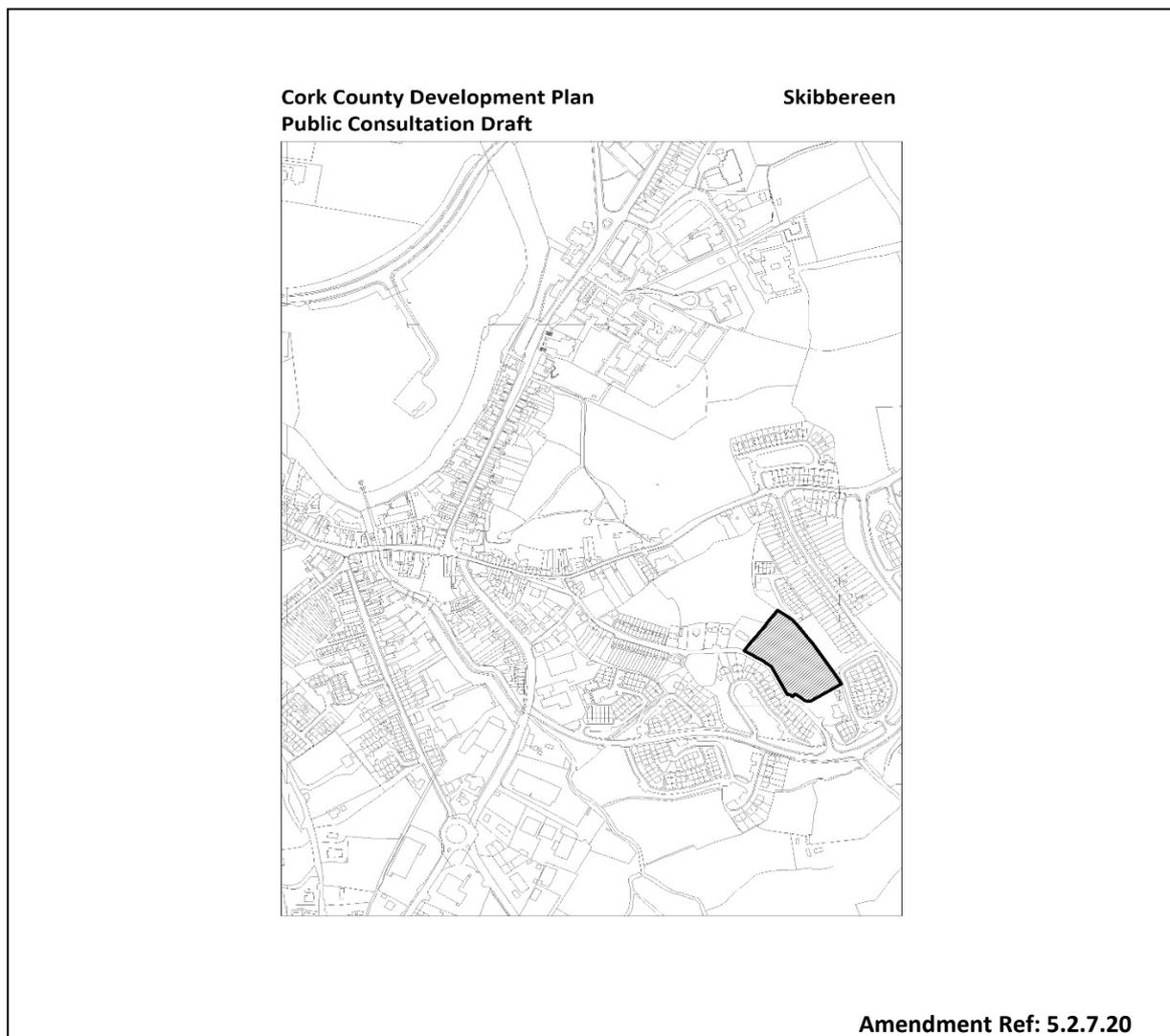
**ORIGIN OF AMENDMENT**

This amendment is required to cater for adjustments to the zoned land supply following discussion at the Special Municipal District Meeting for the West Cork MD meeting on the 1st of November.

**PROPOSED AMENDMENT**

Amend the settlement map for Skibbereen to delete the current draft SK-R-04 Residential zoning and replace it with a new Community use zoning objective on the same site in the following location:

1. Delete the current draft SK-R-04 objective : ~~SK-R-04 Medium A Density Residential Development. Provide pedestrian and cycle linkages to the SK-R-03.~~
2. Include a new Community objective as follows: **SK-C-03 : Community Use**



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.7.21**

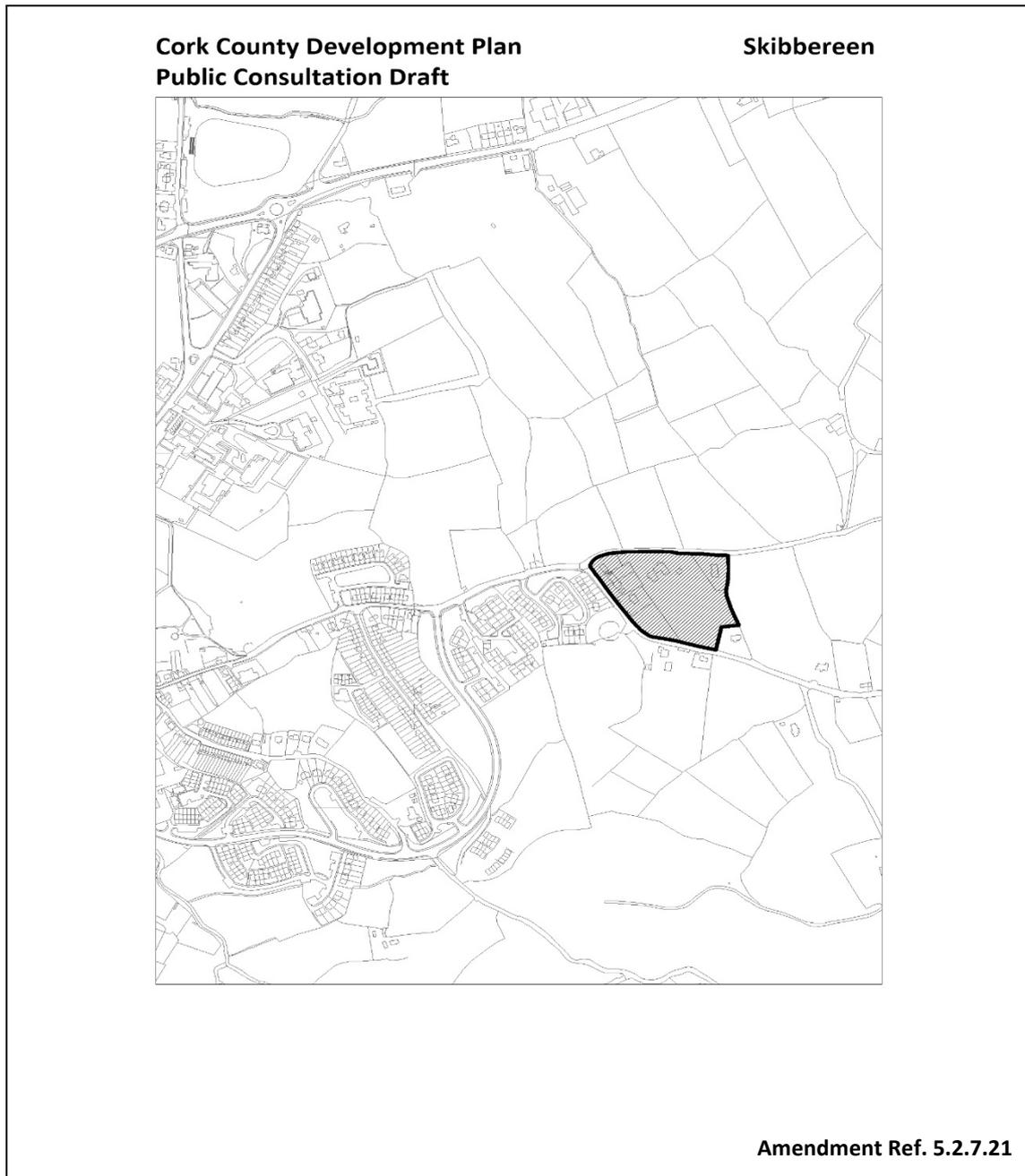
**SKIBBEREEN: CHANGE PART OF THE THE CURRENT DRAFT PLAN ZONING SK-AG-02 TO EXISITNG RESIDENTIAL**

**ORIGIN OF AMENDMENT**

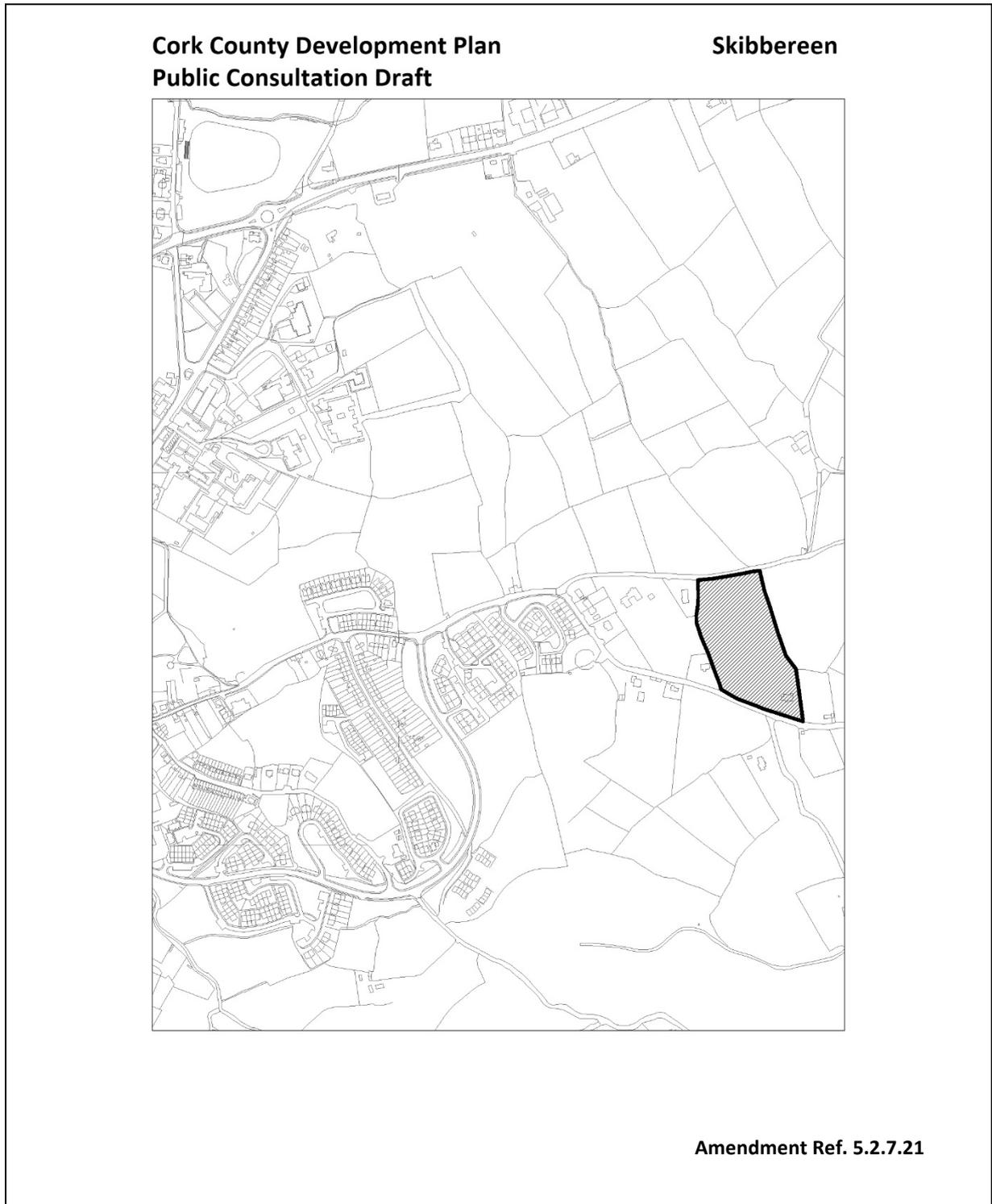
This amendment is required following discussion at the Special Municipal District Meeting for the West Cork MD meeting on the 1<sup>st</sup> of November.

**PROPOSED AMENDMENT**

1. Amend the settlement map to include the lands outlined in the map below, within the Existing Residential/Mixed Residential and Other Uses zone.



2. The revised boundary of the SK-AG-02 is as follows:



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.7.22**

**SKIBBEREEN: CHANGE THE CURRENT DRAFT PLAN ZONING SK-AG-03 TO RESIDENTIAL MEDIUM B RESIDENTIAL**

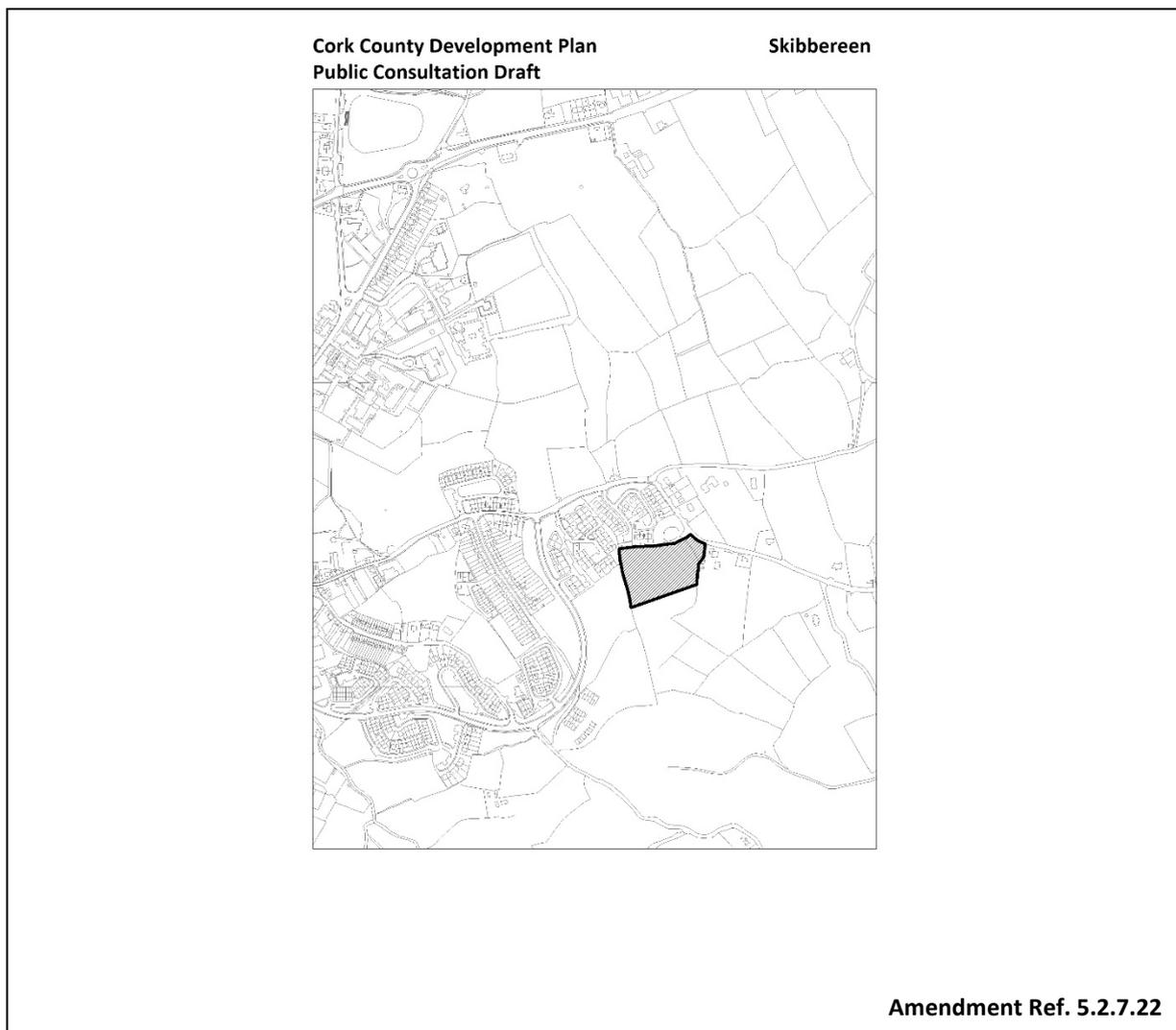
**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the West Cork MD meeting on the 1<sup>st</sup> of November.

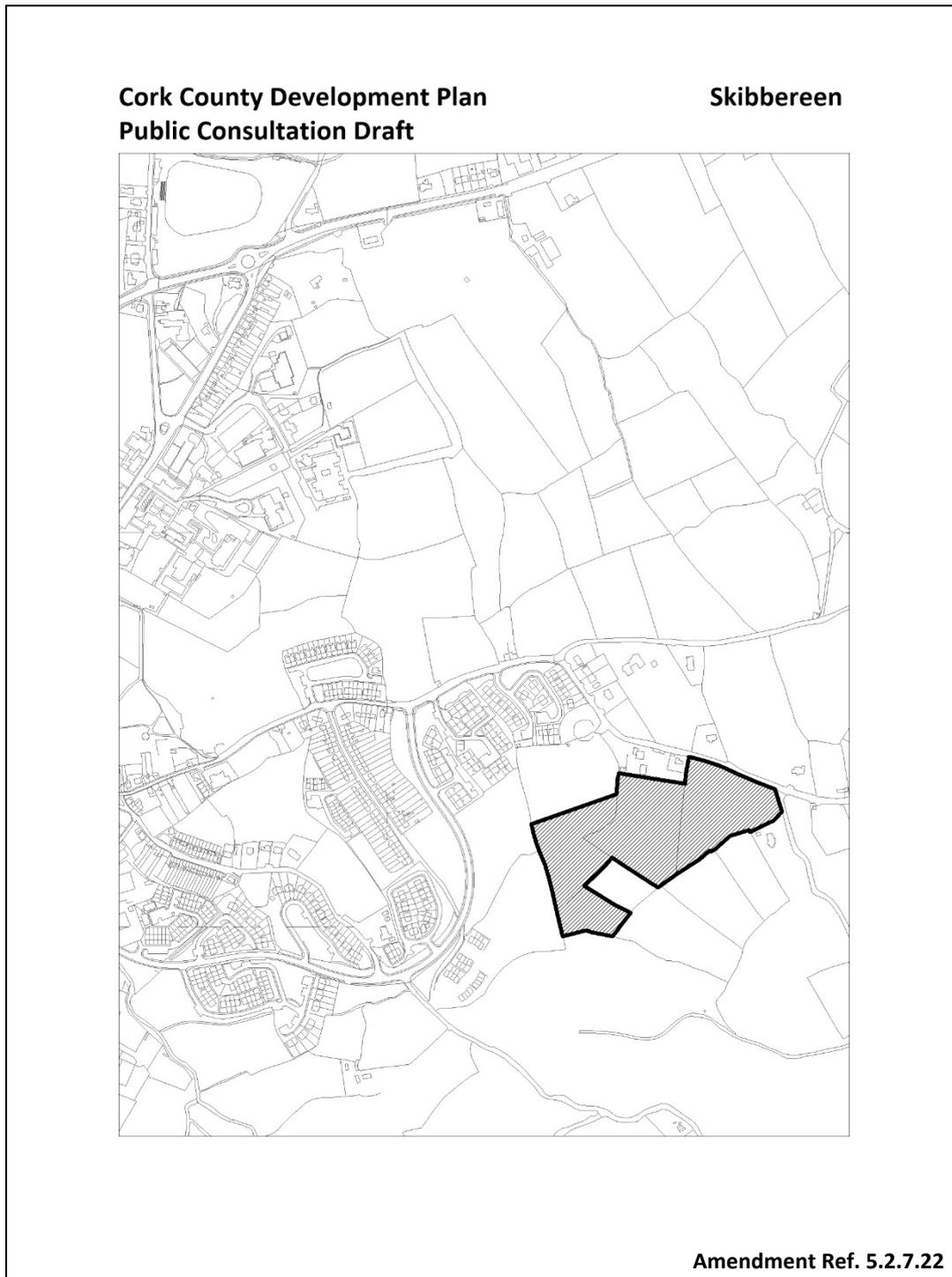
**PROPOSED AMENDMENT**

1. Amend the settlement map by inserting a new Residential zoning as shown on the map below, as follows:

**SK-R- 0X: Medium B Density Residential Development. Any proposals for the development of the site shall be accompanied by a visual analysis and landscaping plan for the site to minimise visual impact. The zoned area is within the Zone of Archaeological Potential of the Recorded Monument CO141-091 – Ringfort. Development proposals should ensure the protection of national monument on the site and an appropriate set back from same.**



2. The revised boundary of the SK-AG-03 is as follows:



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.7.23**

**SKIBBEREEN: AMEND AND UPDATE TABLE 5.2.15 TRANSPORT IMPROVEMENT MEASURES**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the West Cork MD meeting on the 1<sup>st</sup> of November.

**PROPOSED AMENDMENT**

1. Amend the text of Table 5.2.15 as follows:

<b>Table 5.2.15: Transport Improvement Measures</b>	
1.	Provision of school bus set down area off North Street
2.	Signalisation of Bridge St/Ille Street.
3.	Public Realm improvements on Main Street including the provision of loading bays for the town centre.
4.	Alignment improvements on Bridge Street.
5.	Make Lower Market Street two way
6.	<del>Provide link road from Four Crosses roundabout to Rossa Road to reduce traffic flow on Main Street and Townshend Street.</del>
7.	Traffic calming on Townshend Street
8.	Completion of Gortnaclohy Relief Road.
9.	<del>Upgrading of "the Cutting" to a two-way crossroads signalised junction, which would significantly reduce unnecessary traffic through town centre.</del>
10.	Provision of a contra flow cycle lane on Market Street and North Street.

2. Insert new Text after paragraph 2.7.59 as follows:

The Skibbereen Traffic and Transportation Study included a recommendation to provide a link road from Four Crosses roundabout to Rossa Road to reduce traffic flow on Main Street and Townshend Street. Having further considered the feasibility of this aspect of the study, the Council are not currently intending to progress with this measure. The Council will instead seek to ensure future development proposals in the area support the provision of appropriate pedestrian and cycle connectivity between Coronea Drive and Townshend Street.

**TEXT CHANGE ONLY**

#### PROPOSED AMENDMENT NO. 5.2.7.24

#### **SKIBBEREEN: AMEND PARAGRAPH 2.7.60 AND UPDATE TEXT OF OBJECTIVE SK-U-02 REGARDING GORTNACLOHY RELIEF ROAD**

#### ORIGIN OF AMENDMENT

This amendment is required following discussion at the Special Development Committee meeting on the 23<sup>rd</sup> of November.

#### PROPOSED AMENDMENT

It is proposed to amend the settlement map for Skibbereen to include a second indicative potential route for the proposed Gortnaclohy Relief road, and to amend the text of the Draft Plan as follows:

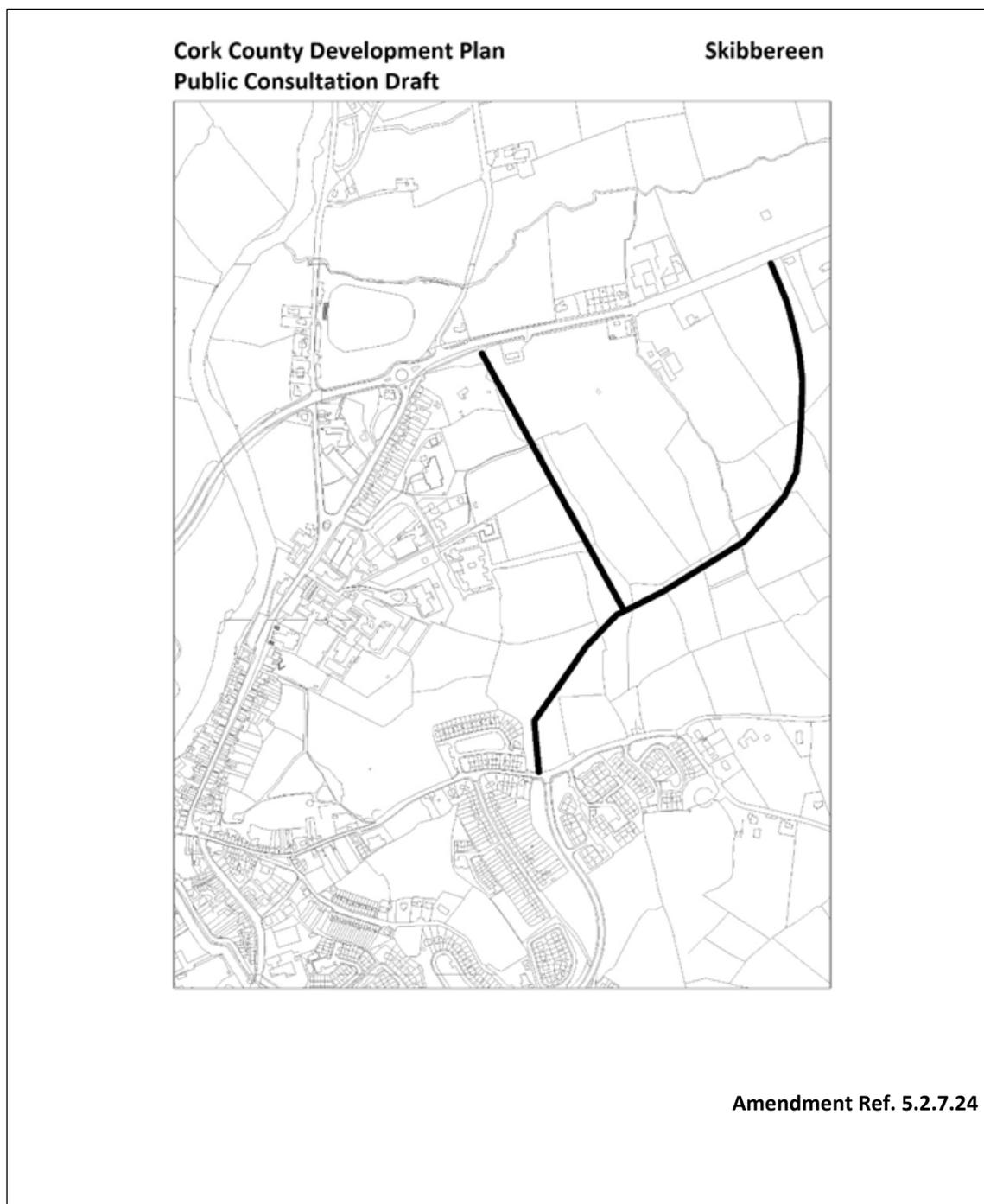
Amend paragraph 2.7.60 of the Skibbereen text of the Plan as follows:

Notwithstanding significant enhancement to the local road network, including the N71 relief road constructed through the Marsh which diverts all passing traffic heading west away from the town centre, there still remains heavy traffic flows and congestion through the town at peak periods. The Skibbereen Town Development Plan, 2009 - 2015 identified an indicative route for the Gortnaclohy Relief Road *(to the east of the town)*, which would redistribute traffic, *away from the town centre and connect the N71* directly onto the R595 Baltimore Road ~~and ease traffic congestion within the town.~~ This north eastern distributor road has been partially completed to the new Community School and it is considered of key importance for Skibbereen that this relief road is completed to the N71. *This plan has identified two possible indicative routes for this north eastern section of the relief road, one skirting the eastern edge of the SK- B-05 business lands and a possible alternative shorter route further west which would help improve access to the SK-R-01 lands and potentially also to the schools located in this area and the eastern portion of the SK-X-01 lands. Both routes lines are indicative pending the availability of a full design for the route. The critical requirement for this route is that it joins the N71 at a suitable location that would not compromise the safety, function or capacity of the N71, and otherwise complies with road design and safety standards. The Council will consider route options that satisfy these requirements.* ~~This Plan has identified an employment growth centre to the north-east of the town to include part of the proposed relief road which will encourage higher business value uses and facilitate the completion of the relief road to the N71.~~

**Amend the Text of Zoning Objective SK-U-02 as follows:**

SK-U-02            Indicative line of *options for* the proposed Gortnaclohy Relief Road.

Map showing updated Relief Road route options as follows:



**TEXT AND MAP CHANGE**

## PROPOSED AMENDMENT NO. 5.2.7.25

### **SKIBBEREEN: UPDATE TEXT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT**

#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

#### PROPOSED AMENDMENT

It is proposed to update paragraph 2.7.67 by including additional text as follows:

“In extreme weather conditions the town is at risk of flooding from the tide, the Ilen River, and the Caol Stream. The areas at risk of flooding are illustrated on the ~~land-use zoning~~ **settlement** map. The suitability of the current zoned land supply in the town has been reviewed in this plan and amendments to the zoning designations have been made having regard to the potential flood risk of these lands. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site-specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”

#### **TEXT CHANGE ONLY**

## Dunmanway

### PROPOSED AMENDMENT NO. 5.2.8.1

#### **DUNMANWAY: CHANGE DRAFT PLAN DY-R-04 TO EXISTING RESIDENTIAL**

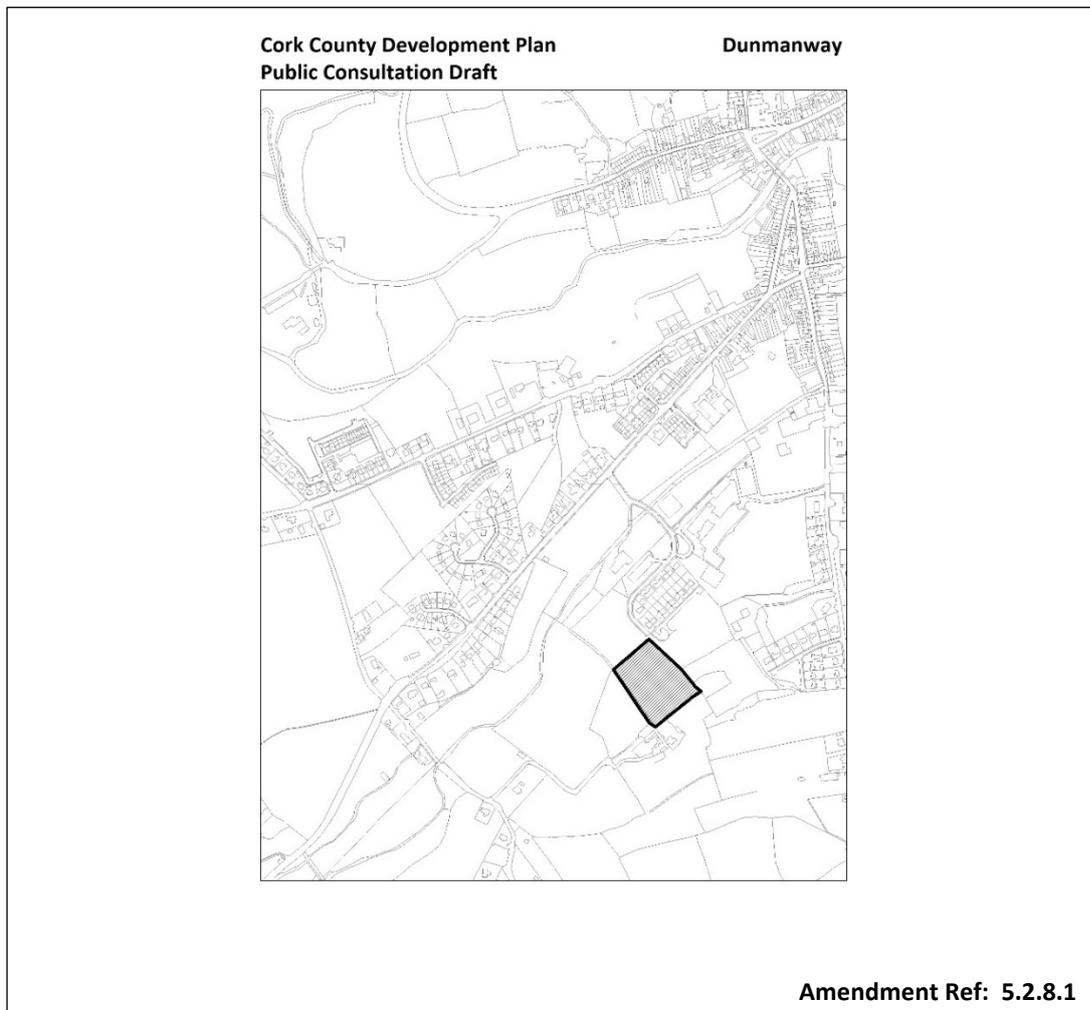
##### ORIGIN OF AMENDMENT

This amendment is required to address the revised Core Strategy 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**

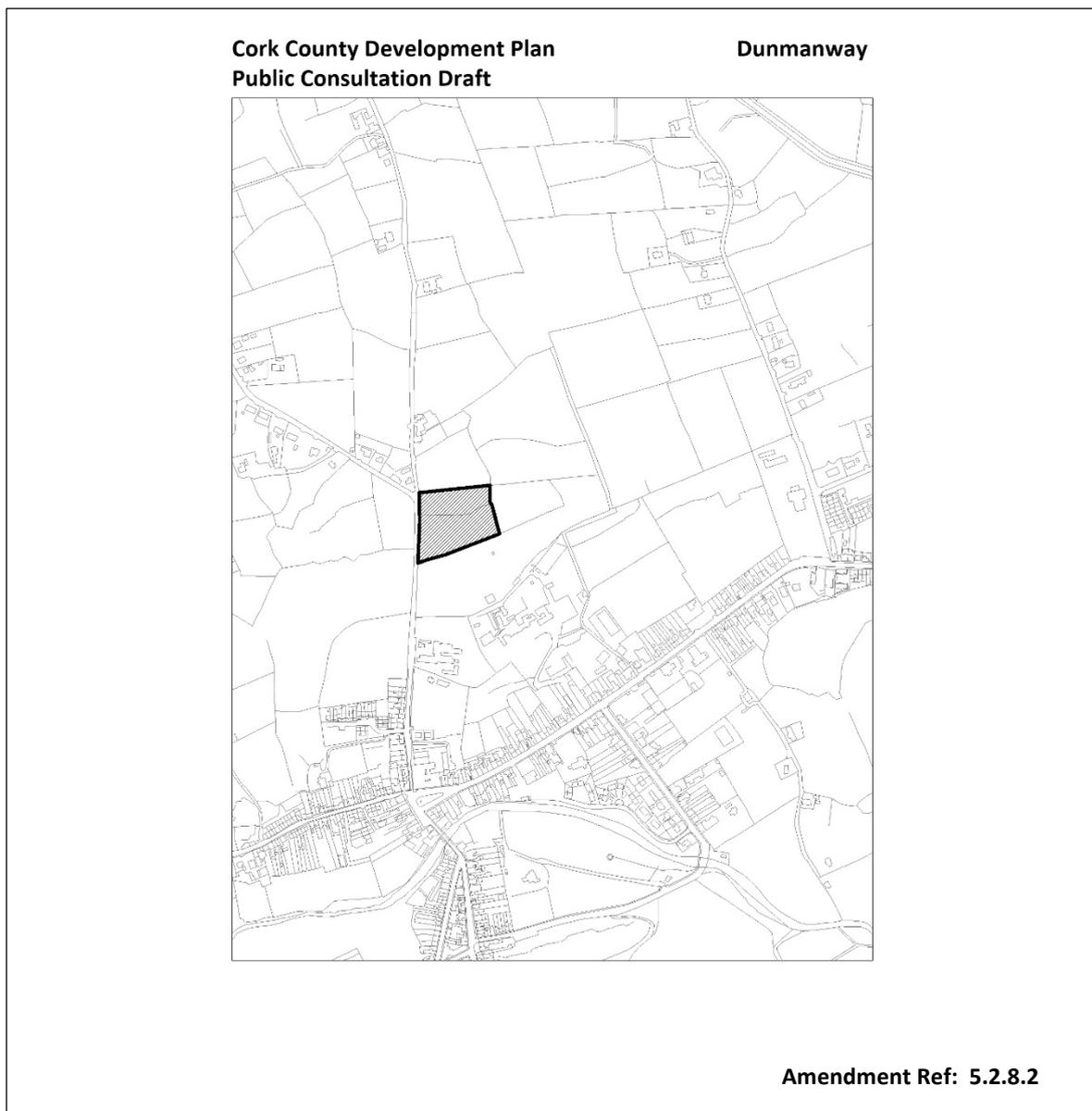
**DUNMANWAY: CHANGE DRAFT PLAN GB 1-1 TO EXISTING DY-R-01**

**ORIGIN OF AMENDMENT**

This amendment is required to make provision for the orderly expansion of the settlement and to address the revised Core Strategy 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**

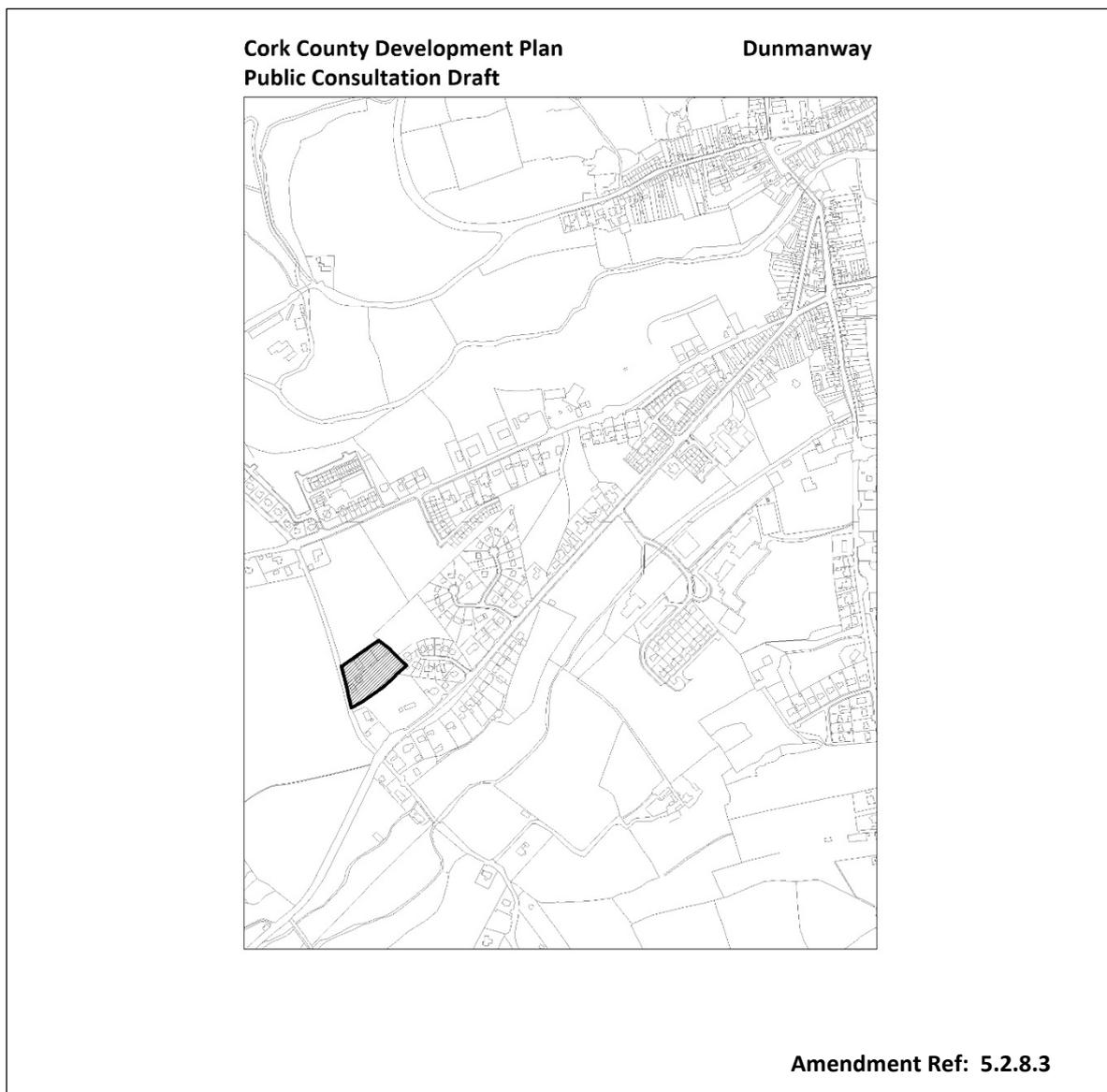
**DUNMANWAY: CHANGE DRAFT PLAN DY-R-03 TO EXISTING RESIDENTIAL**

**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**

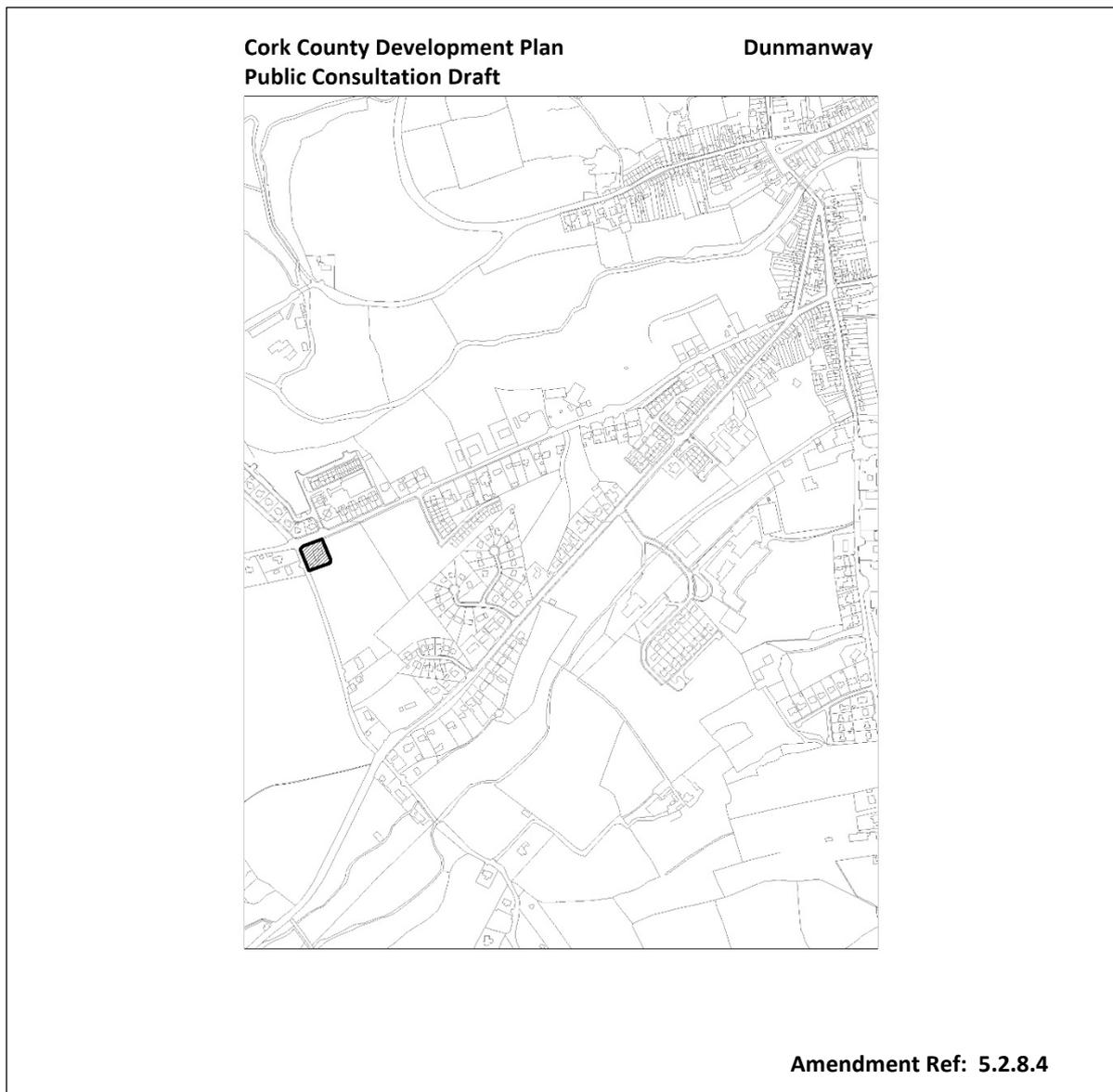
**DUNMANWAY: CHANGE DRAFT PLAN DY-R-03 TO EXISTING RESIDENTIAL**

**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**

#### **DUNMANWAY: CHANGE DRAFT PLAN DY-R-02 TO RESIDENTIAL RESERVE**

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

This amendment is required to address the revised Core Strategy growth allocation figures for Dunmanway and to reflect representations from some Elected Members of the West Cork Municipal District, following the Special Municipal District Meeting for the West Cork on 01 November 2021.

##### **PROPOSED AMENDMENT**

It is proposed to modify the Draft Plan text and zoning map for Dunmanway to increase the site area and reclassify the site as residential reserve as follows:

- (a) Delete existing objective DYR-02 as follows:

~~Medium B Density Residential Development. Development to include the provision of the Northern Relief Road (U-01), provision for safe pedestrian/cycleway access to the town centre. Comprehensive landscaping proposals will be required, and these should seek to link with other green infrastructure assets in the area, with SuDs proposals for the site, and should seek to retain mature hedgerows as they form a link from the open countryside to mature woodland within the adjoining convent site.~~

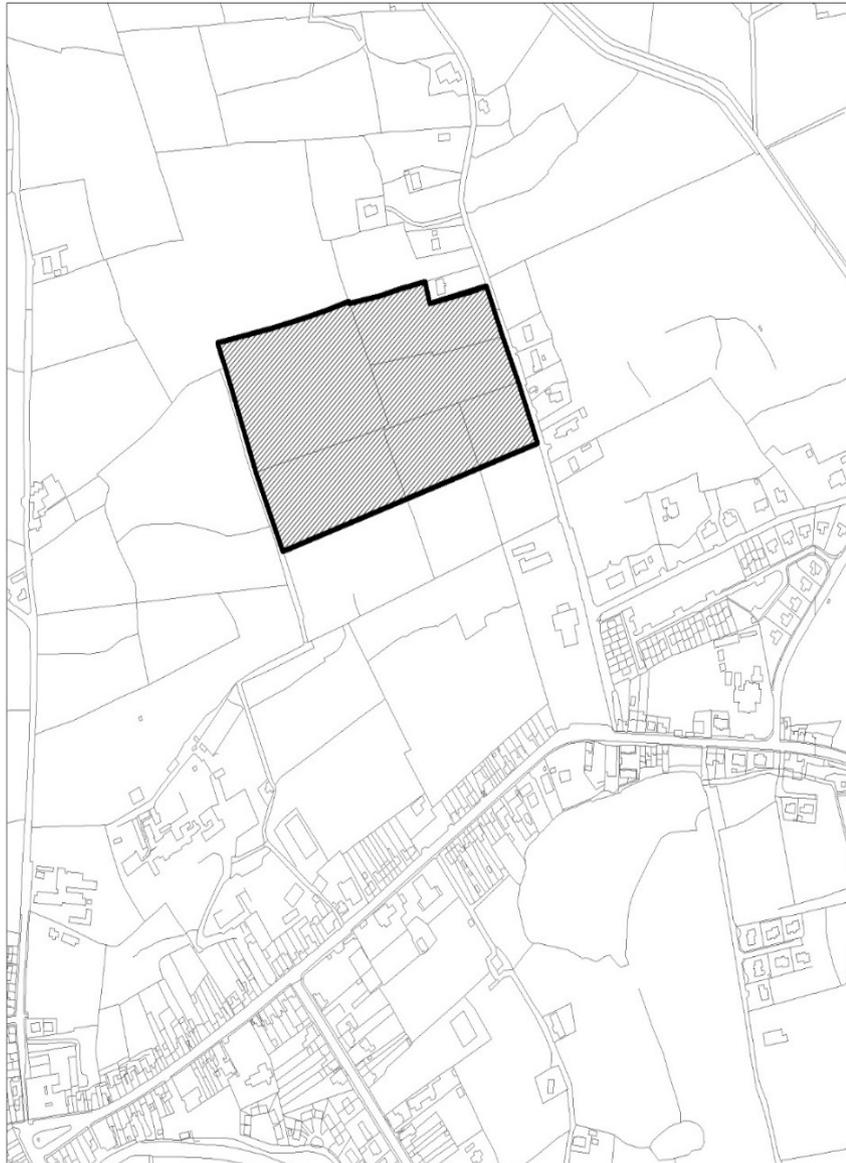
And replace it with the following:

**DY-RR-01 – Residential Reserve. Medium B Density Residential Development. Development of these lands to be integrated with the lands to the south to facilitate connection to the Northern Relief Road (U-01), and pedestrian/cycle linkages to the town centre. Comprehensive landscaping proposals will be required, and these should seek to link with other green infrastructure assets in the area, with SuDs proposals for the site, and should seek to retain mature hedgerows as they form a link from the open countryside.**

- (b) Update site map as follows:

**Cork County Development Plan  
Public Consultation Draft**

**Dunmanway**



**Amendment Ref 5.2.8.5.**

**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.8.6**

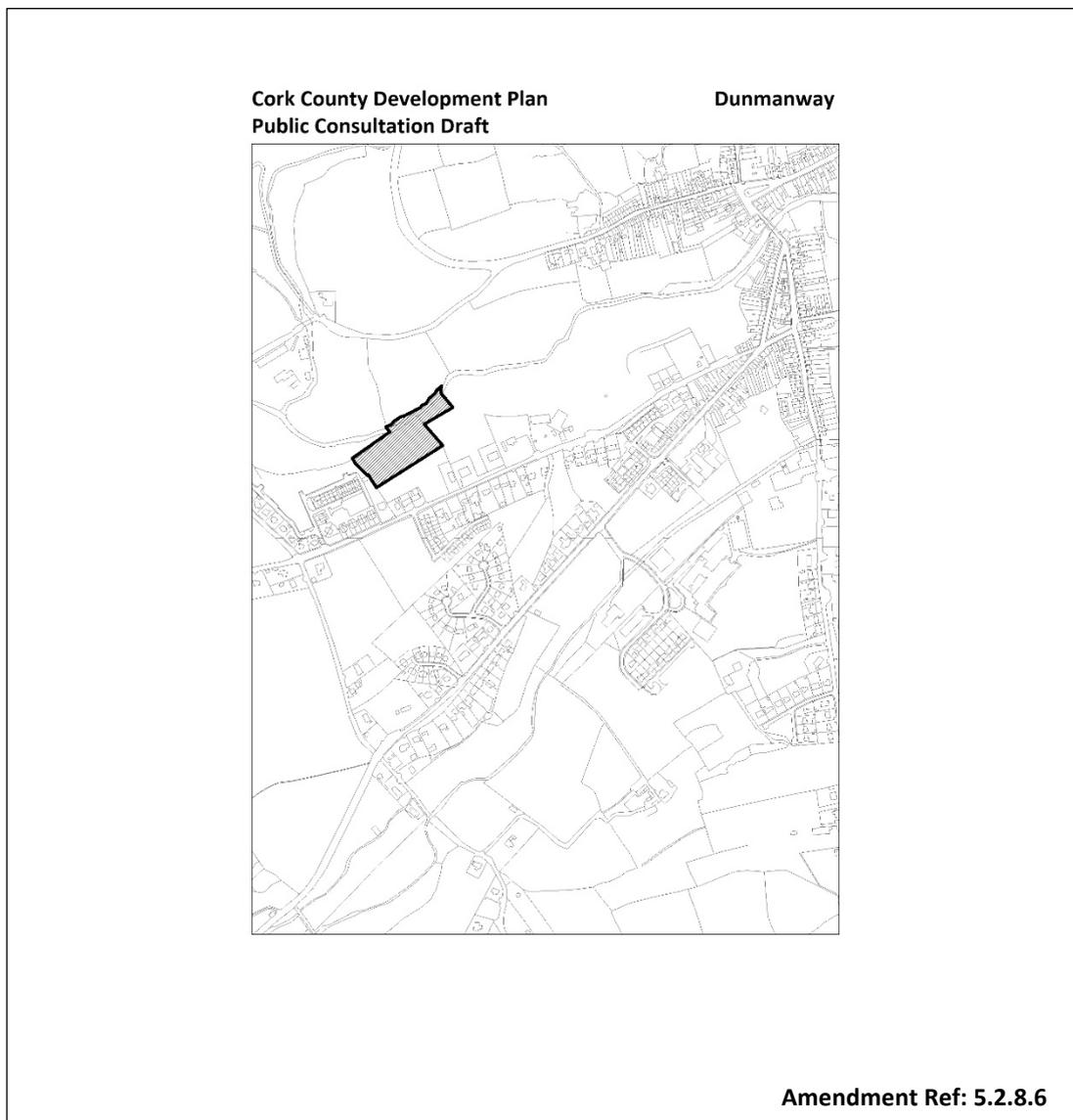
**DUNMANWAY: CHANGE EXISTING RESIDENTIAL TO DY-GR-10 ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT**

**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**

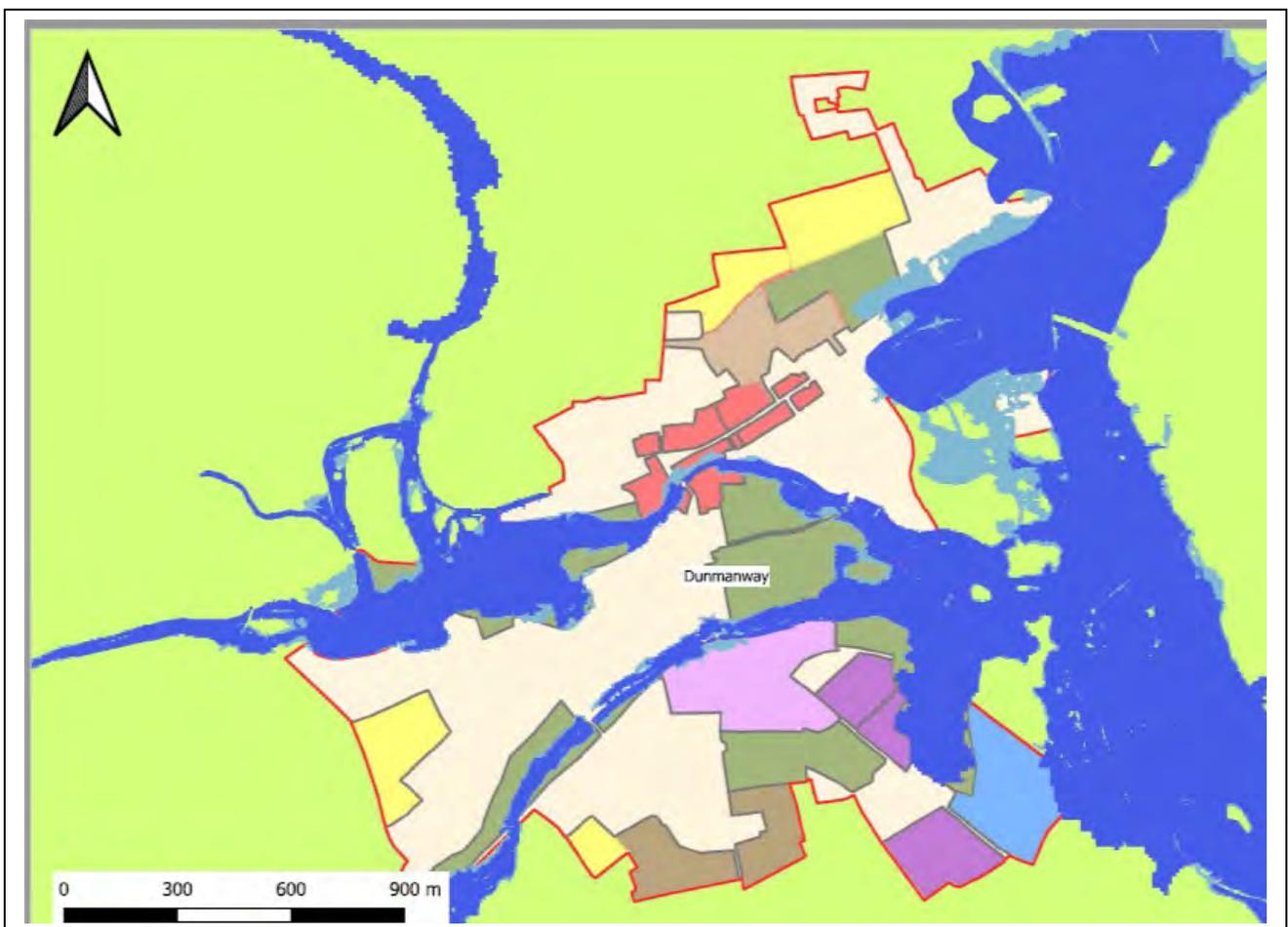
**DUNMANWAY: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

**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***

**DUNMANWAY: 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. See proposed amendments to Volume One of the Plan for details re changes to the Core Strategy, including Amendment No. 1.2.13.

***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***

**DUNMANWAY: AMEND AND UPDATE GREEN INFRASTRUCTURE MAPPING FOR THE FINAL PLAN**

***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**

**DUNMANWAY: AMEND DY-B-01 TO REMOVE [\*] REGARDING THE REQUIREMENT FOR FLOOD RISK ASSESSMENT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)**

**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**

**DUNMANWAY: AMEND DY-B-02 TO REMOVE [\*] REGARDING THE REQUIREMENT FOR FLOOD RISK ASSESSMENT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)**

**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**

**DUNMANWAY: AMEND DY-I-01 TO REMOVE [\*] REGARDING THE REQUIREMENT FOR FLOOD RISK ASSESSMENT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)**

**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**

**DUNMANWAY: INCLUDE PEDESTRIAN WALKWAY DY-U-05**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the submissions

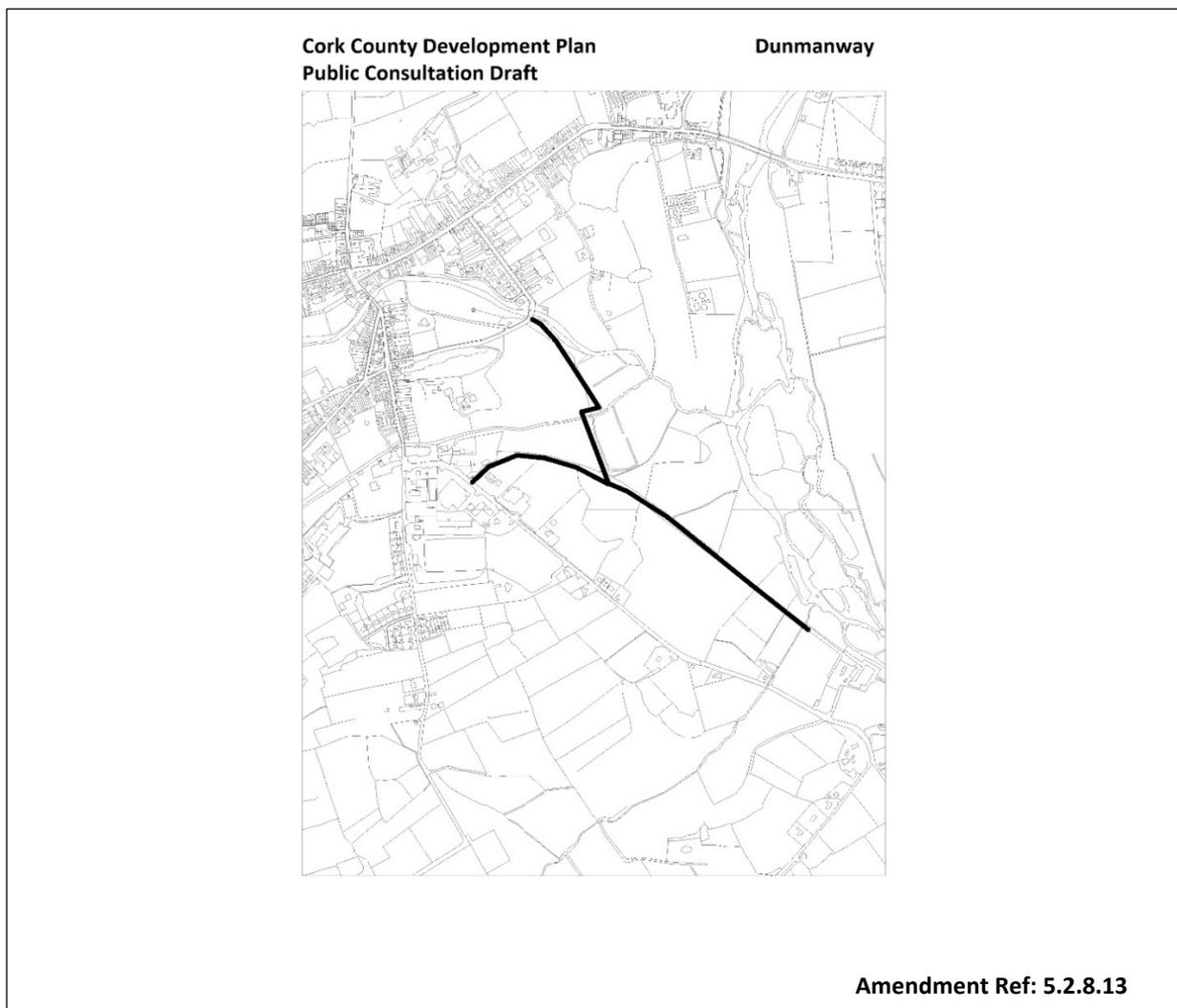
**PROPOSED AMENDMENT**

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**

**DUNMANWAY: INCLUDE ADDITIONAL GENERAL OBJECTIVE RELATING TO THE PROVISION OF ADDITIONAL COMMUNITY FACILITIES**

**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

DY- GO- 06 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

### DUNMANWAY: UPDATE WATER SERVICES TEXT

#### 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

**PROPOSED AMENDMENT NO. 5.2.8.16**

**DUNMANWAY: UPDATE SECTION 5.2.8.16 ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

It is proposed to update paragraph 2.8.38 by including additional text as follows:

Parts of Dunmanway have been identified as being at risk of flooding. The areas at risk follow the path of the River Bandon and other watercourses and are illustrated on the ~~land-use zoning~~ **settlement** map. Major flood prevention works have been carried out by the OPW along the Bandon River. An additional major flood relief project is necessary for improved stormwater drainage throughout the town, in order to secure future development in the town. The suitability of the current zoned land supply in the town has been reviewed in this plan and amendments to the zoning designations have been made having regard to the potential flood risk of these lands. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*

**TEXT CHANGE ONLY**

## Castletownbere

### PROPOSED AMENDMENT NO. 5.2.9.1

#### **CASTLETOWNBERE: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### **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**

**CASTLETOWNBERE: 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. See proposed amendments to Volume One of the Plan for details re changes to the Core Strategy, including Amendment No. 1.2.13.

**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**

**CASTLETOWNBERE: AMEND CR-R-01 TO REMOVE [\*] REGARDING THE REQUIREMENT FOR FLOOD RISK ASSESSMENT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)**

**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**

**PROPOSED AMENDMENT NO. 5.2.9.4**

**CASTLETOWNBERE: INCLUDE NEW BUSINESS ZONING**

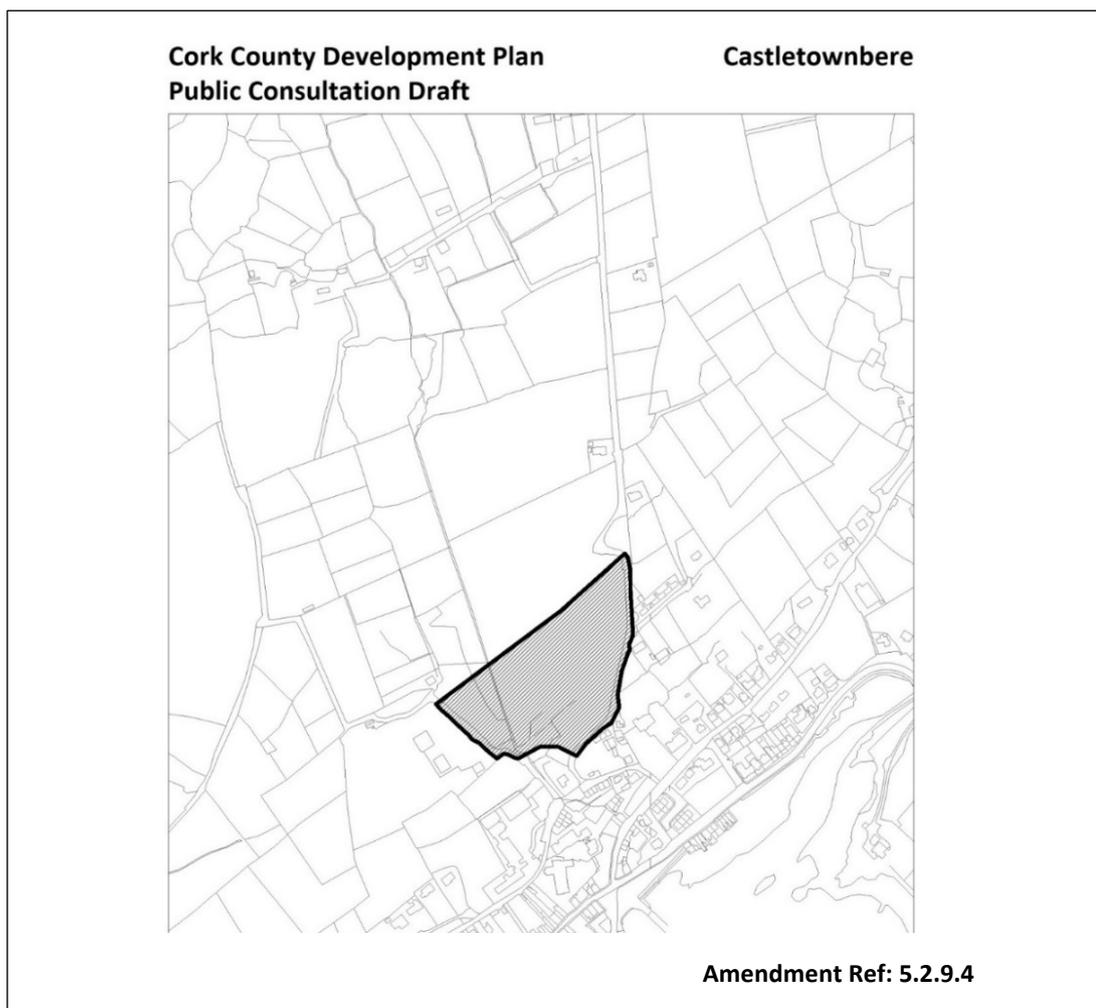
**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the West Cork MD meeting on the 1<sup>st</sup> of November and was further updated following SEA review of the Draft Amendments to ensure sufficient consideration is given to the integration of existing habitats within new development where possible.

**PROPOSED AMENDMENT**

1. Amend the settlement map by inserting a new Business zoning as shown on the map below, as follows:

**CR-B-04: Business Development.** Development of the site is subject to an agreed access strategy that supports delivery of the CR-U-03 northern relief road. Proposals should also be accompanied by SuDs proposals for storm water drainage, and a visual impact assessment and detailed landscaping plan to minimise visual impact of development. This site supports habitats of biodiversity value including possibly heath and woodland. Proposals should provide for their protection and integration within new developments where possible.



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.9.5**

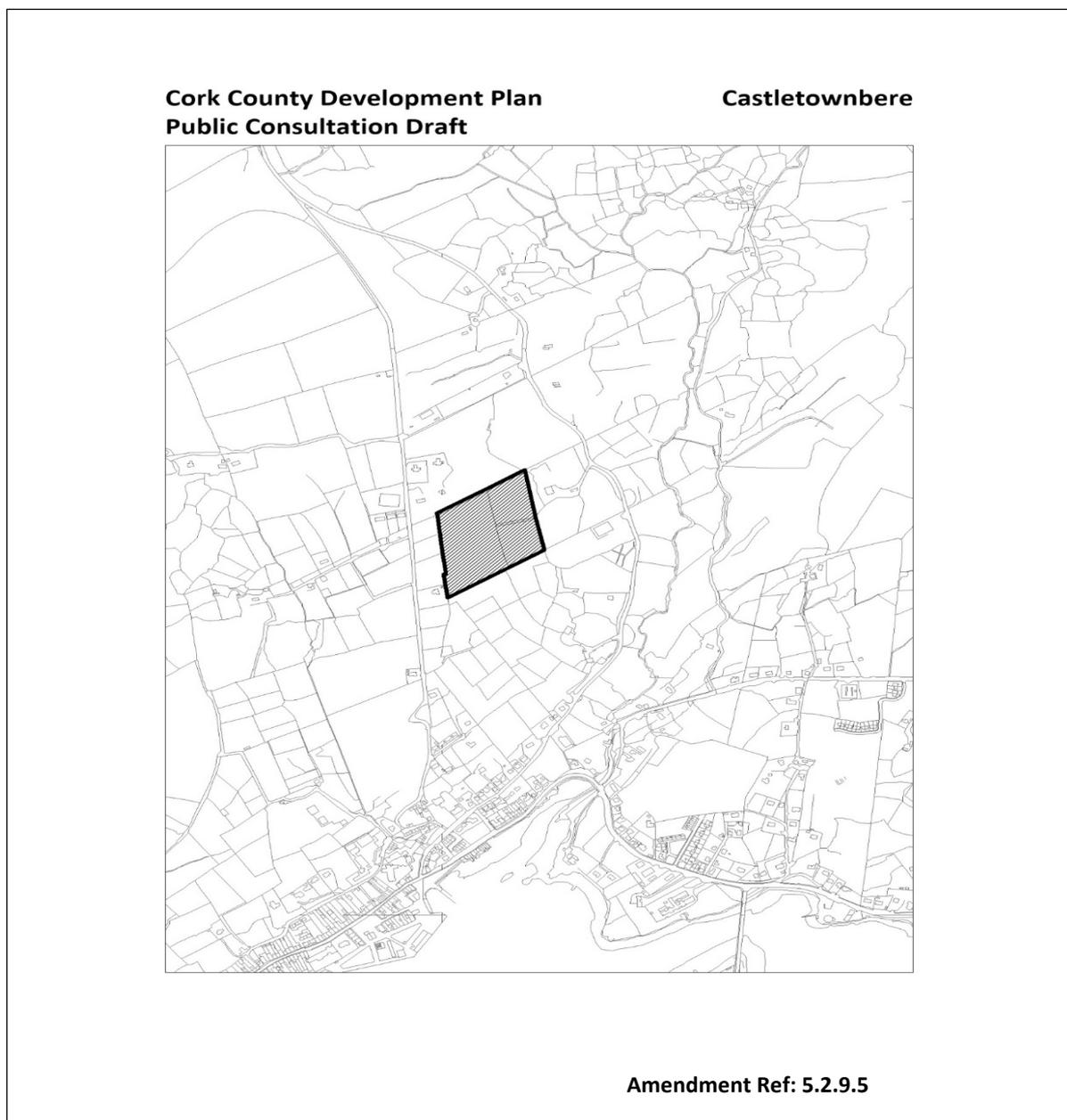
**CASTLETOWNBERE: REMOVE PART OF BUSINESS ZONING CR-B-01**

**ORIGIN OF AMENDMENT**

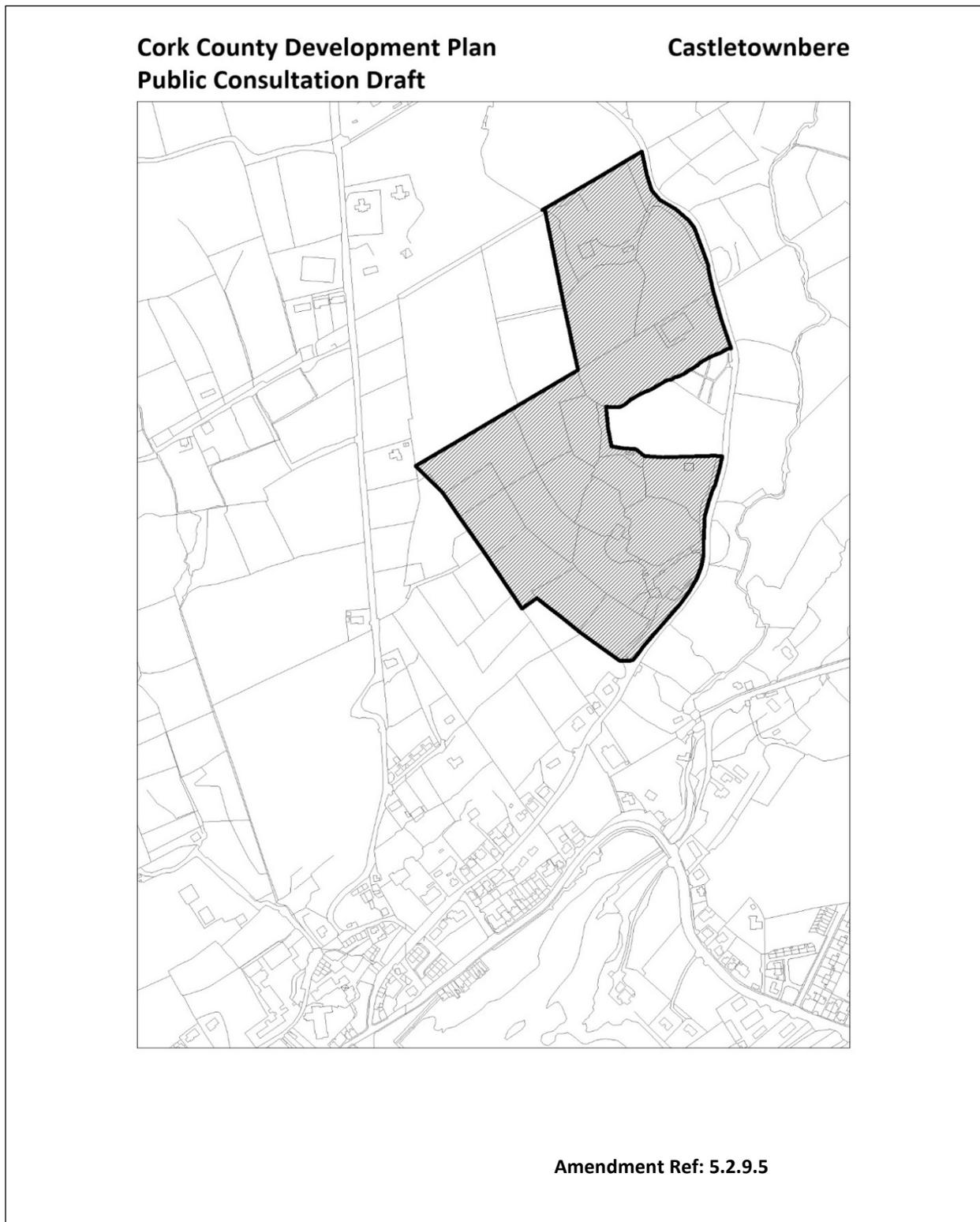
This amendment is required following discussion at the Special Municipal District Meeting for the West Cork MD meeting on the 1<sup>st</sup> of November.

**PROPOSED AMENDMENT**

Amend the settlement map by removing the following land from the boundary of the CR-B-01 zoning as follows. The removed section shall form part of the GB 1-1.



The revised boundary of the CR-B-01 is outlined below, as follows:



**MAP CHANGE ONLY**

### **PROPOSED AMENDMENT NO. 5.2.9.6**

#### **CASTLETOWNBERE: UPDATE SECTION 2.9.4 ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT**

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

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

##### **PROPOSED AMENDMENT**

It is proposed to update paragraph 2.9.4 by including additional text as follows:

Parts of Castletownbere have been identified as being at risk of flooding. The areas at risk follow the path of the Aghakista River, Creevoge Stream, and tributaries of these. Some coastal areas including parts of Dinish Island are also at risk. There is also evidence of occasional flood events relating to the existing stormwater drainage system. There is a requirement for improvement works to the network serving the back lands to the northwest of the town centre. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*

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

## Schull

### PROPOSED AMENDMENT NO. 5.2.10.1

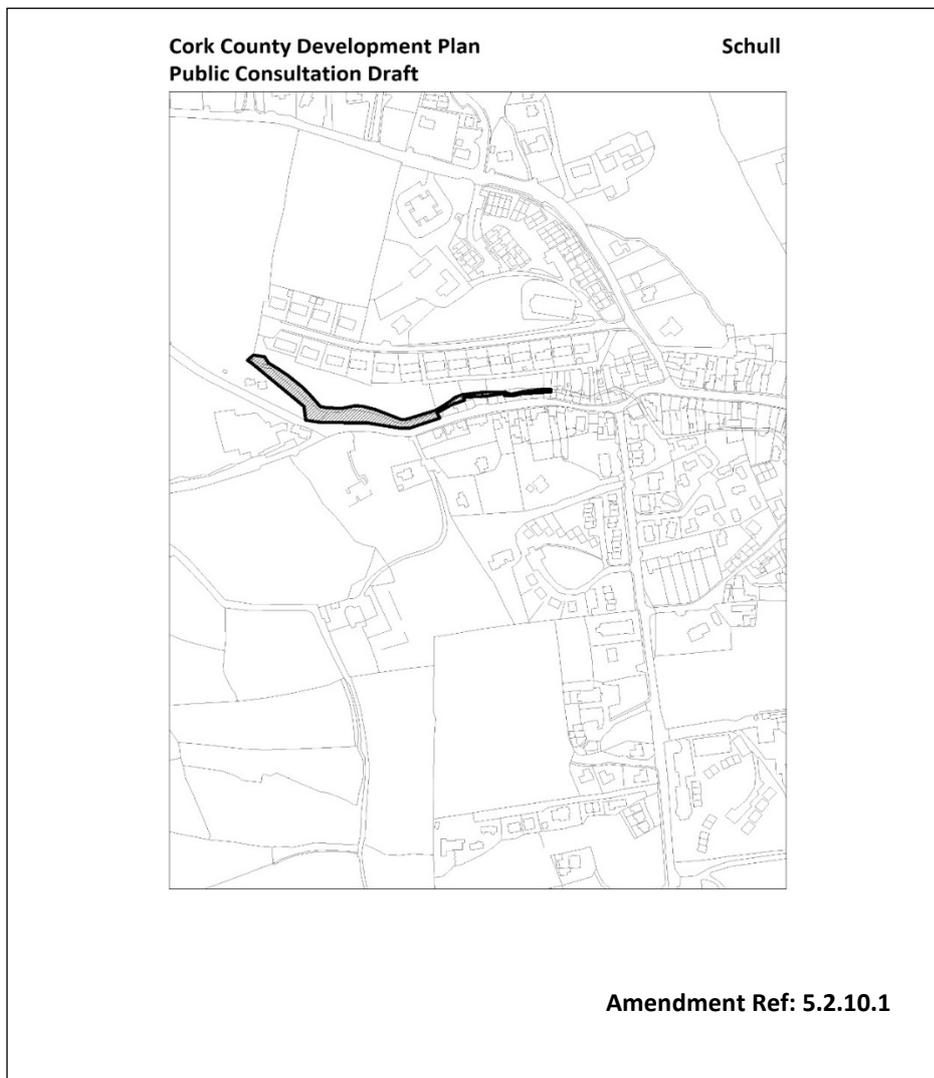
#### **SCHULL: CHANGE EXISTING RESIDENTIAL TO DY-GR-10 ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT**

#### 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**

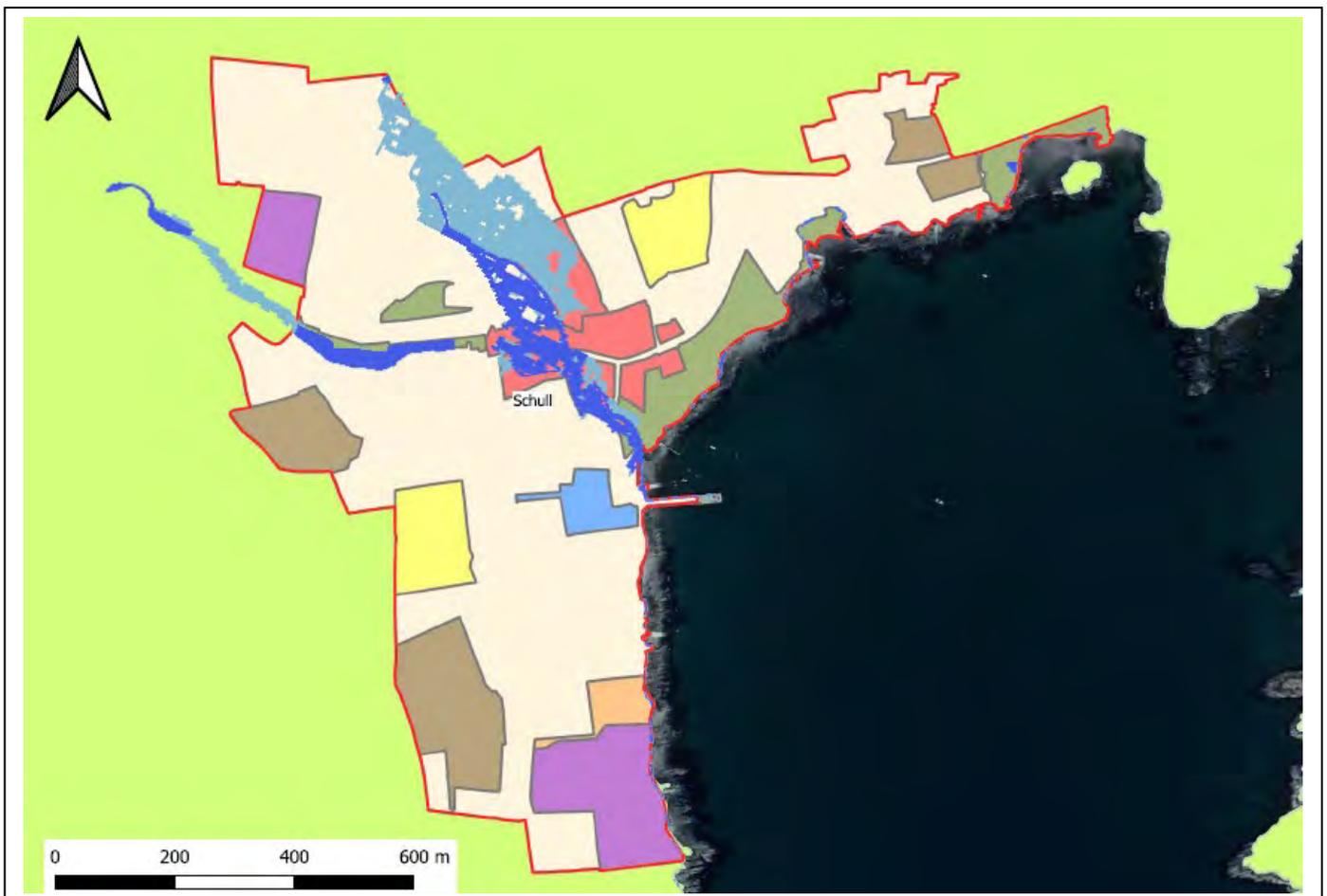
**SCHULL: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

**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**

**SCHULL: 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. See proposed amendments to Volume One of the Plan for details re changes to the Core Strategy, including Amendment No. 1.2.13.

**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**

**SCHULL: INCLUDE GENERAL OBJECTIVE IN RELAITON TO PUBLIC REALM IMPROVEMENTS SCHULL**

**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***

**SCHULL: AMEND AND UPDATE GREEN INFRASTRUCTURE MAPPING FOR THE FINAL PLAN**

***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**

**PROPOSED AMENDMENT NO. 5.2.10.6**

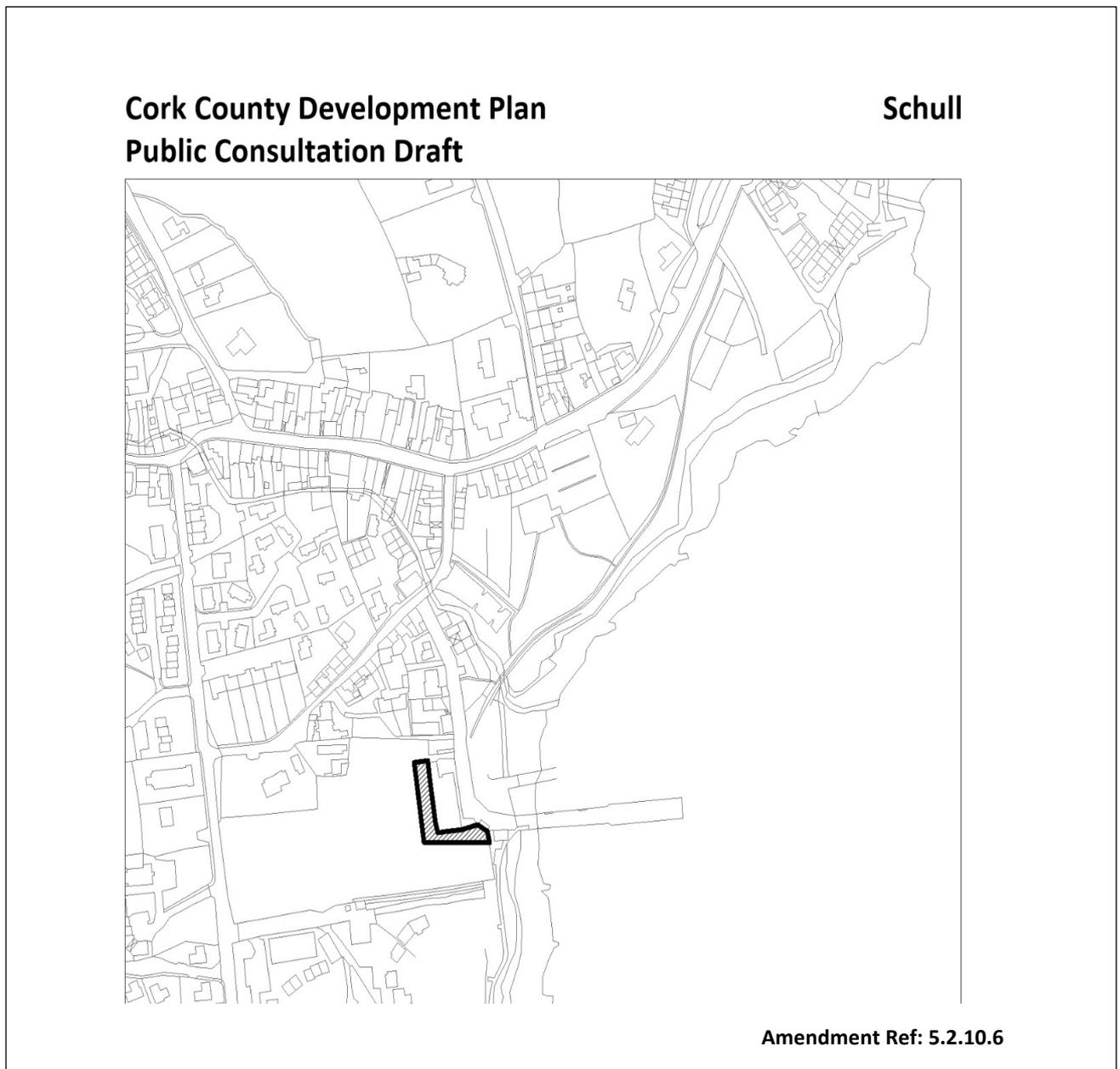
**SCHULL: REMOVE PART OF SC-I-01 ZONING**

**ORIGIN OF AMENDMENT**

This amendment is required to rectify an anomaly on the Schull zoning map, to remove an area of existing development from the Draft Plan zoning SC-I-01.

**PROPOSED AMENDMENT**

It is proposed to amend the settlement map for Schull to remove an area of land from the SC-I-01 zoning as shown below.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.10.7**

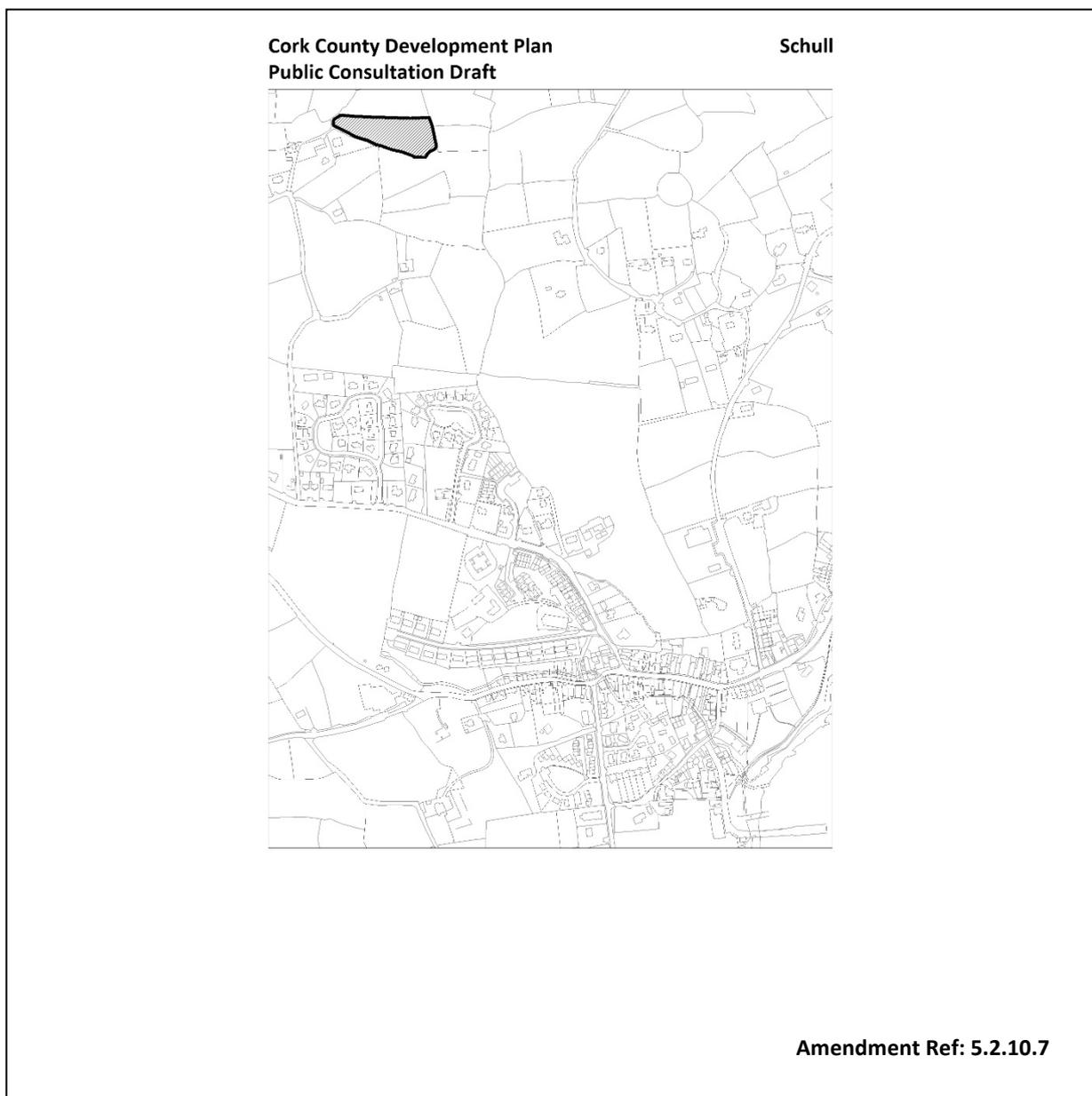
**SCHULL: INCLUDE LANDS WITHIN EXISTING GB 1-2**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the West Cork MD meeting on the 1<sup>st</sup> of November.

**PROPOSED AMENDMENT**

1. Amend the boundary of the GB 1-2 to include the lands outlined in the map below:



**MAP CHANGE ONLY**

## PROPOSED AMENDMENT NO. 5.2.10.8

### **SCHULL: UPDATE SECTION 2.10.37 ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT**

#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

#### PROPOSED AMENDMENT

It is proposed to update paragraph 2.10.37 by including additional text as follows:

“Parts of Schull have been identified as being at risk of flooding. These areas at risk follow the path of a watercourse which traverses the town west to east and is illustrated on the ~~land-use zoning~~ **settlement** map. In particular the ‘at risk’ area affects much of the established town centre of Schull. Some local watercourses used for the disposal of surface water pass under buildings in the town centre which has potential to lead to some localised flooding. *The OPW intend to progress the development of a flood relief scheme in Schull in the future. Until the flood relief scheme is completed, significant new development in Flood Zones A and B is considered premature. Development in built up areas should be limited to minor development as defined by Section 5.28 of the Guidelines for Planning Authorities ‘The Planning System and flood Risk Management.*

*The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.”*

#### **TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.10.9**

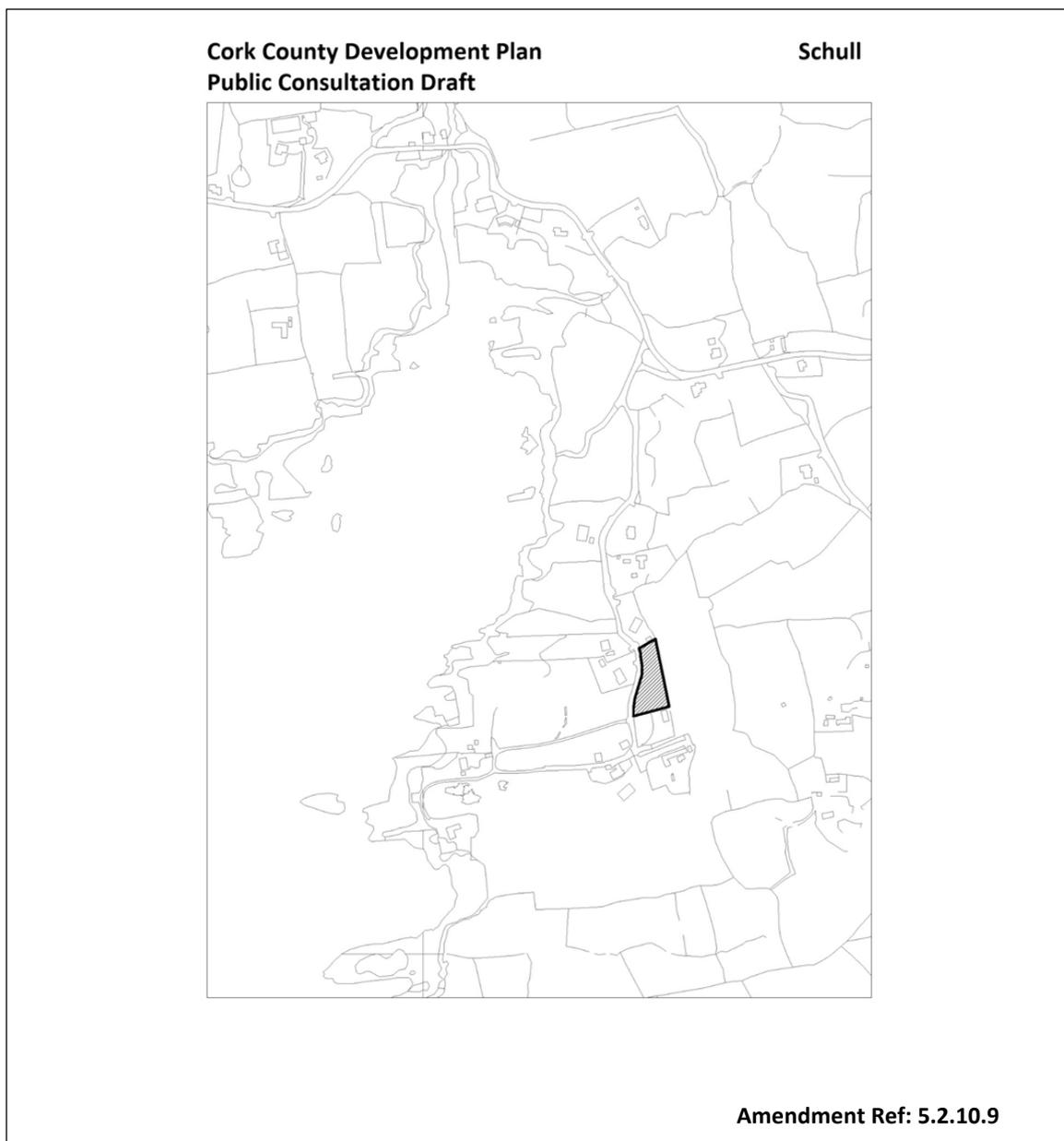
**SCHULL: INCLUDE LANDS IN NEW GB 1-2**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Development Committee meeting on the 3<sup>rd</sup> December 2021.

**PROPOSED AMENDMENT**

1. Insert a new GB 1-2 designation for the following lands shown below at Coosheen:



**MAP CHANGE ONLY**

## Other Settlements

### Key Villages

#### PROPOSED AMENDMENT No. 5.2.11.1

#### **KEY VILLAGES: INFORMATION ON KEY VILLAGES AND THEIR SCALE OF GROWTH**

##### ORIGIN OF AMENDMENT

This amendment is required following discussions at the Special Municipal District Meetings for the MDs held in November 2021 as updated by further discussion at Development Committee.

##### 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.*

*The transfer of housing units from a specific settlement cannot exceed 50% of that settlement's allocation as 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](#).*

<b>Table X Key Villages Overall Scale of New Development</b>				
<b>Settlement Name</b>	<b>Existing Number of Houses Q1 2010 (Geodirectory)</b>	<b>Existing Number of Houses Q1 2015 (Geodirectory)</b>	<b>Existing Number of Houses Q1 2020 (Geodirectory)</b>	<b>Overall Scale of New Development to 2028 (No. of houses)</b>
<b>Ballineene</b>	350	344	358	74
<b>Ballydehob</b>	184	189	207	20
<b>Baltimore</b>	461	485	487	37
<b>Drimoleague</b>	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/Enniskane*

### **PROPOSED AMENDMENT NO. 5.2.12.1**

#### **BALLINEEN/ENNISKEANE: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

#### **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**

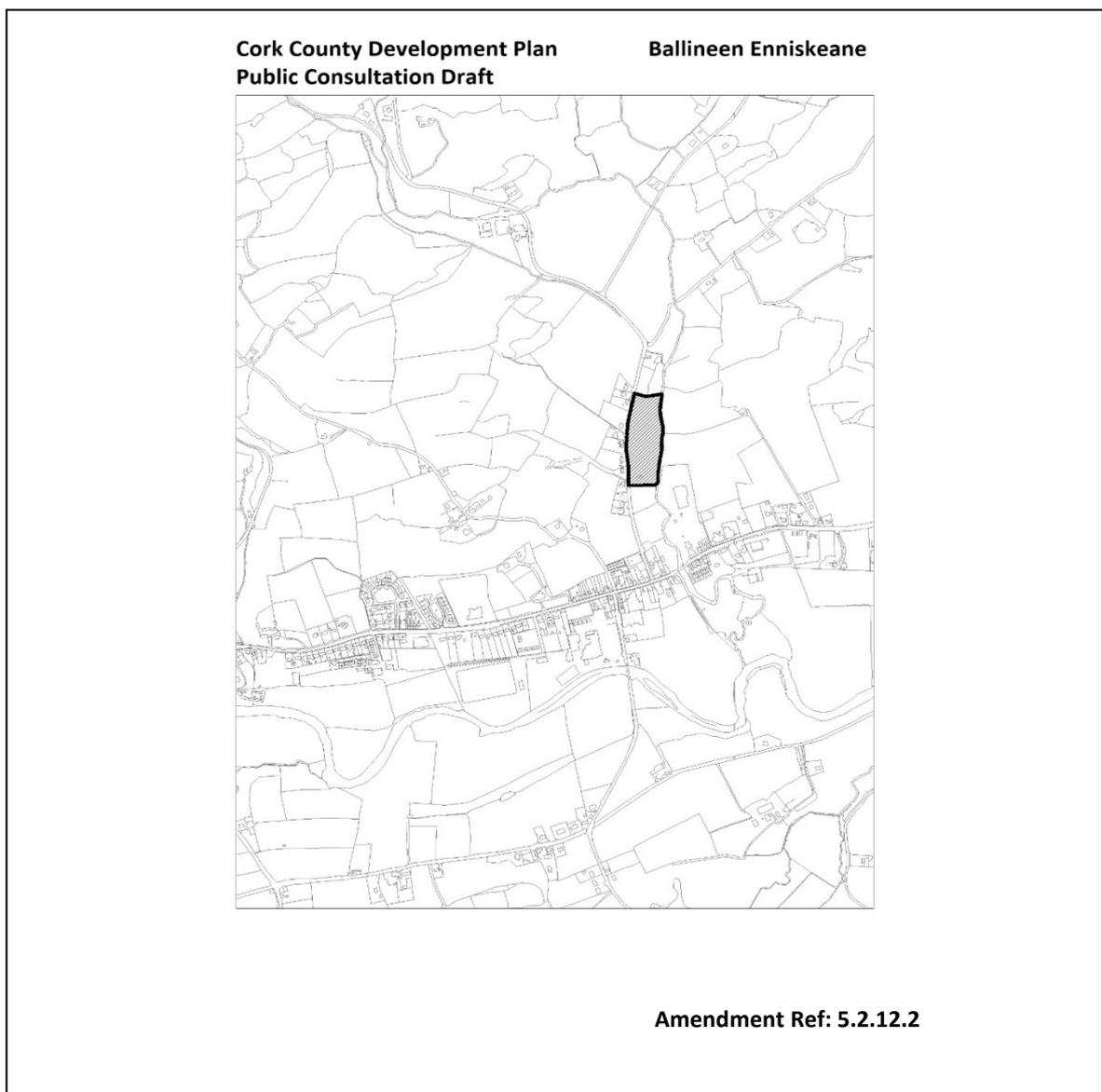
**BALLINEEN/ENNISKEANE: AMEND DEVELOPMENT BOUNDARY ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT**

**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**

**BALLINEEN/ENNISKEANE: AMEND OBJECTIVE U-02**

**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**

***PROPOSED AMENDMENT NO. 5.2.12.4***

**BALLINEEN/ENNISKEANE: UPDATE TEXT TO REFLECT IRISH WATER APPROVAL TO UPGRADE WASTEWATER TREATMENT PLANT**

***ORIGIN OF AMENDMENT***

This amendment is required to update the text of the Draft plan to reflect the latest round of Irish Water village upgrades approvals.

***PROPOSED AMENDMENT***

1. Include additional text after paragraph 2.12.23 as follows;

Irish water has approved the upgrade of the Ballineen/Enniskeane Wastewater Treatment Plant at the existing site to provide additional capacity for growth under the Small Towns and Villages Growth Programme. The delivery of this upgrade project over the lifetime of the plan is required in order to meet the village's growth targets as set out in objective DB-01.

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.12.5**

**BALLINEEN/ENNISKEANE: UPDATE SECTION 2.12.16 ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

It is proposed to update paragraph 2.12.26 by including additional text as follows:

Parts of Ballineen / Enniskeane have been identified as being at risk of flooding. The areas at risk follow the path of the River Bandon and tributary through the village and are illustrated on the settlement map (i.e. areas to the north and south of the village. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site-specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*

**TEXT CHANGE ONLY**

## Ballydehob

### PROPOSED AMENDMENT NO. 5.2.13.1

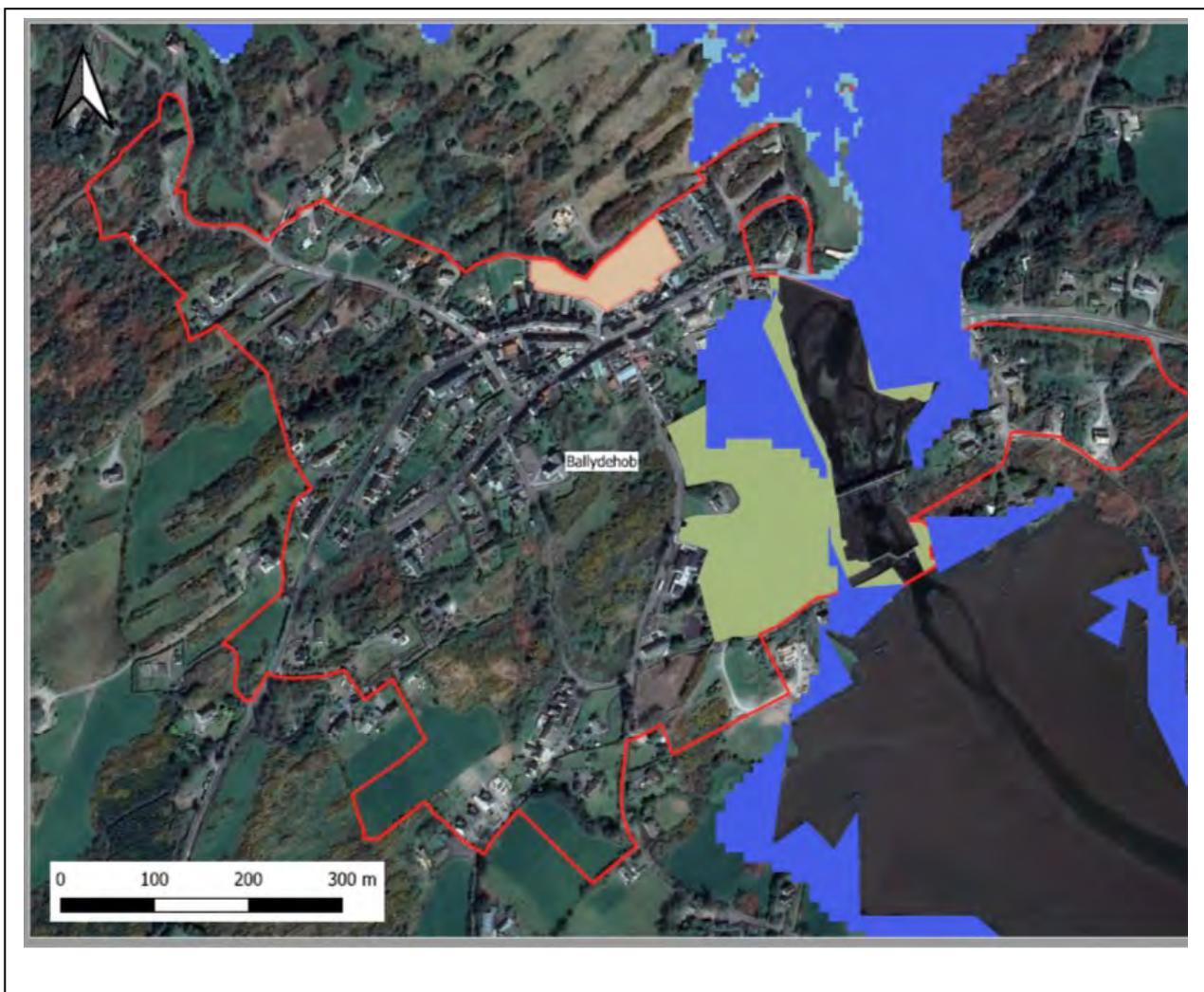
#### **BALLYDEHOB: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### **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. 5.2.13.2**

**BALLYDEHOB: UPDATE SECTION 2.13.19 ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

It is proposed to update paragraph 2.13.19 by including additional text as follows:

“Parts of Ballydehob have been identified as being at risk of flooding. The areas at risk follow the path of the Rathruane River through the village and are illustrated on the land use zoning map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site-specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.13.3**

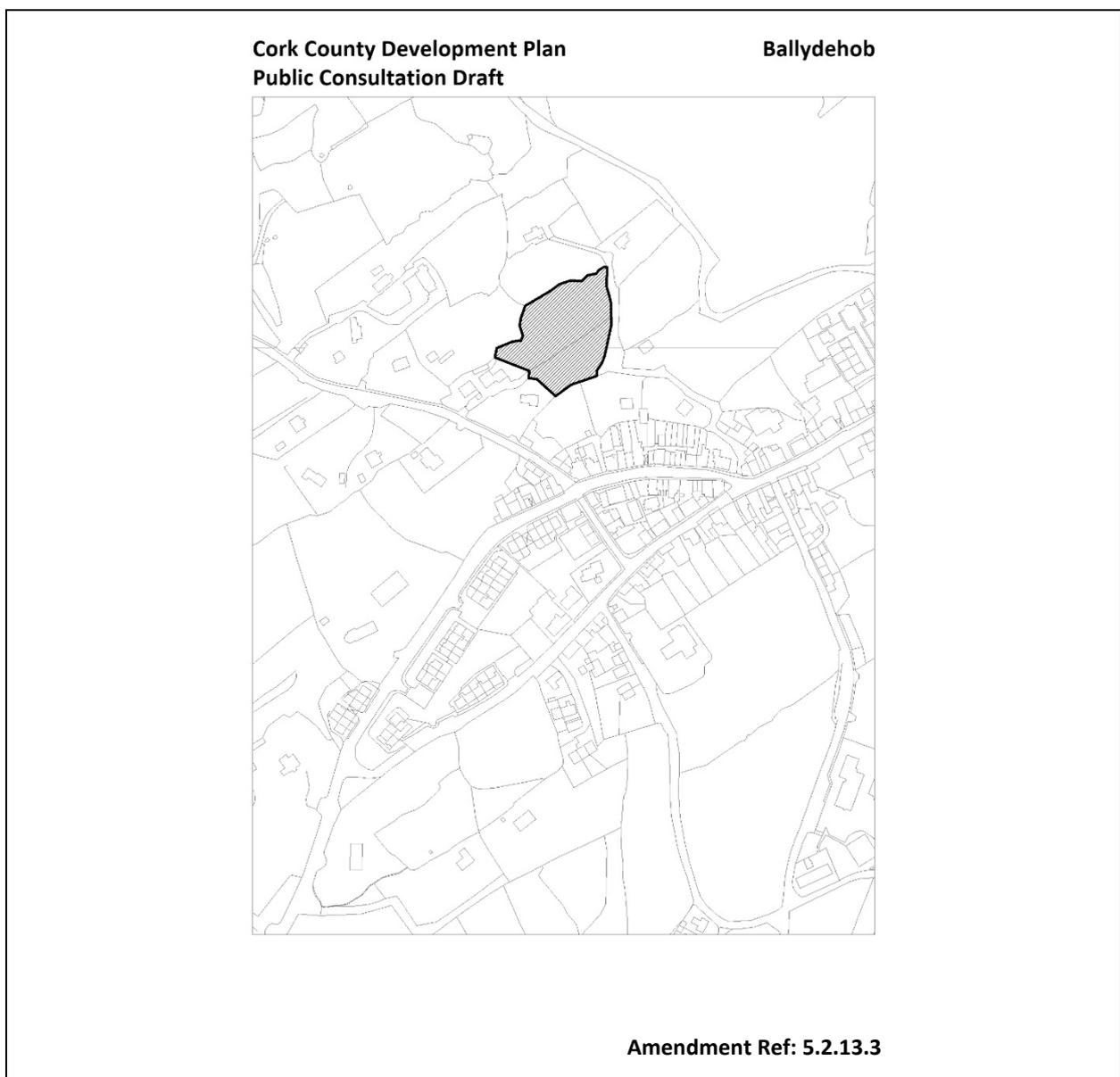
**BALLYDEHOB: INCLUDE LAND WITHIN DEVELOPMENT BOUNDARY**

**ORIGIN OF AMENDMENT**

This amendment is required following Notice of Motion passed at the Full Council meeting on the 13<sup>th</sup> of December.

**PROPOSED AMENDMENT**

Amend the settlement boundary to include the lands outlined in the map below:



**MAP CHANGE ONLY**

## Baltimore

### PROPOSED AMENDMENT NO. 5.2.14.1

#### **BALTIMORE: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### **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**

**BALTIMORE: AMEND AND UPDATE PARAGRAPH 2.14.30**

**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~~ **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**

**BALTIMORE: INCLUDE NEW GENERAL OBJECTIVE REGARDING NEED FOR TRAFFIC MANAGEMENT AND PARKING DURING SUMMER MONTHS**

**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**

**BALTIMORE: INCLUDE NEW GENERAL OBJECTIVE REGARDING PROVISION OF COMMUNITY FACILITIES**

**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**

**BALTIMORE: INCLUDE NEW GENERAL OBJECTIVE SUPPORTING MEASURES WHICH ADDRESS DERELICTION IN VILLAGE**

**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**

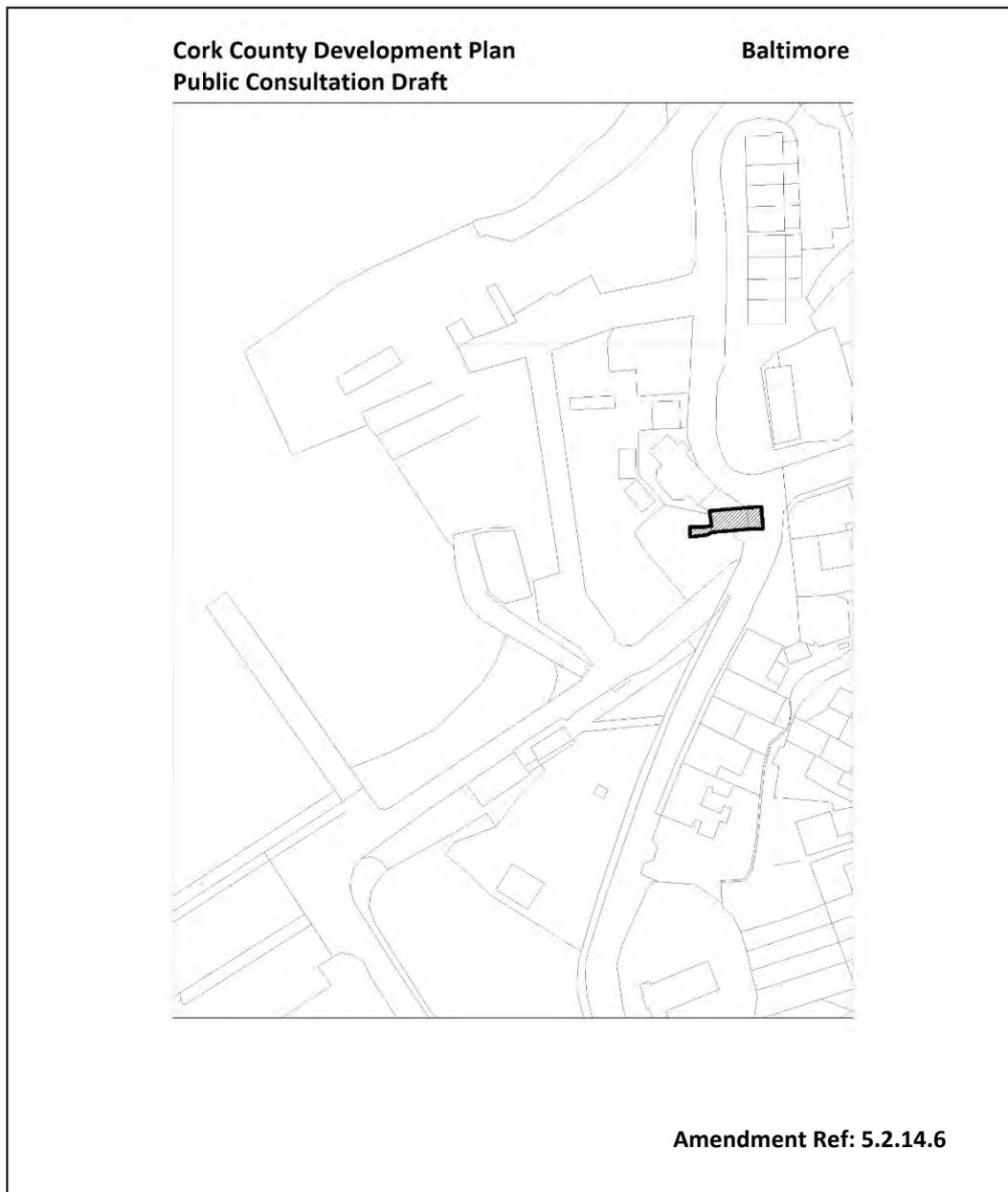
**BALTIMORE: REMOVE SITE FROM THE BOUNDARY OF THE X-01**

**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**

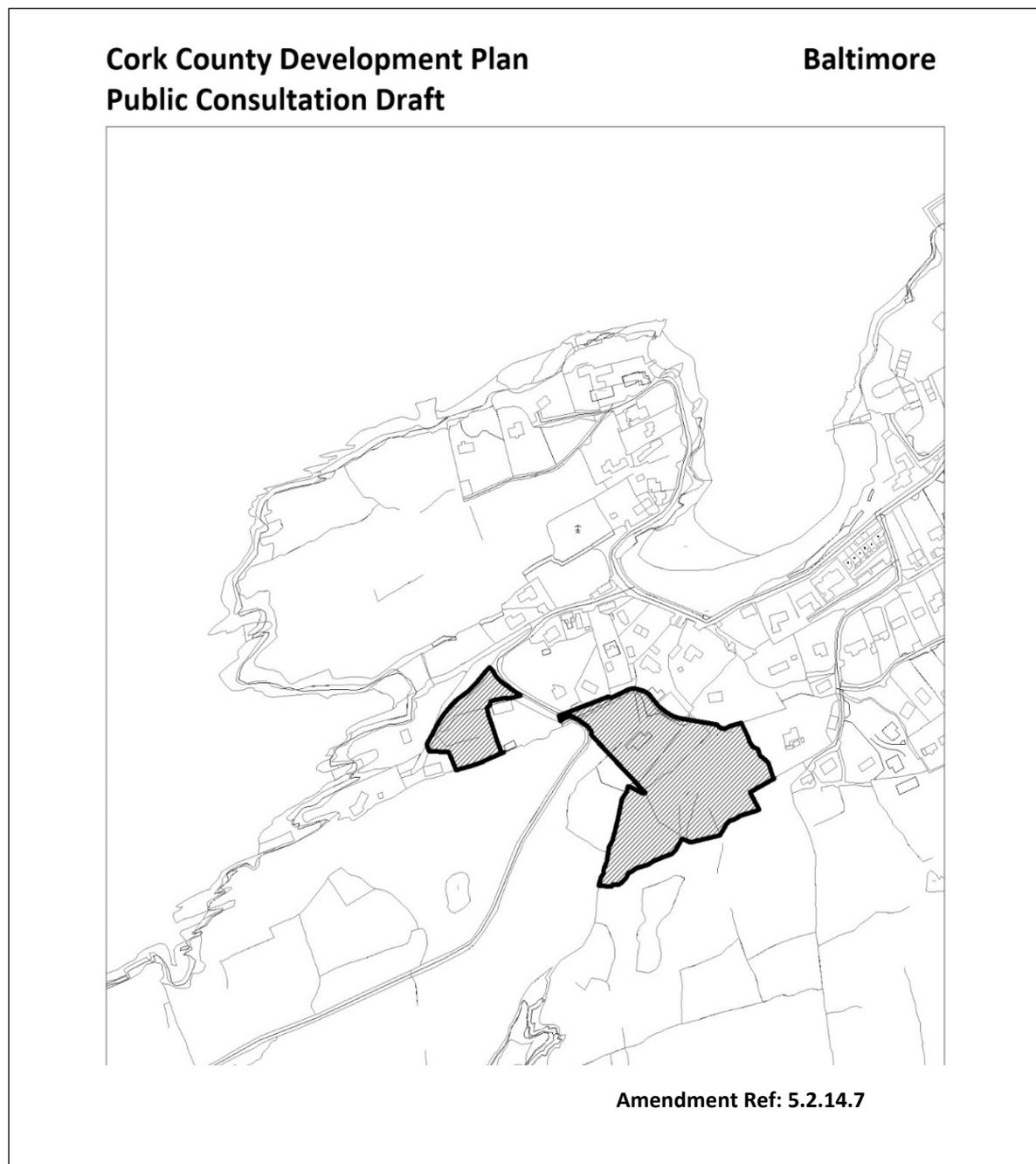
**BALTIMORE: REMOVE LAND DESIGNATED AS THE SHEEP'S HEAD TO TOE HEAD SPA FROM DEVELOPMENT BOUNDARY**

**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**

**PROPOSED AMENDMENT NO. 5.2.14.8**

**BALTIMORE: UPDATE PARAGRAPH 2.14.9 ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

It is proposed to update paragraph 2.14.9 by including additional text as follows:

*“Parts of Baltimore have been identified as being at risk of flooding. The areas at risk follow the path of the coastline to the north of the village and are illustrated on the land use zoning map. ~~Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding.~~ [The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment \(SFRA\), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site-specific recommendations made as part of any Justification Tests carried out, prior to any application for development.](#)”*

**TEXT CHANGE ONLY**

## *Drimoleague*

### *PROPOSED AMENDMENT NO. 5.2.15.1*

#### **DRIMOLEAGUE: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### ***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**

**DRIMOLEAGUE: REMOVE OBJECTIVE B-02 ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT**

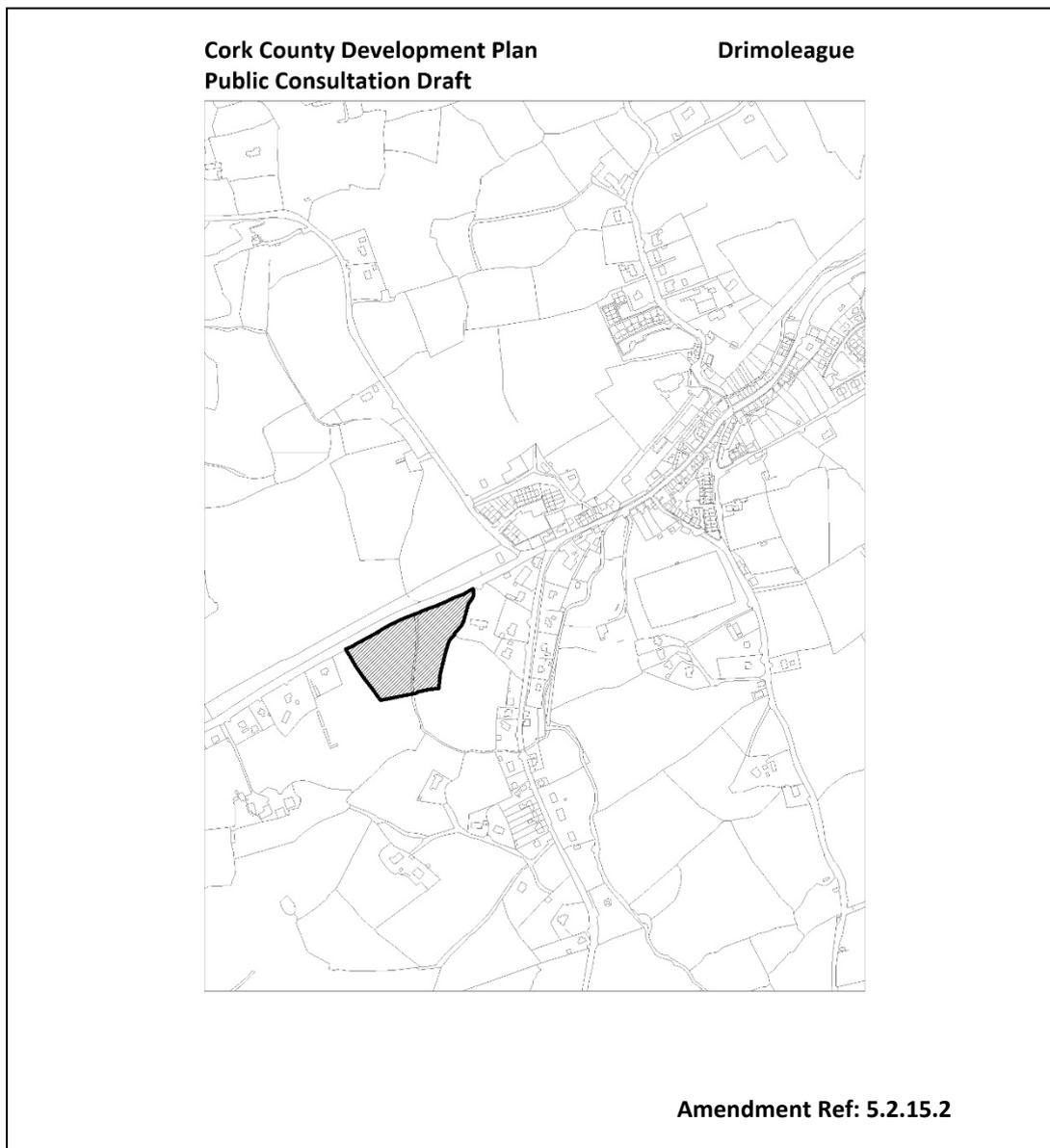
**ORIGIN OF AMENDMENT**

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**

**PROPOSED AMENDMENT NO. 5.2.15.3**

**DRIMOLEAGUE: INSERT CORRECT HOUSING GROWTH TABLE**

**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

Table 5.2.30 Housing Growth in <del>Durrus</del> Drimoleague during the period 2010-2020				
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**

**PROPOSED AMENDMENT NO. 5.2.15.4**

**DRIMOLEAGUE: UPDATE SECTION 2.15.22 ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

It is proposed to update paragraph 2.15.22 by including additional text as follows:

*“Parts of Drimoleague have been identified as being at risk of flooding. These areas at risk are illustrated on the land-use zoning **settlement** map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site-specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

**TEXT CHANGE ONLY**

## Durrus

### PROPOSED AMENDMENT NO. 5.2.16.1

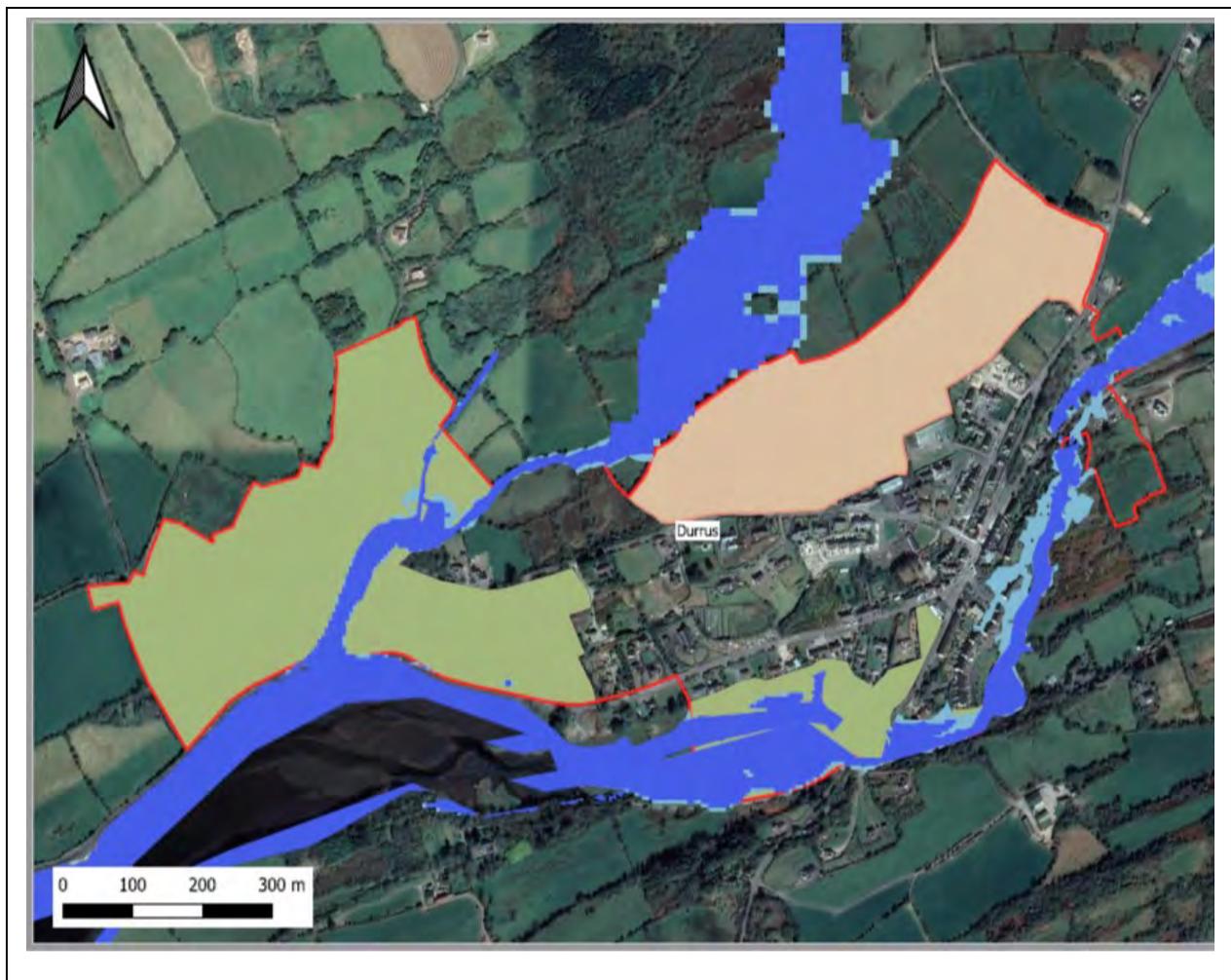
#### DURRUS: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT

##### 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

### **DURRUS: UPDATE SECTION 2.16.16 TO INCLUDE REFERENCE TO LIMITED CAPACITY OF WATER SUPPLY AND POSSIBLE UPGRADE OPTIONS**

#### **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**

### **PROPOSED AMENDMENT NO. 5.2.16.3**

#### **DURRUS: UPDATE PARAGRAPH 2.16.19 ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

#### **PROPOSED AMENDMENT**

It is proposed to update paragraph 2.16.19 by including additional text as follows:

*“Parts of Durrus have been identified as being at risk of flooding. The areas at risk follow the path of the Four Mile River and Ahanegavanagh stream through the village and are illustrated on the land-use zoning **settlement** map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site-specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

#### **TEXT CHANGE ONLY**

## Glengarriff

### PROPOSED AMENDMENT NO. 5.2.17.1

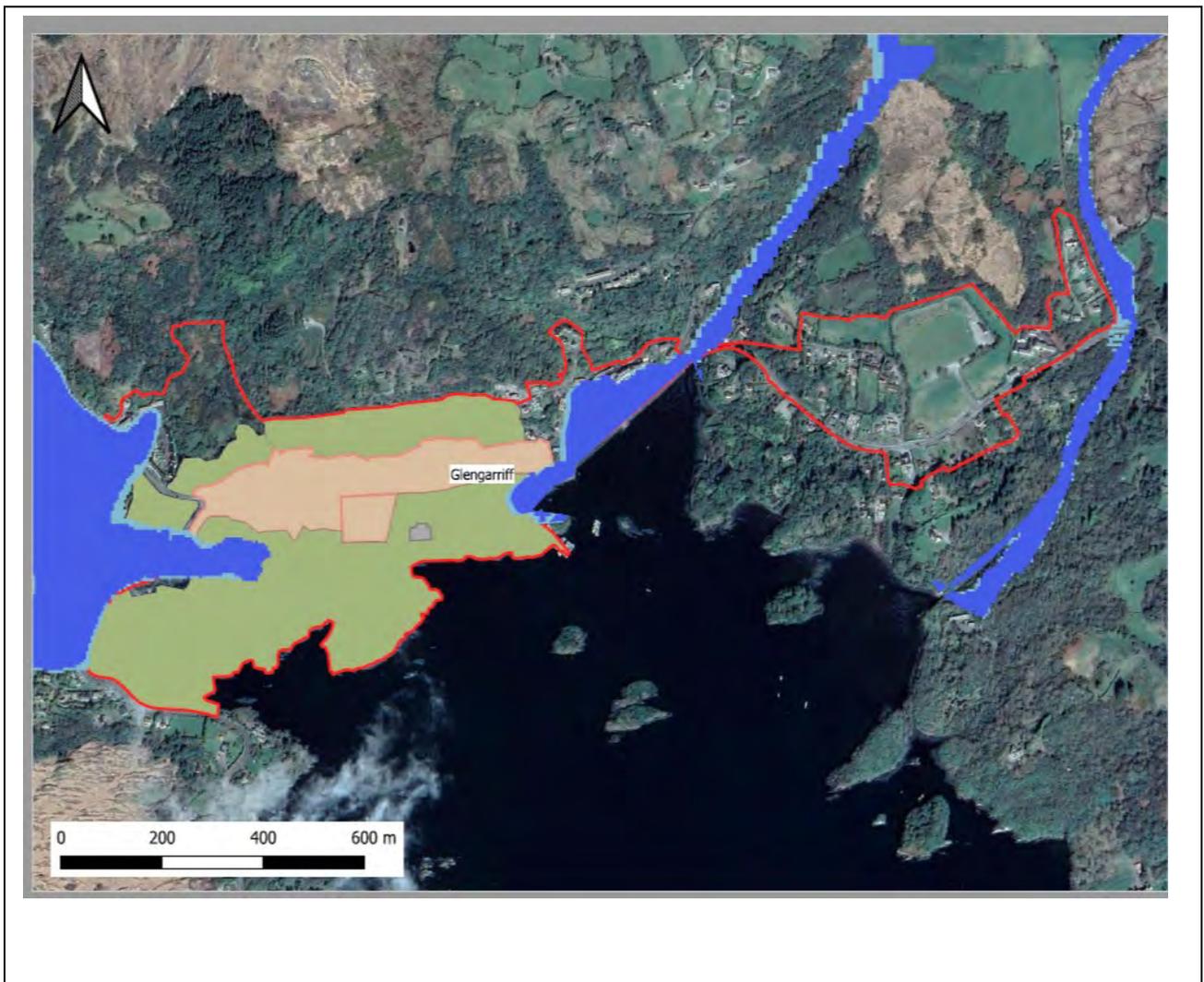
#### **GLENGARRIFF: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### **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**

**GLENGARRIFF: AMEND AND UPDATE OBJECTIVE U-01**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

It is proposed to 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**

**PROPOSED AMENDMENT NO. 5.2.17.3**

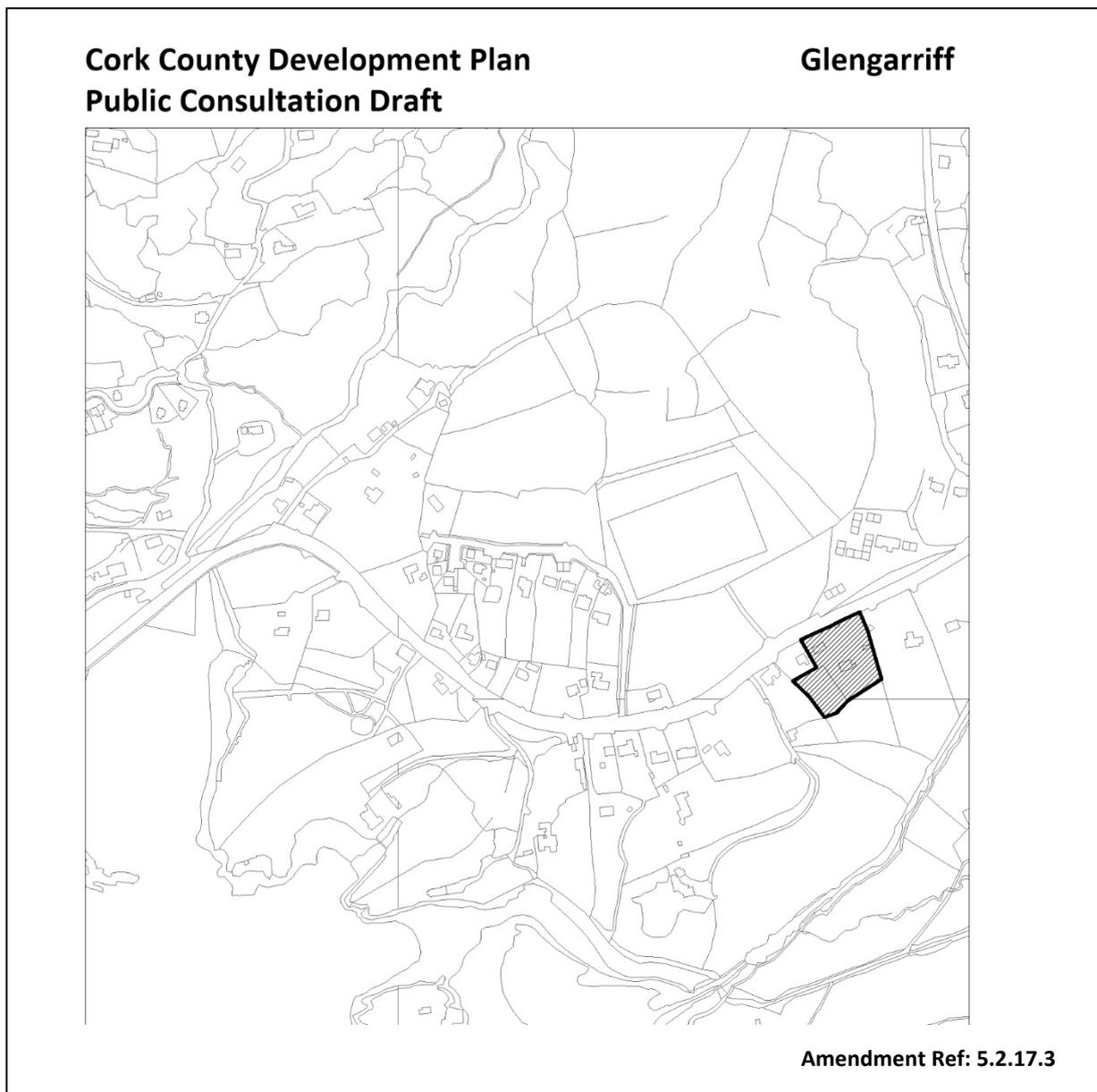
**GLENGARRIFF: INCLUDE LAND WITHIN DEVELOPMENT BOUNDARY**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the West Cork MD meeting on the 1<sup>st</sup> of November.

**PROPOSED AMENDMENT**

Amend the settlement boundary to include the lands outlined in the map below:



**MAP CHANGE ONLY**

#### **PROPOSED AMENDMENT NO. 5.2.17.4**

#### **GLENGARRIFF: UPDATE SECTION 2.17.23 ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

#### **PROPOSED AMENDMENT**

It is proposed to update paragraph 2.17.23 by including additional text as follows:

*“Parts of Glengarriff have been identified as being at risk of flooding. The areas at risk follow the path of the Glengarriff River and other tributaries which drain into Glengarriff Harbour and are illustrated on the land use zoning **settlement** map. ~~Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding.~~ **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site-specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

#### **TEXT CHANGE ONLY**

## Leap

### PROPOSED AMENDMENT NO. 5.2.18.1

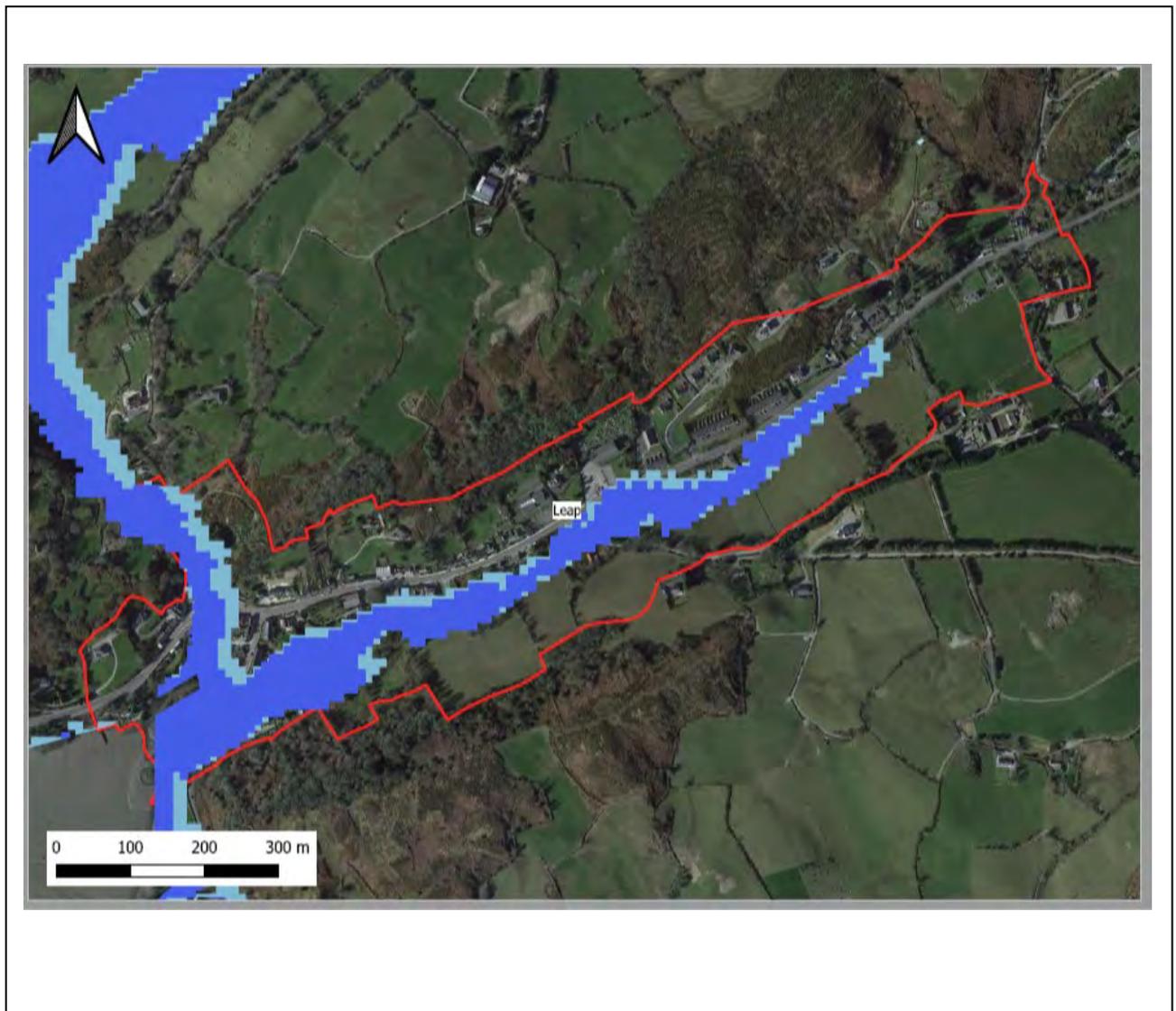
#### **LEAP: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### **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. 5.2.18.2**

**LEAP: UPDATE SECTION 2.18.17 ARISING FROM THE FLOOD RISK ASSESSMENT**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

It is proposed to update paragraph 2.18.17 by including additional text as follows:

*“Significant parts of Leap have been identified as being at risk of flooding. These areas at risk are illustrated on the land use zoning **settlement** map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site-specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

**TEXT CHANGE ONLY**

## Rosscarbery

### PROPOSED AMENDMENT NO. 5.2.19.1

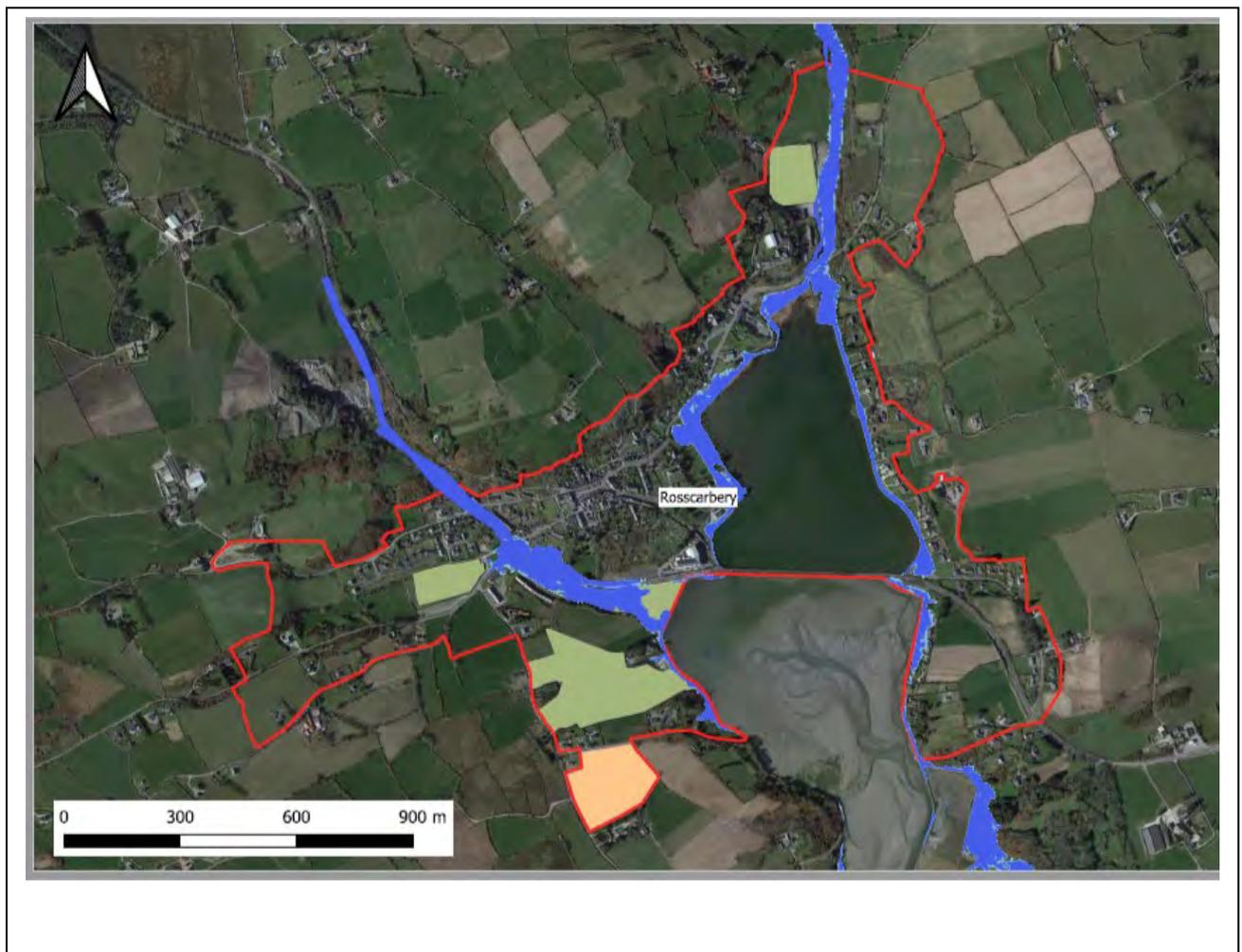
#### **ROSSCARBERY: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### **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**

### **ROSSCARBERY: AMEND AND UPDATE SECTION 2.19.14 REGARDING DRINKING WATER STATUS**

#### **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:

- f. 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**

### **PROPOSED AMENDMENT NO. 5.2.19.3**

#### **ROSSCARBERY: UPDATE SECTION 2.19.15 ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

#### **PROPOSED AMENDMENT**

It is proposed to update paragraph 2.19.15 by including additional text as follows:

*“Parts of Rosscarbery have been identified as being at risk of flooding. The areas at risk follow the path of the Estuary and watercourses in the village and are illustrated on the land use zoning **settlement** map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site-specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

#### **TEXT CHANGE ONLY**

## Union Hall

### PROPOSED AMENDMENT NO. 5.2.20.1

#### **UNION HALL: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### **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. 5.2.20.2**

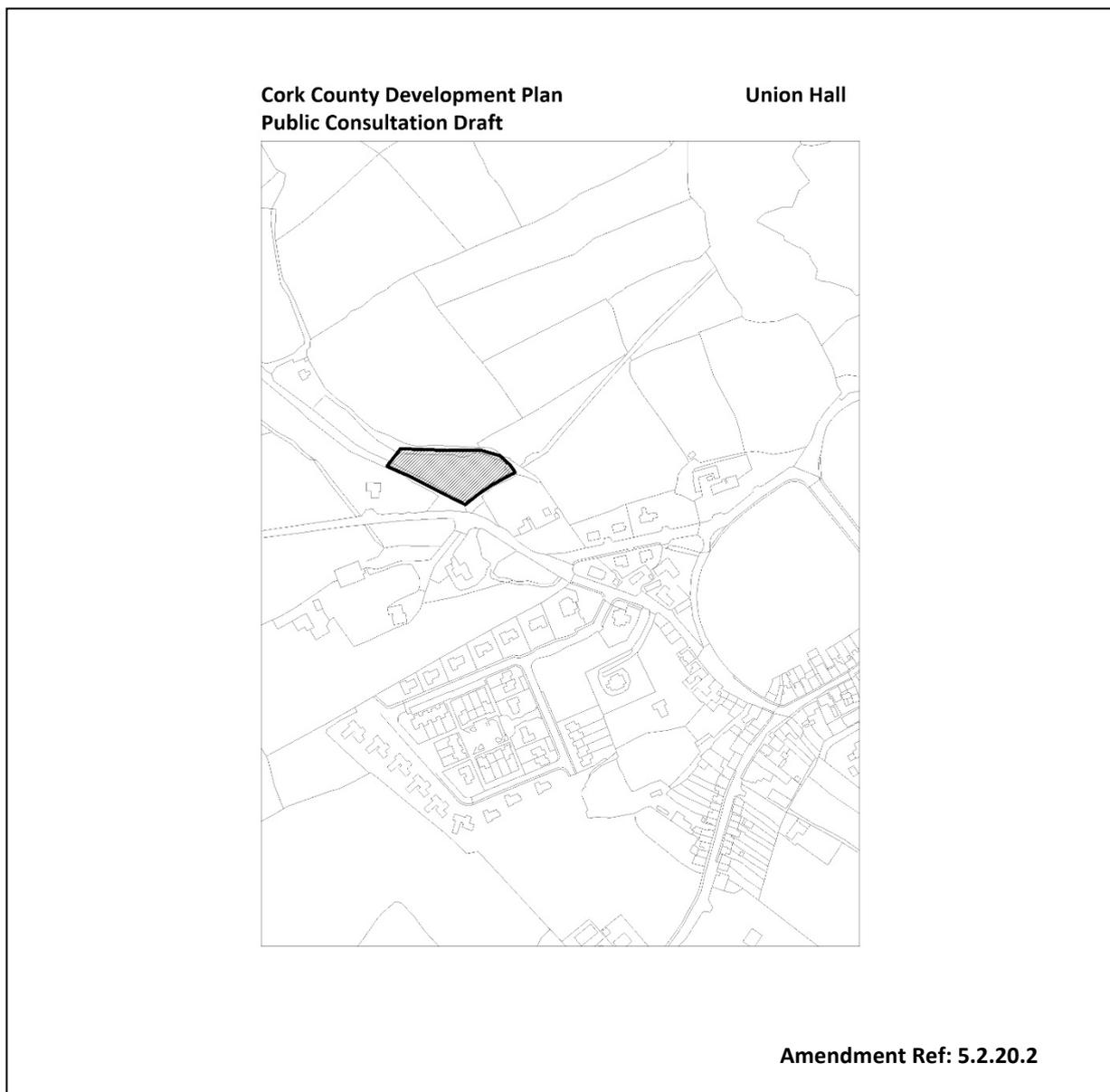
**UNION HALL: INCLUDE SITE WITHIN DEVELOPMENT BOUNDARY**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the West Cork MD meeting on the 1<sup>st</sup> of November.

**PROPOSED AMENDMENT**

Amend the settlement boundary to include the lands outlined in the map below:



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.20.3**

**UNION HALL: UPDATE SECTION 2.20.17 ARISING FROM THE STRATEGIC FLOOD RISK**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

It is proposed to update paragraph 2.20.17 by including additional text as follows:

*“Parts of Union Hall have been identified as being at risk of flooding. These areas at risk follow the coastline through the village and are illustrated on the land use zoning **settlement** map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site-specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

**TEXT CHANGE ONLY**

## West Cork Island Communities

### PROPOSED AMENDMENT NO. 5.2.21.1

#### **WEST CORK ISLAND COMMUNITIES: INCLUDE GENERAL OBJECTIVE REGARDING THE 10-YEAR WEST CORK ISLANDS INTEGRATED DEVELOPMENT STRATEGY REVIEW**

#### 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*

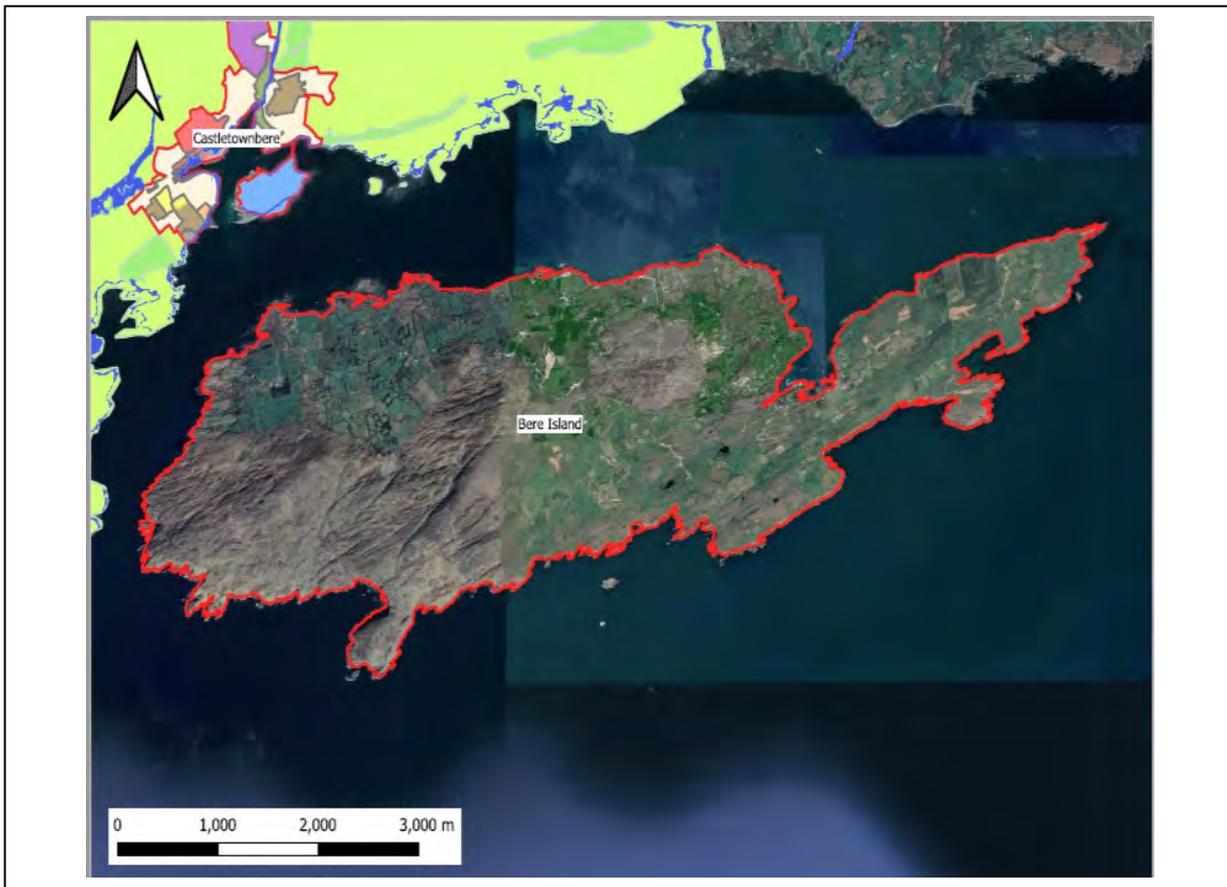
#### **BERE ISLAND: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

#### ***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**

**BERE ISLAND: INCLUDE NEW GENERAL OBJECTIVE REGARDING POTENTIAL FOR A DEEP-WATER PIER ON BERE ISLAND**

**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*

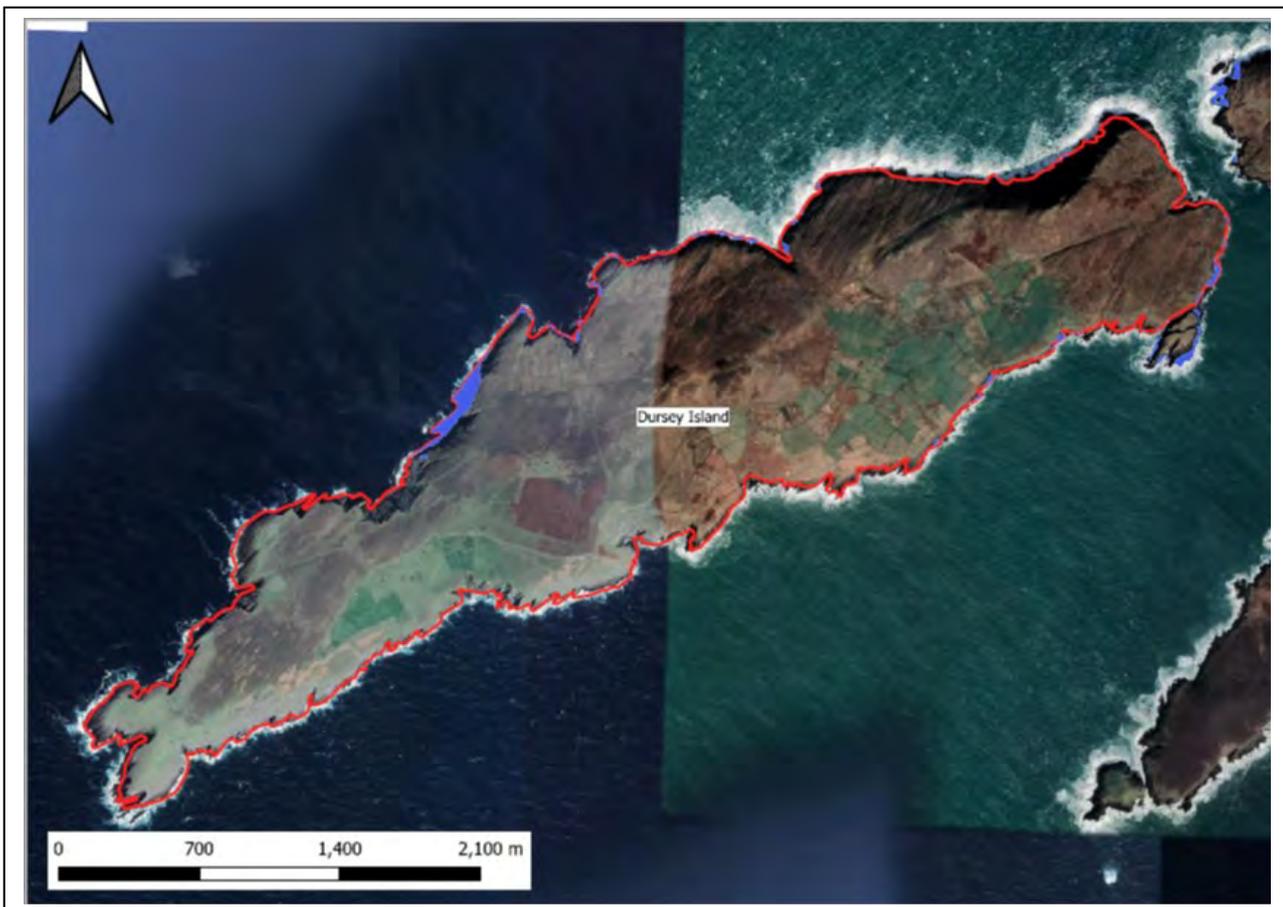
#### **DURSEY ISLAND: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### ***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*

#### **HEIR ISLAND: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### *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**

**HEIR ISLAND: UPDATE TEXT TO REMOVE REFERENCES TO DISCONTINUED SERVICES ON ISLAND**

**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

#### LONG ISLAND: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT

##### 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*

#### **OILEÁN CHLÉIRE: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

#### ***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

### OILEÁN CHLÉIRE: UPDATE TEXT REGARDING WATER SERVICES

#### 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**

**OILEÁN CHLÉIRE: INCLUDE TEXT REFERENCING ÚDARÁS NA GAELTACHTA'S DIGITAL HUB ON THE ISLAND**

**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**

**OILEÁN CHLÉIRE: INCLUDE TEXT REGARDING THE GAELTACHT ACT 2012 REQUIREMENTS.**

**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*

### **SHERKIN ISLAND: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

#### **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*

#### **WHIDDY ISLAND: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### ***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

#### VILLAGES: INFORMATION ON VILLAGES AND THEIR SCALE OF GROWTH

##### ORIGIN OF AMENDMENT

This amendment is required to following discussions at the Special Municipal District Meetings for the MDs held in November 2021 as updated by further discussion at Development Committee.

##### 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.*

*The transfer of housing units from a specific settlement cannot exceed 50% of that settlements allocation as 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 Scale of Development for Villages West Cork 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)
Ahakista	47	56	9	5
Allihies	90	95	5	10
Ardfield	51	67	16	15
Ardgroom	57	61	4	5
Ballinascarthy	24	26	2	10
Ballylickey	46	49	3	10
Castletownshend	158	166	8	15
Crookhaven	95	106	11	10
Drinagh	49	51	2	10
Eyerics	73	81	8	20
Glandore	111	117	6	<del>20</del> 10
Goleen	125	125	0	20
Kealkill	103	107	4	15
Kilcrohane	84	99	15	15
Shannonvale	78	88	10	15
Total	1,191	1,294	103	<del>195</del> 185

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

**TEXT CHANGE ONLY**

## Allihies

### PROPOSED AMENDMENT NO. 5.2.30.1

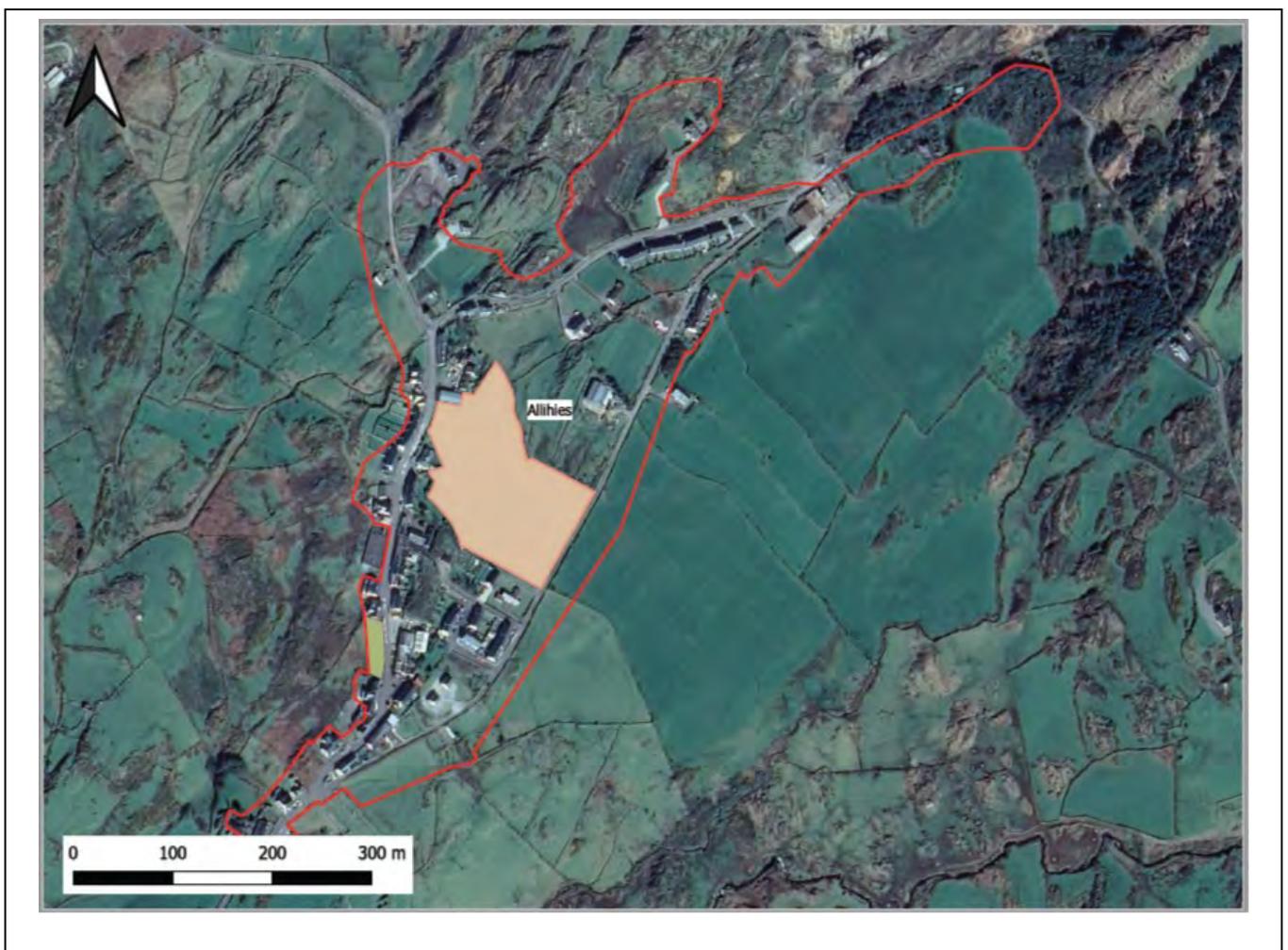
#### **ALLIHIES : AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

#### **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

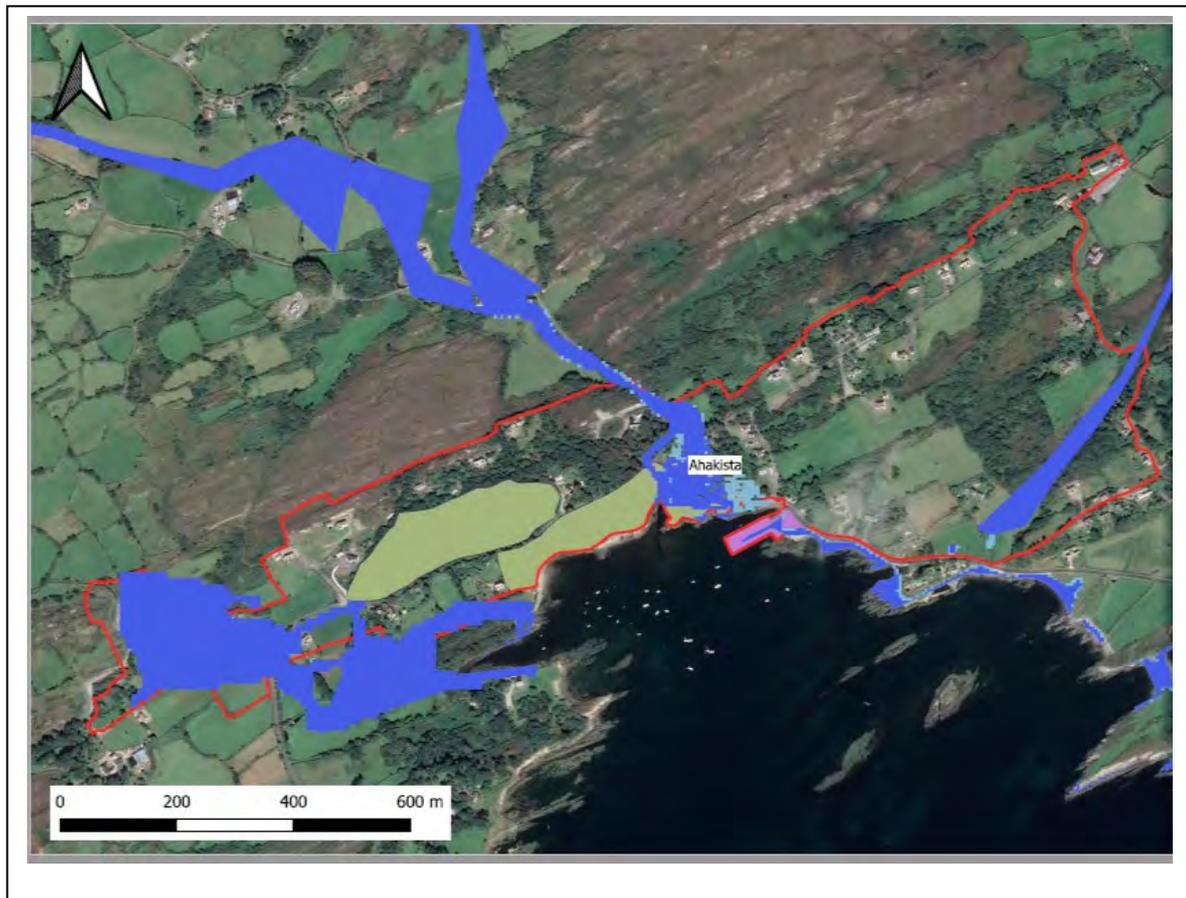
#### **AHAKISTA : AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### **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*

#### **ARDFIELD: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

#### ***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

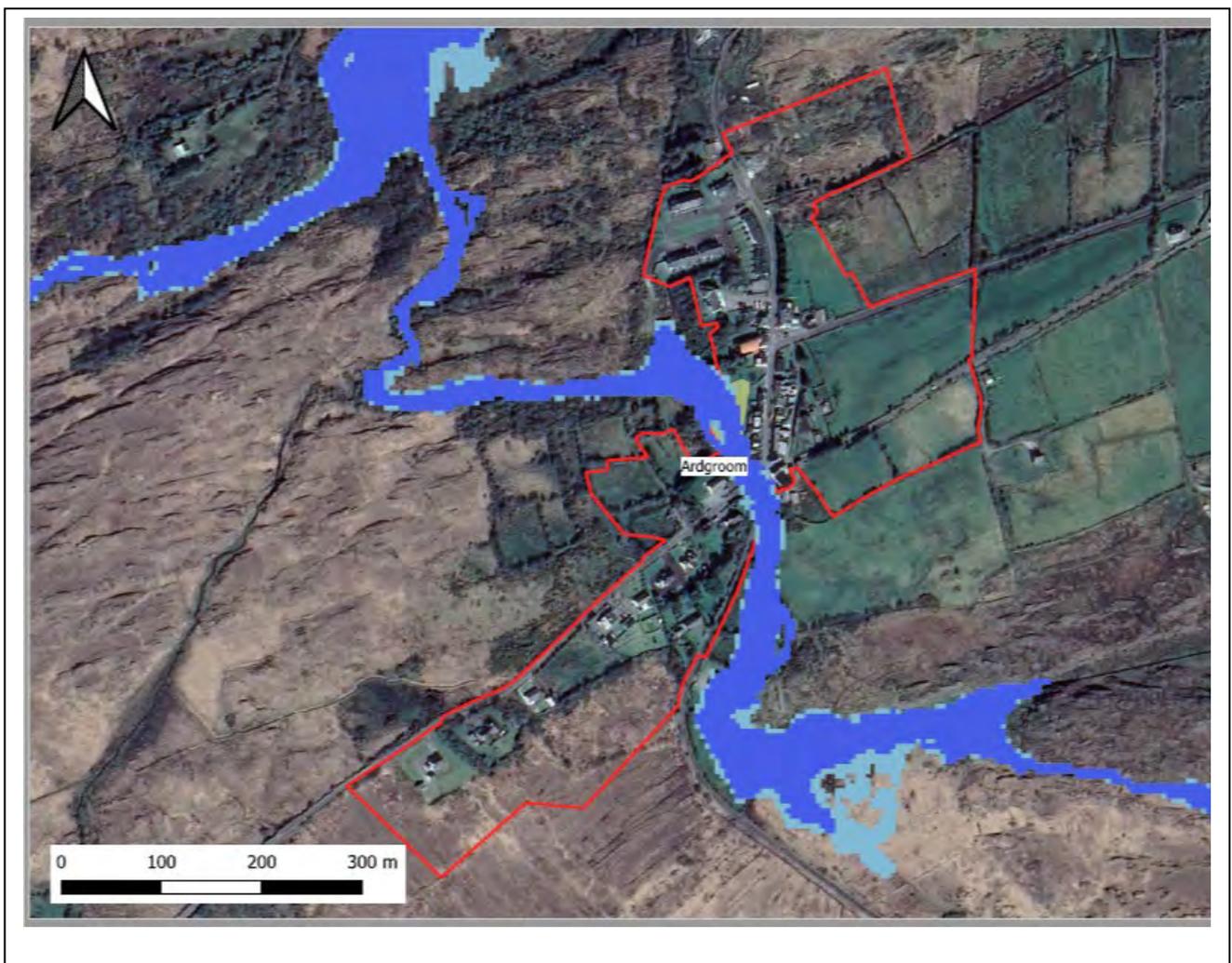
#### **ARDGROOM: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### 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*

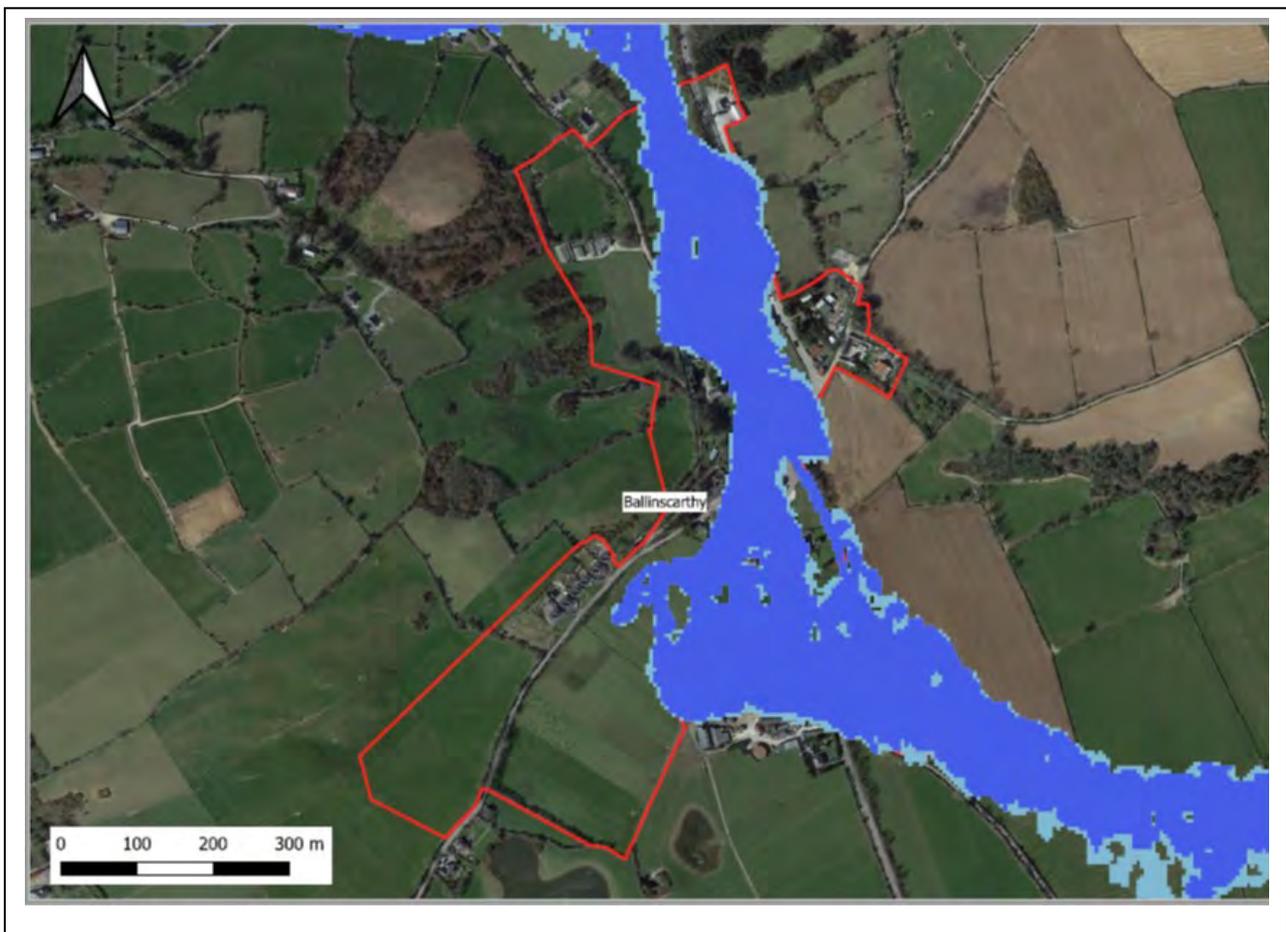
#### **BALLINASCARTY: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### ***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**

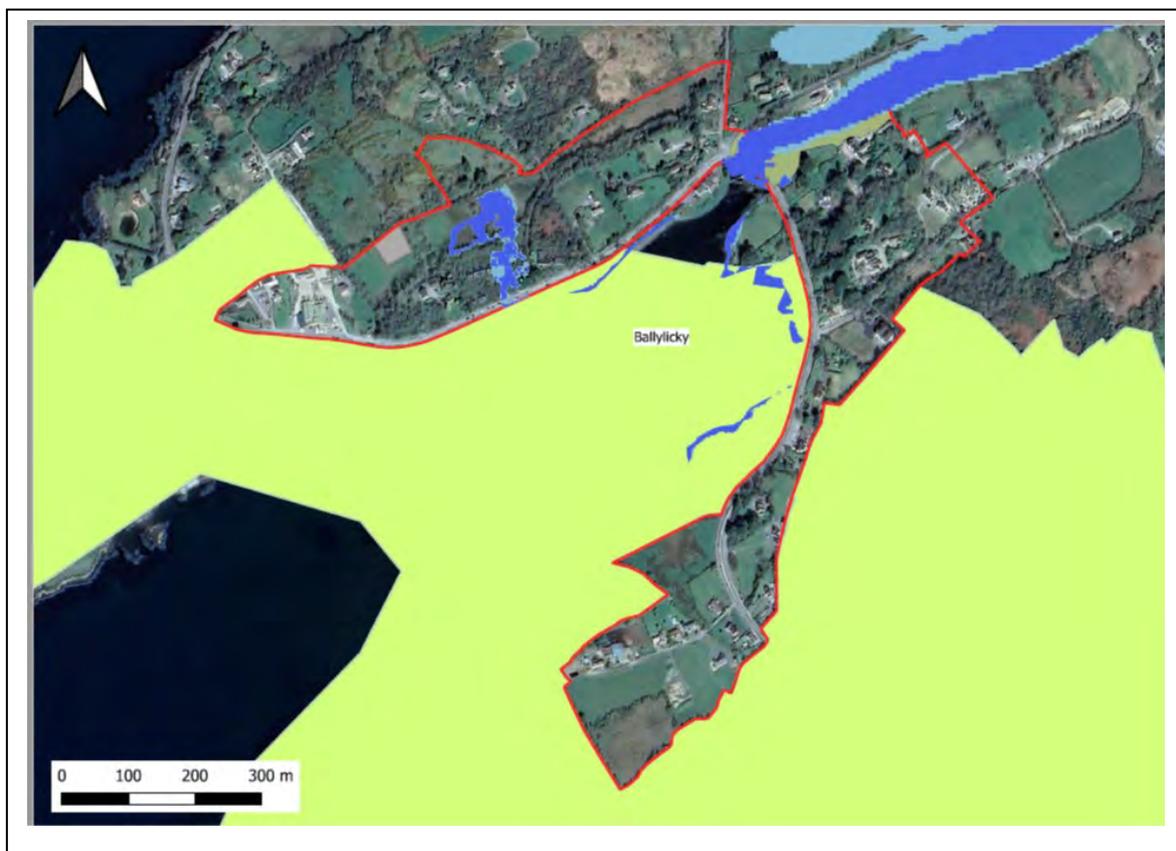
### **BALLYLICKY: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

#### **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**

**BALLYLICKEY: REMOVE OBJECTIVES U-01 AND U-03**

**ORIGIN OF AMENDMENT**

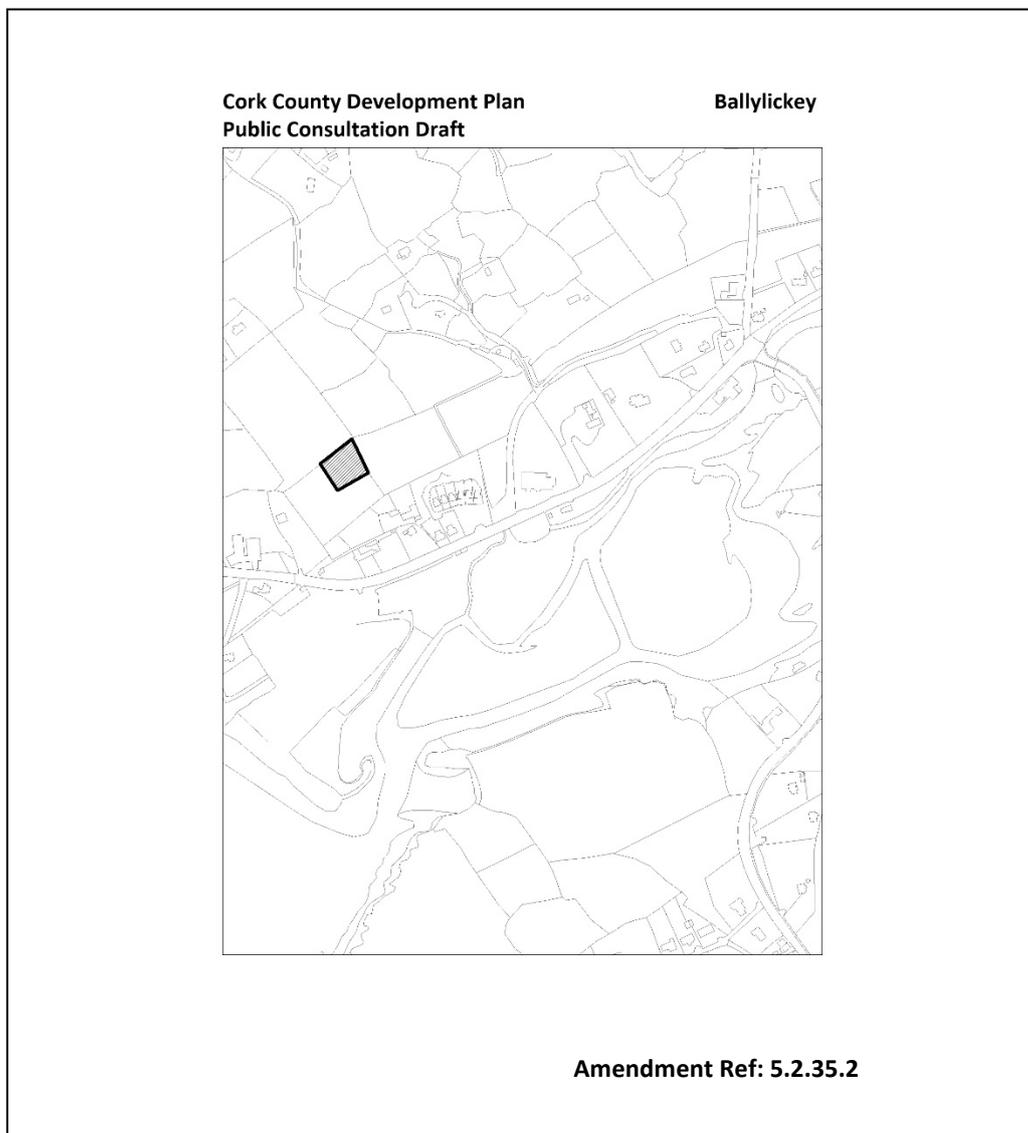
This amendment is required to address updates provided by Irish Water.

**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~~





**Amendment Ref: 5.2.35.2**

**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 5.2.35.3**

**BALLYLICKY: AMEND U-02 TO INCLUDE [\*] REGARDING THE REQUIREMENT FOR FLOOD RISK ASSESSMENT ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

Amend the specific objective text of U-02 Ballylickey to include an \* (referencing flood risk and the need to refer to objectives in Volume One, Chapter 11 Water Management) as follows:

U-02 Ballylickey                      Prioritise the provision of and upgrading footpaths in particular footpaths linking the camping/caravan park to the Seaview Hotel and future riverside walking route. \*

**TEXT CHANGE ONLY**

## Castletownsend

### PROPOSED AMENDMENT NO. 5.2.36.1

#### **CASTLETOWNSEND: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### **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

#### **CROOKHAVEN: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### **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**

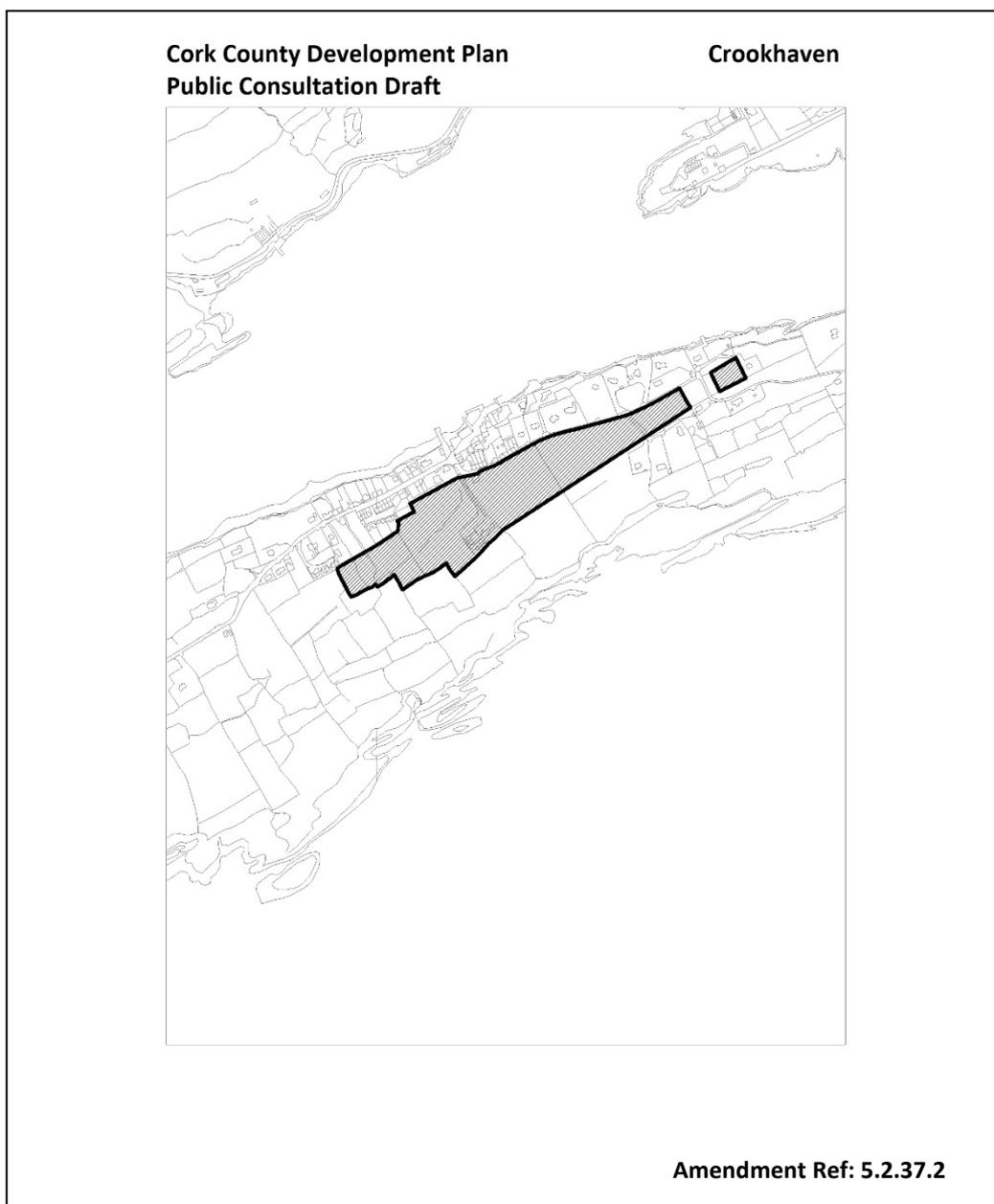
**CROOKHAVEN: REMOVE LAND DESIGNATED AS THE SHEEP'S HEAD TO TOE HEAD SPA FROM DEVELOPMENT BOUNDARY**

**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*

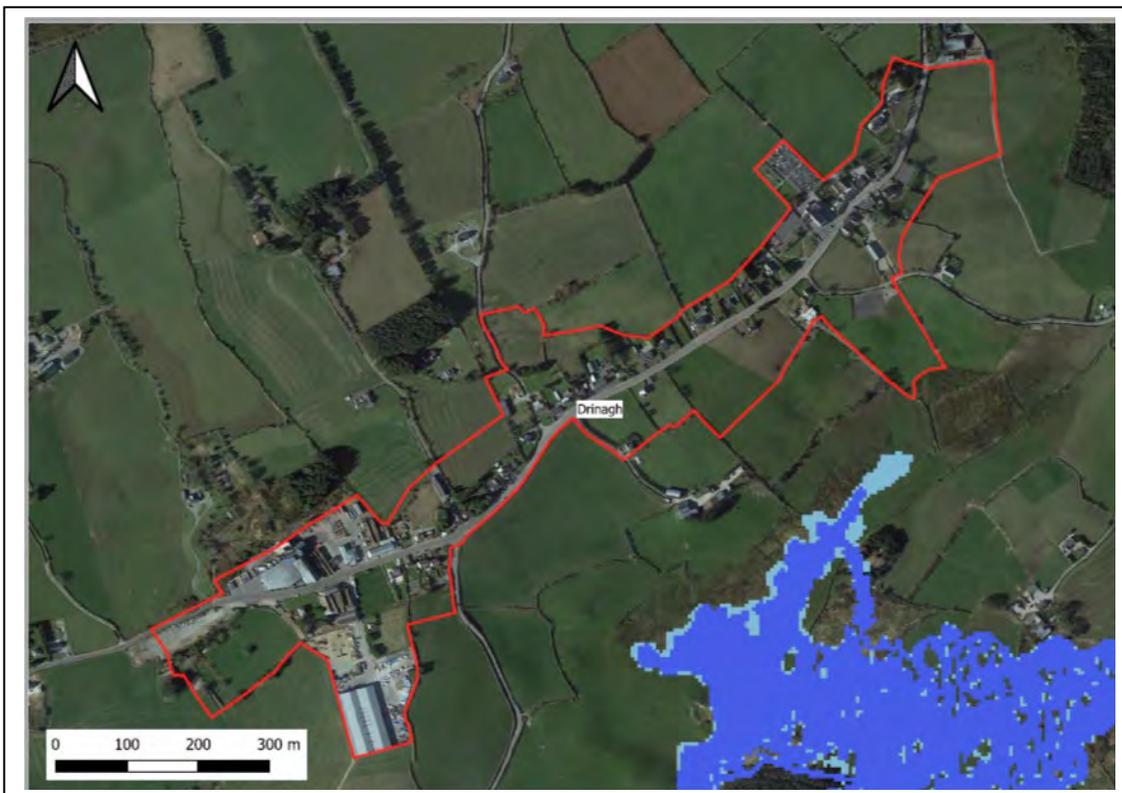
#### **DRINAGH: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

#### ***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**

## Eyerles

### PROPOSED AMENDMENT NO. 5.2.39.1

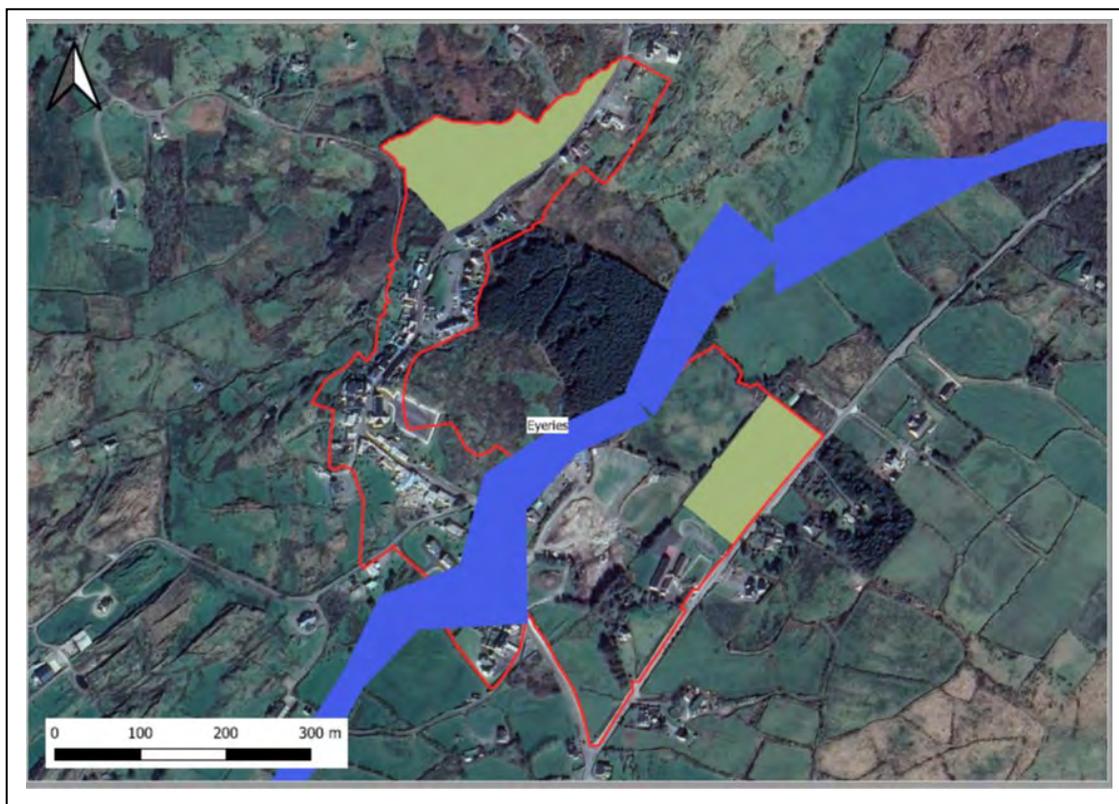
#### **EYERLES: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### **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*

#### **GLANDORE: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### ***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

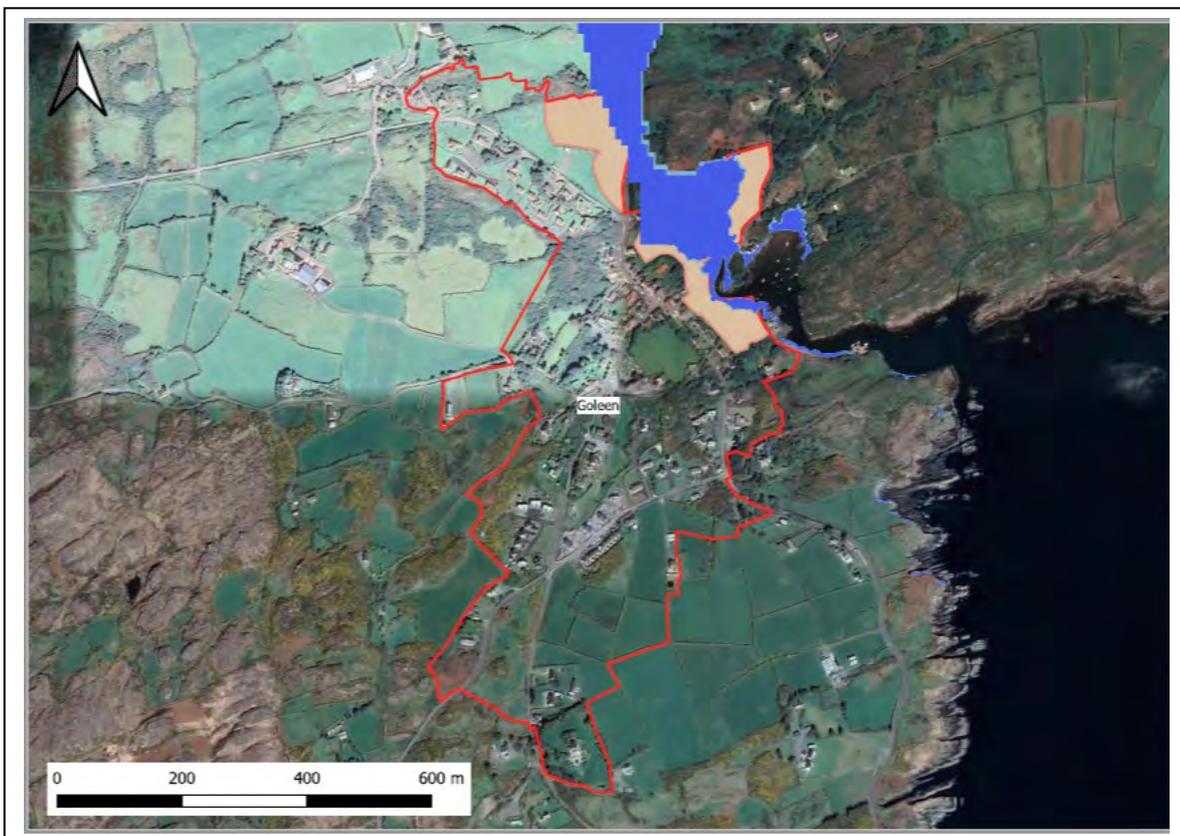
#### **GOLEEN: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### **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**

**GOLEEN: REMOVE LAND FROM DEVELOPMENT BOUNDARY ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by 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 (Map No.1). The remaining area will be brought within the development boundary of the village (Map No.2).

~~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].~~

**Map No. 1 - Flood risk area to be removed from Development Boundary**

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Public Consultation Draft**

**Goleen**



.. continued from previous page.

**Map No. 2: Remainder of the omitted X-01 site to be brought within the Development Boundary of Goleen.**

**Cork County Development Plan  
Public Consultation Draft**

**Goleen**



**TEXT AND MAP CHANGE ONLY**

## *Kealkill*

### *PROPOSED AMENDMENT NO. 5.2.42.1*

#### **KEALKILL: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### *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*

#### **KILCROHANE: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

#### ***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

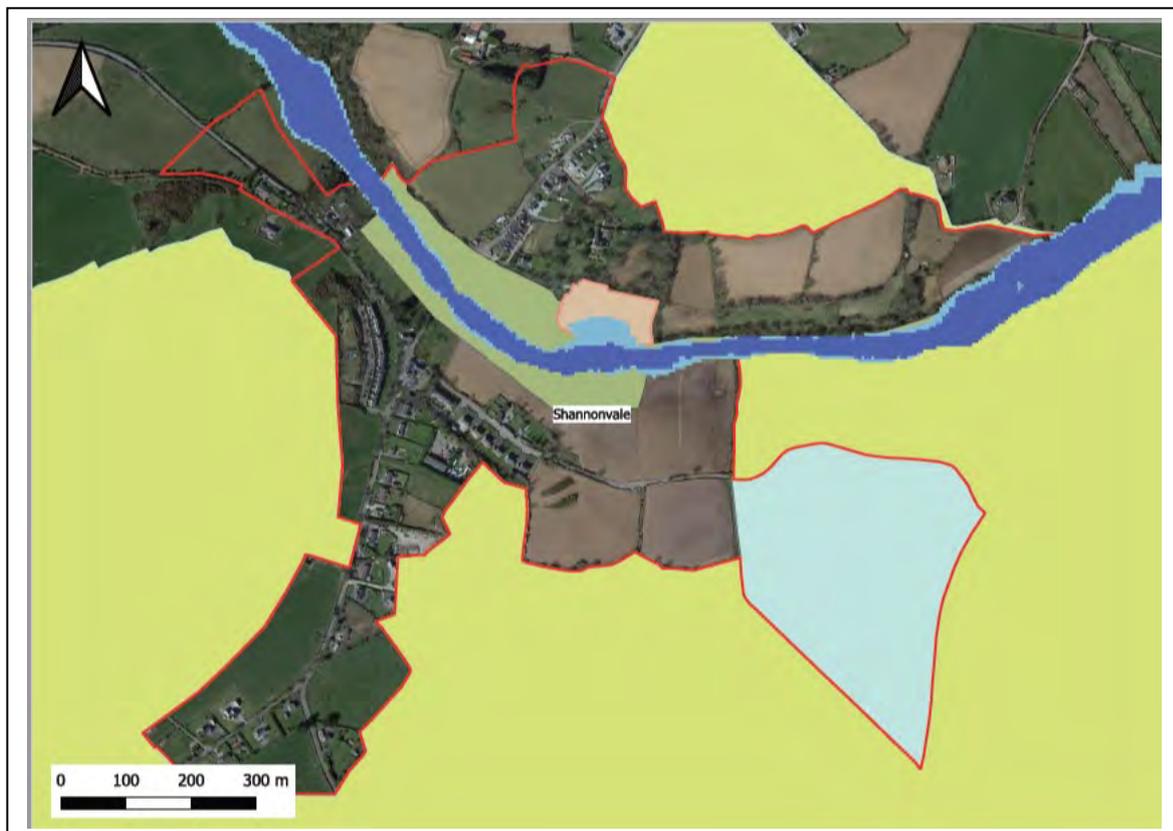
#### **SHANNONVALE: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### **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**

**SHANNONVALE: AMEND AND UPDATE THE TEXT OF X-01 ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT**

**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**

## *Inchydoney*

### *PROPOSED AMENDMENT NO. 5.2.45.1*

#### **INCHYDONEY: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### ***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**

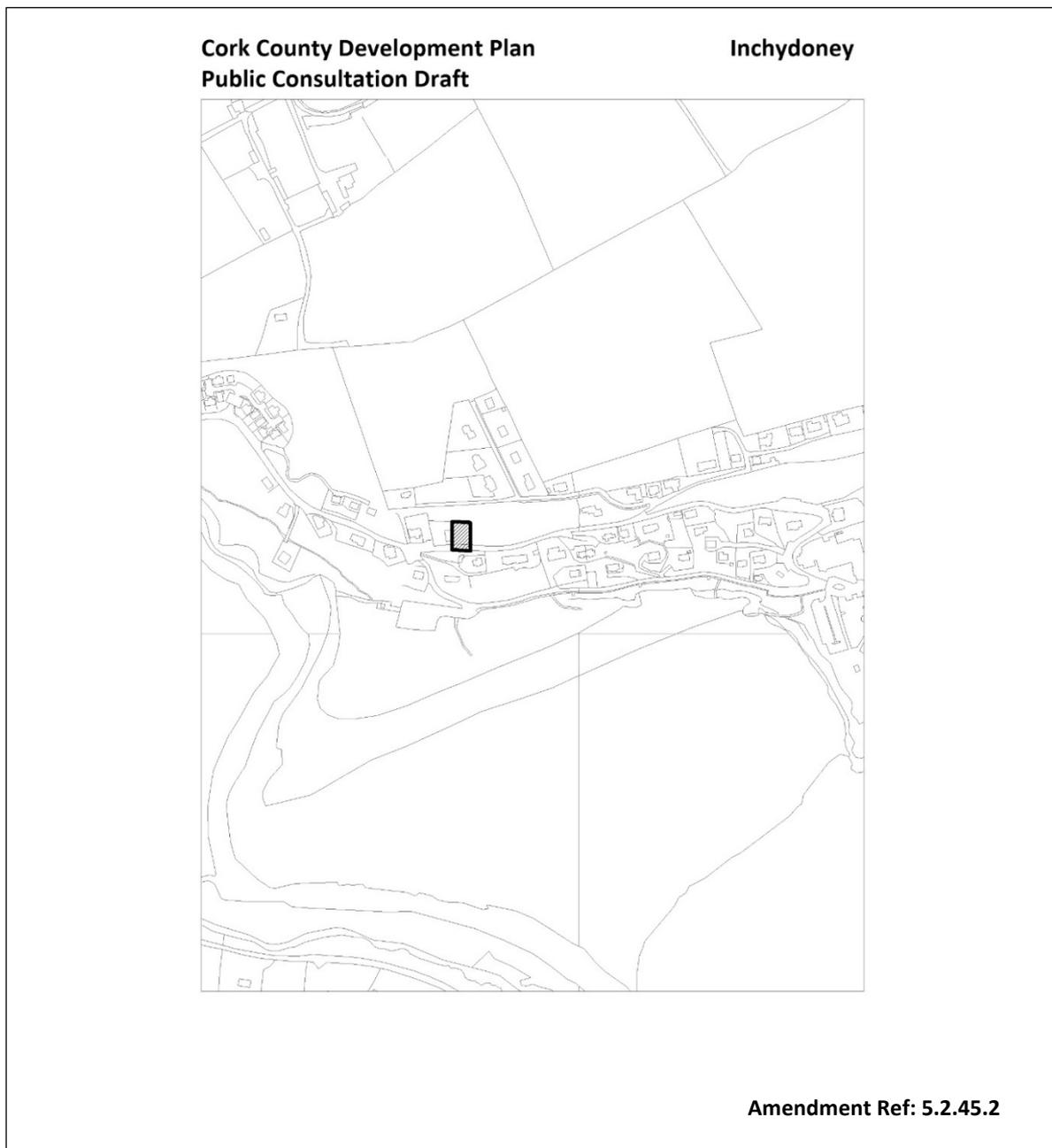
**INCHYDONEY: REMOVE SITE FROM THE GC-02 BOUNDARY**

**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**

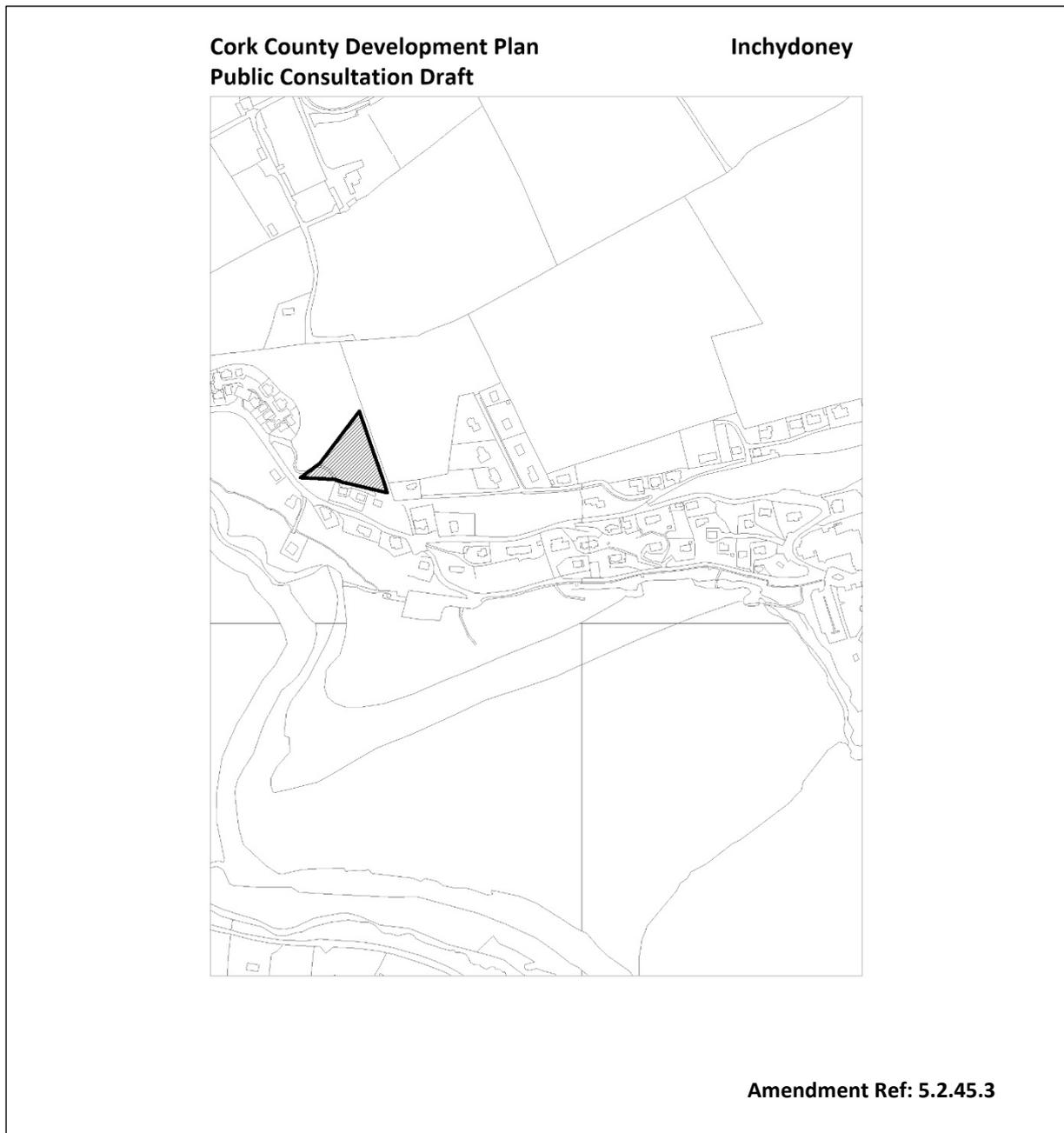
**INCHYDONEY: REMOVE LAND FROM THE GR-03 BOUNDARY**

**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 GR-03 zoning as follow:



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 5.2.45.4**

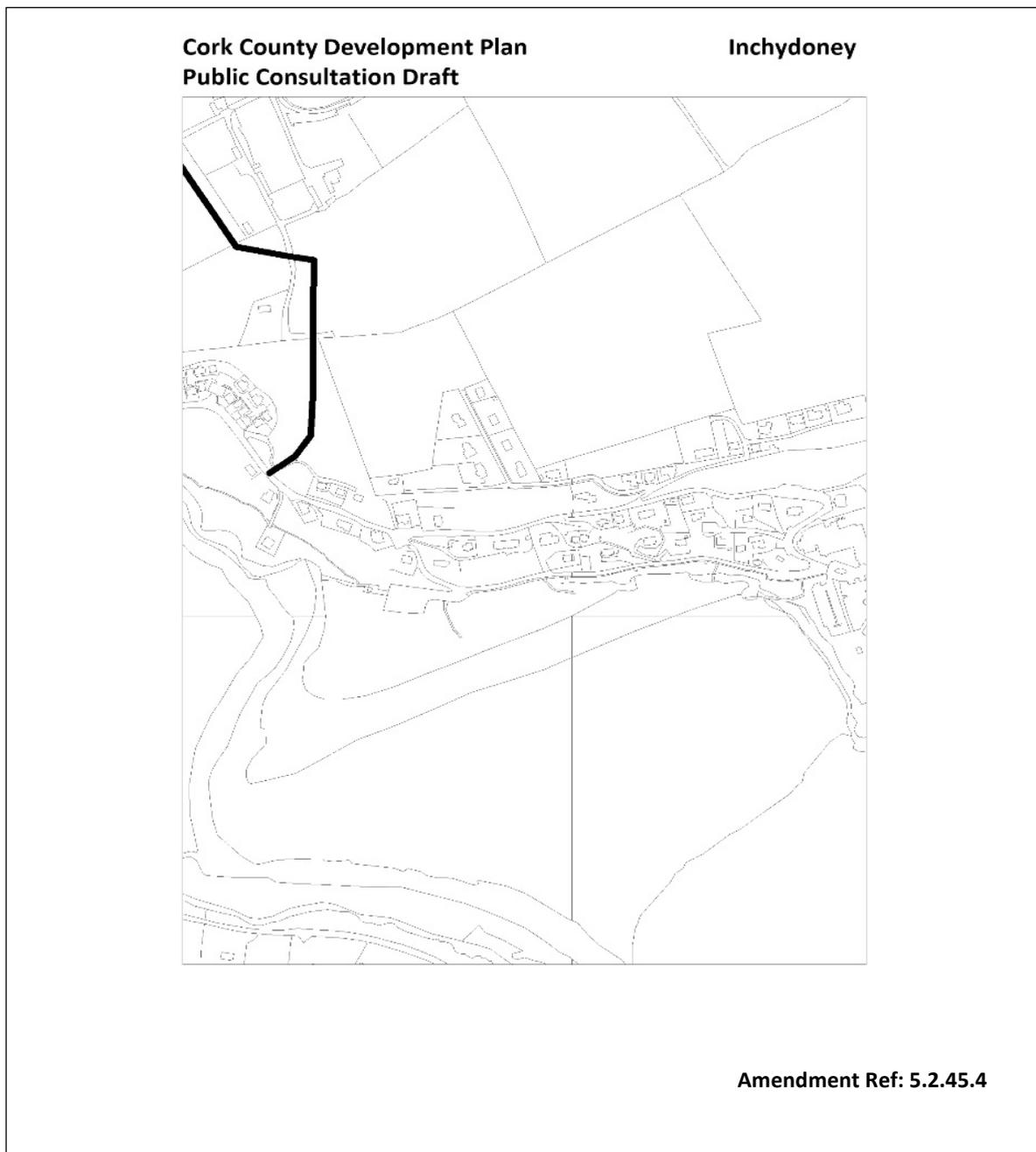
**INCHYDONEY: MODIFY THE ALIGNMENT OF THE U-01 OBJECTIVE**

**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**

**INCHYDONEY: INCLUDE NEW DEVELOPMENT BOUNDARY OBJECTIVE REGARDING INCHYDONEY DUNES**

**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*

#### **OWNAHINCHY: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### ***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**

**OWNAHINCHY: AMEND BOUNDARY OF X-03 ZONING TO REMOVE FLOOD RISK ZONE ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT**

**ORIGIN OF AMENDMENT**

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

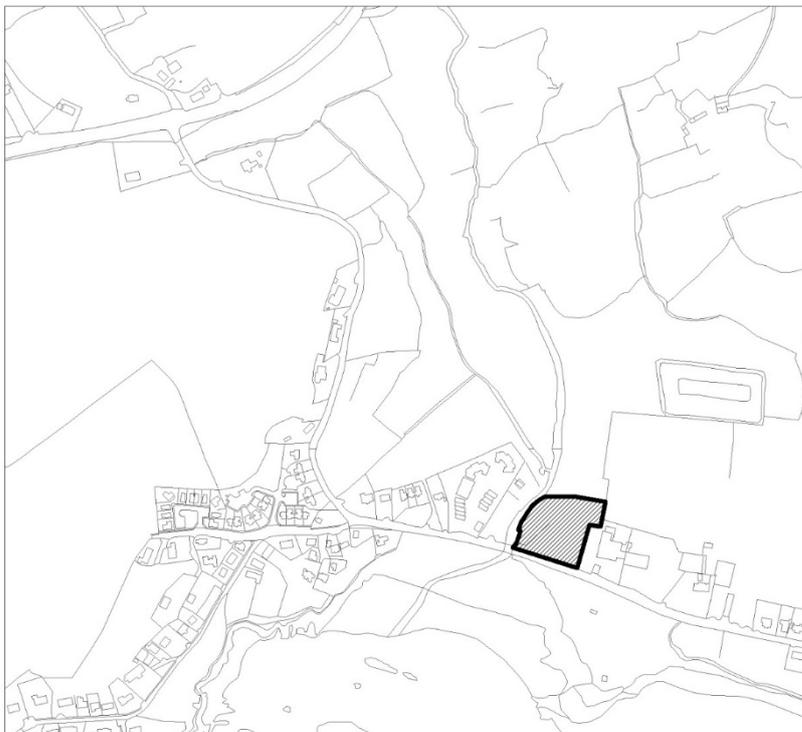
**PROPOSED AMENDMENT**

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

Map No. 1 : lands being omitted from the X-0-3 zoning to be brought within the Development Boundary of Goleen shown as follows;

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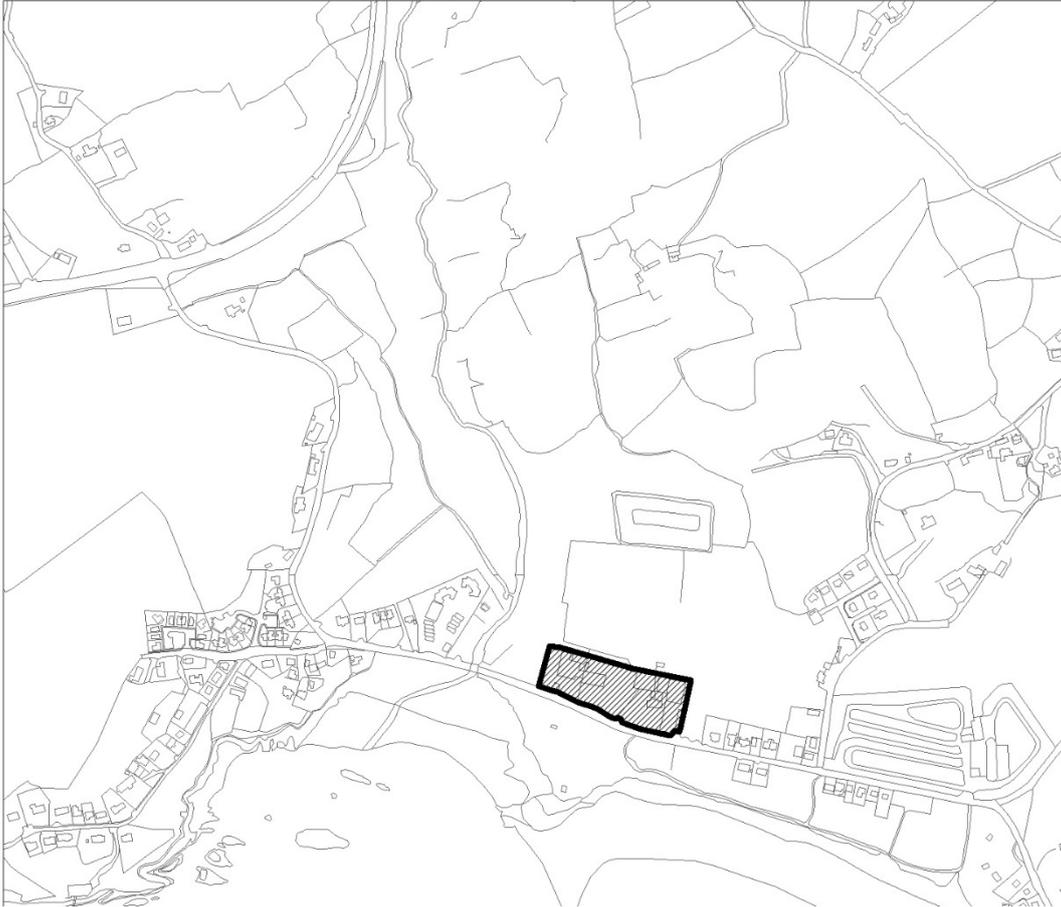
**Owenahinchy**



Map No. 2 Revised boundary of X-03 is as follows:

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Public Consultation Draft**

**Owenahinchy**



**TEXT AND MAP CHANGE**

***PROPOSED AMENDMENT NO. 5.2.46.3***

**OWNAHINCY: CORRECTION OF MAP LABELS**

***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

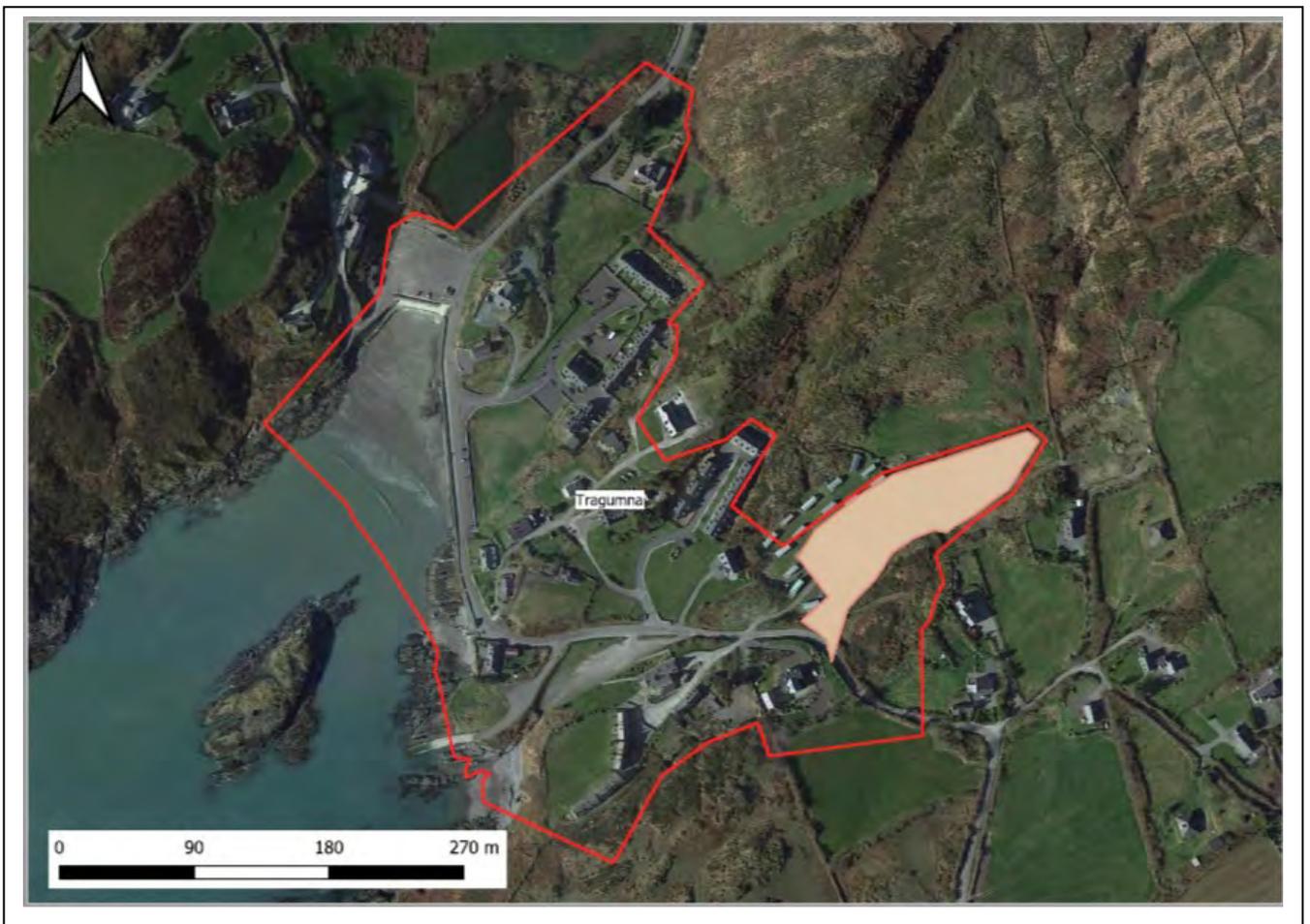
#### **TRAGUMNA: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### **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

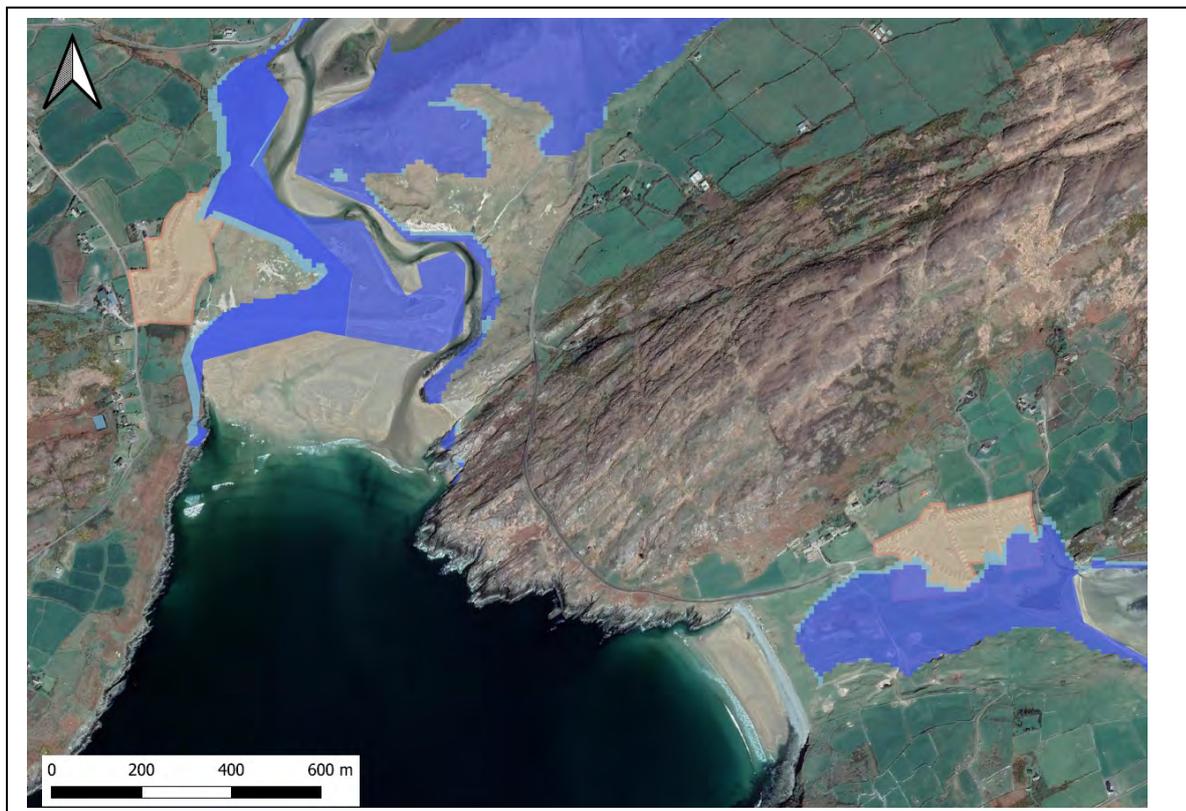
#### **BARLEYCOVE: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT**

##### **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

#### **VARIOUS SETTLEMENTS: AMEND OBJECTIVES LISTED IN TABLE TO ADD [\*] REQUESTING FLOOD RISK ASSESSMENT**

#### **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 (also see amendment no. 5.2.6.27.)
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**





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