



Cork County Development
Plan Review

Proposed Amendments to

**Volume Four:
South Cork**

Chapter 3 East Cork MD
Chapter 4 Macroom MD

18th January 2022



Comhairle Contae Chorcaí
Cork County Council

Table of Contents

1	INTRODUCTION.....	5
2	PROPOSED AMENDMENTS FOR THE EAST CORK MD.....	9
3	PROPOSED AMENDMENTS FOR THE MACROOM MD.	148

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"> ➤ Addendum to SEA Environmental Report; ➤ Updated Strategic Flood Risk Assessment ➤ Habitats Directive Screening Assessment Report. 	–	√
	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 https://www.corkcoco.ie/en/cork-county-development-plan-2022-2028</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 18th January, 2022 to midnight on Tuesday 15th 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 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 18th January 2022 to midnight on Tuesday 15th 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

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 18th January, 2022 to midnight on Tuesday 15th 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.

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 East Cork MD

PROPOSED AMENDMENT NO. 4.3.1.1

UPDATE TO TEXT IN THE DRAFT PLAN IN RELATION TO THE MIDLETON TO YOUGHAL GREENWAY

ORIGIN OF AMENDMENT

This amendment is required to update the text of the Draft Plan in relation to the timeline for the completion of the Greenway which has been delayed due to Covid-19 construction restrictions. Consequential Amendments will also be required for the text in Youghal, Killeagh and Mogeely.

PROPOSED AMENDMENT

Amend paragraph 3.1.5 as follows;

The Midleton to Youghal Greenway is due to be completed in ~~2022~~ **2023** and will give East Cork a significant tourism boost. Work on the 23km long, off-road Greenway started in November 2019 and it is expected to be open in ~~2022~~ **Spring 2023**. The route runs alongside the old railway line and will include stop off points at former railway stations in Mogeely and Killeagh. When finished the new greenway will provide a level gradient suitable for all ages and abilities as a safe, accessible, and attractive route for cycling and walking and could attract 250,000 visitors annually. Figure 4.3.1 below shows the Greenway route.

TEXT CHANGE ONLY

East Cork MD

PROPOSED AMENDMENT NO. 4.3.1.2

REPLACEMENT OF GREENWAY MAP WITH UPDATED MAP

ORIGIN OF AMENDMENT

This amendment is required to update Figure 4.3.1 in the Draft Plan.

PROPOSED AMENDMENT

Replace Figure 4.3.1 with updated Figure 4.3.1 as follows;



MAP CHANGE ONLY

East Cork MD - Overview

PROPOSED AMENDMENT NO. 4.3.2.1.

UPDATE TO SCALE OF GROWTH FIGURES

ORIGIN OF AMENDMENT

This amendment is a consequential amendment required to address amendments to the Core Strategy of the plan. Amendments to the Core Strategy are outlined in the proposed amendments to Volume One of the Plan, including Proposed Amendment no. 1.2.13.

PROPOSED AMENDMENT

It is proposed to update Table 4.3.2 with updated figures as follows:

Table 4.3.2 East Cork Municipal District – Proposed Scale of Development			
Settlement Name	Scale of Development	Drinking Water Status (February 2021 Assessment)	Waste Water Status (February 2021 Assessment)
Main Towns			
Midleton*	3,355 2,647		
Youghal	453 359		
Total Main Towns	3,808 3,006		
Key Villages >1,500	-		
Castlemartyr~	227 122		
Cloyne~	248 195		
Whitegate and Aghada	60		
Key Villages <1,500	535 377		
Killeagh	135 96		
Total Key Villages	670 473		
Villages			
Ballincurrig	10		
Ballycotton	45		
Ballymacoda	12		
Dungourney	10		
Ladysbridge	40		
Lisgoold	20		
Mogeely	48 40		
Saleen	50 30		
Shanagarry/ Garryvoe	70 50		

Table 4.3.2 East Cork Municipal District – Proposed Scale of Development			
Settlement Name	Scale of Development	Drinking Water Status (February 2021 Assessment)	Waste Water Status (February 2021 Assessment)
Total Villages	305 257		
Overall MD Total	4,783 3,736		
Other Locations			
Barnabrow/Ballymaloe	-		
Redbarn	-		
Trabolgan	-		
Water Services Key	Capacity		
	Future capacity subject to Irish Water Investment Plan		
	Some capacity		
	No capacity		
<p>* IW is working on a number of projects which will provide the infrastructure necessary to relieve development constraints in Midleton. The North Midleton project (Phase 1 Load diversion to Carrigtwohill), which will cater for the Water Rock area, is to be delivered by the end of 2023. The Phase 2 - Load Diversion to Carrigtwohill project, taking in the load from the wider Midleton area, is to be delivered by end of 2026. Treatment capacity will be available once load transfer projects to Carrigtwohill progress (Phase 1 approx. 4,000pe), and Phase 2 (a further 12,650pe approx.).</p> <p>~ Cloyne and Castlemartyr WWTPs are currently not compliant with Waste Water Discharge Licence emission limit values but are capable of achieving at least UWW standards.</p>			

Note: This will result in consequential updates to the text of the plan for each individual settlement to update the scale of growth figure.

TEXT CHANGE ONLY

East Cork MD: Midleton

PROPOSED AMENDMENT NO. 4.3.3.1

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

ORIGIN OF AMENDMENT

This amendment is a consequential amendment required to address changes 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 4.3.3 'Midleton Population 2006-2028' and amend table 4.3.4 'Population and Housing in Midleton' to reflect changes to the Core Strategy.
2. Update and amend paragraphs and MD-GO-01 objective to reflect changes to the Core Strategy.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.3.2

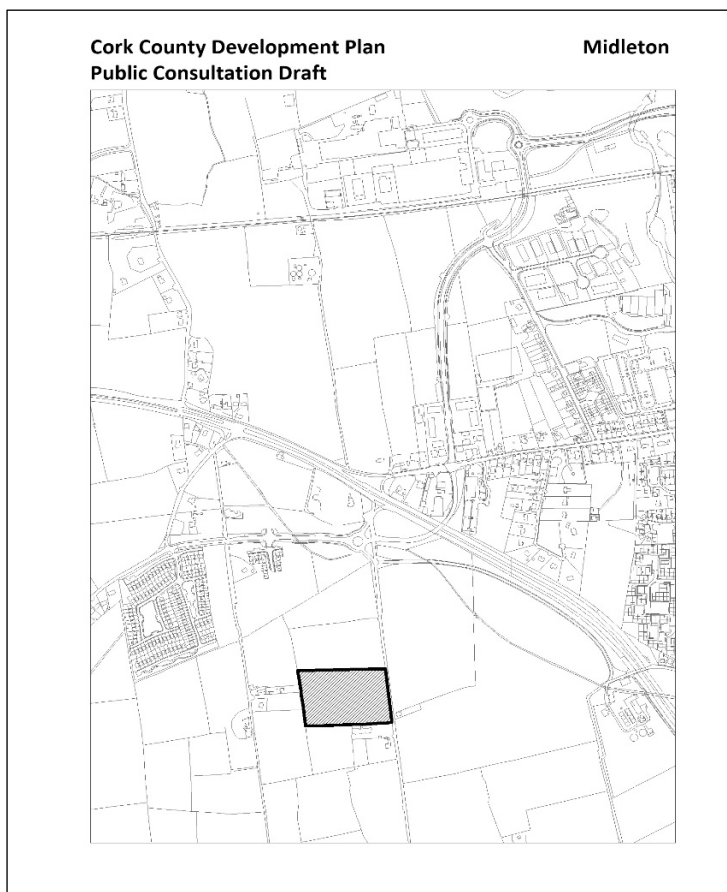
MIDLETON: AMEND PART OF MD-R-02 TO AGRICULTURE MD-AG-03

ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to change the land use on the south eastern part of MD-R-02 from Residential to Agriculture and include site as part of MD-AG-03.



Proposed Amendment Ref: 4.3.3.2

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.3.3

MIDLETON: AMEND MD-R-03 TO RE-CATEGORISE AS EXISTING RESIDENTIAL

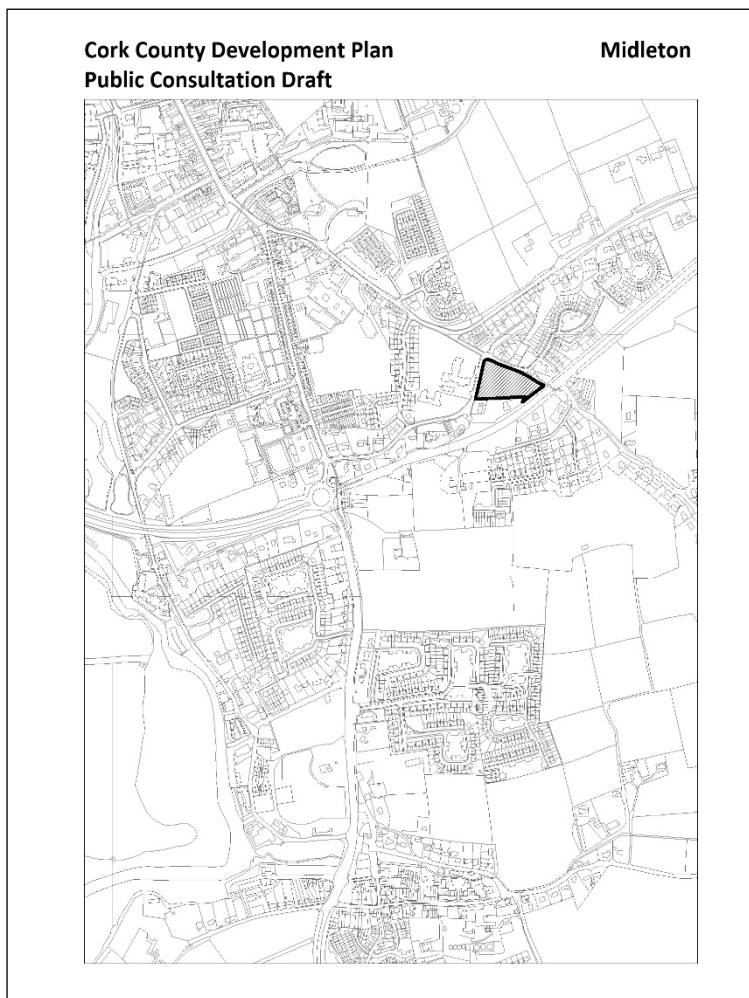
ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to make a change to the Draft Plan to re-categorise the land use of MD-R-03 from Residential to Existing Residential.

MD-R-03 High Density Residential Development — development on this site should include detailed landscaping proposals.



Proposed Amendment Ref: 4.3.3.3

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.3.4

MIDDLETON: AMEND EASTERN SECTION OF MD-R-04 AND RE-CATEGORISE AS RESIDENTIAL RESERVE WITH PROVISION FOR A PRIMARY SCHOOL

ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

(a) It is proposed to make a change to the Draft Plan to re-categorise the eastern section of MD-R-04 from Residential to Residential Reserve (RR) as follows:

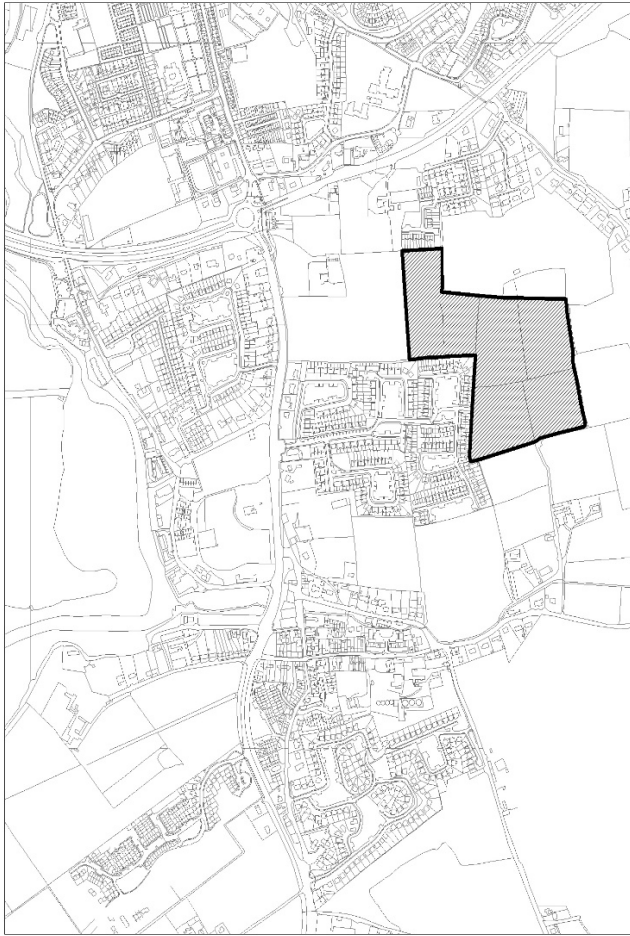
MD-RR - Medium A Density Residential Development to include a mix of house types. Consideration may also be given to the provision of a nursing home. Proposals should take cognisance of the period property in the near vicinity and should include detailed landscaping proposals for the site. Provision of a new purpose-built primary school can also be accommodated on this site, subject to agreement with the Department of Education and Science. The development proposal shall also include a detailed Traffic and Transport Assessment and road safety audit. ^

The site supports two habitats of ecological value (semi natural grassland and scrub/transitional woodland). The biodiversity function of these habitats is to be protected as much as possible through the inclusion of buffer areas and green infrastructure corridors.

(b) Objective for the remainder of the MD- R-04 lands to remain unchanged as follows:

MD – R-04 - Medium A Density Residential Development to include a mix of house types. Consideration may also be given to the provision of a nursing home. Proposals should take cognisance of the period property in the near vicinity and should include detailed landscaping proposals for the site. Provision of a new purpose-built primary school can also be accommodated on this site, subject to agreement with the Department of Education and Science. The development proposal shall also include a detailed Traffic and Transport Assessment and road safety audit. ^

The site supports two habitats of ecological value (semi natural grassland and scrub/transitional woodland). The biodiversity function of these habitats is to be protected as much as possible through the inclusion of buffer areas and green infrastructure corridors.



Proposed Amendment Ref: 4.3.3.4 part (a)

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.3.5

MIDLETON: AMEND MD-R-05 TO RE-CATEGORISE AS EXISTING RESIDENTIAL

ORIGIN OF AMENDMENT

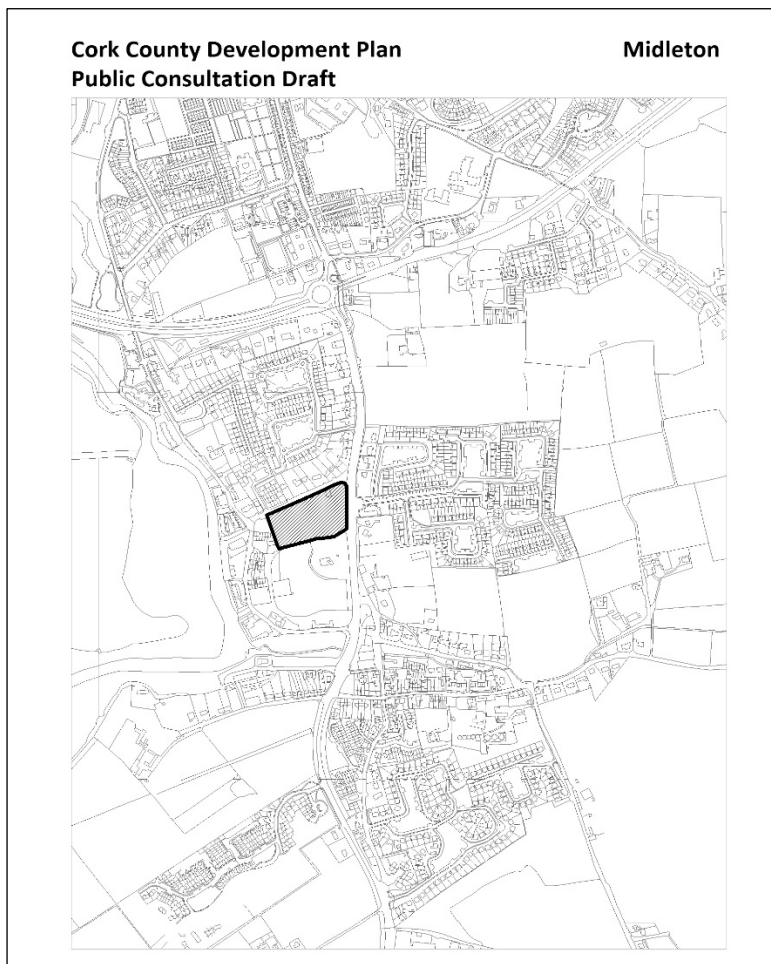
This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to make a change to the Draft Plan to re-categorise MD-R-05 from Residential Use to Existing Residential/ Mixed Residential and Other Uses.

MD-R-05

*Medium A Density Residential Development. Proposals should take cognisance of the period property in the near vicinity and should include detailed landscaping proposals for the site. The development proposal shall also include a detailed Traffic and Transport Assessment and road safety audit. * Δ*



Proposed Amendment Ref: 4.3.3.5

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.3.6

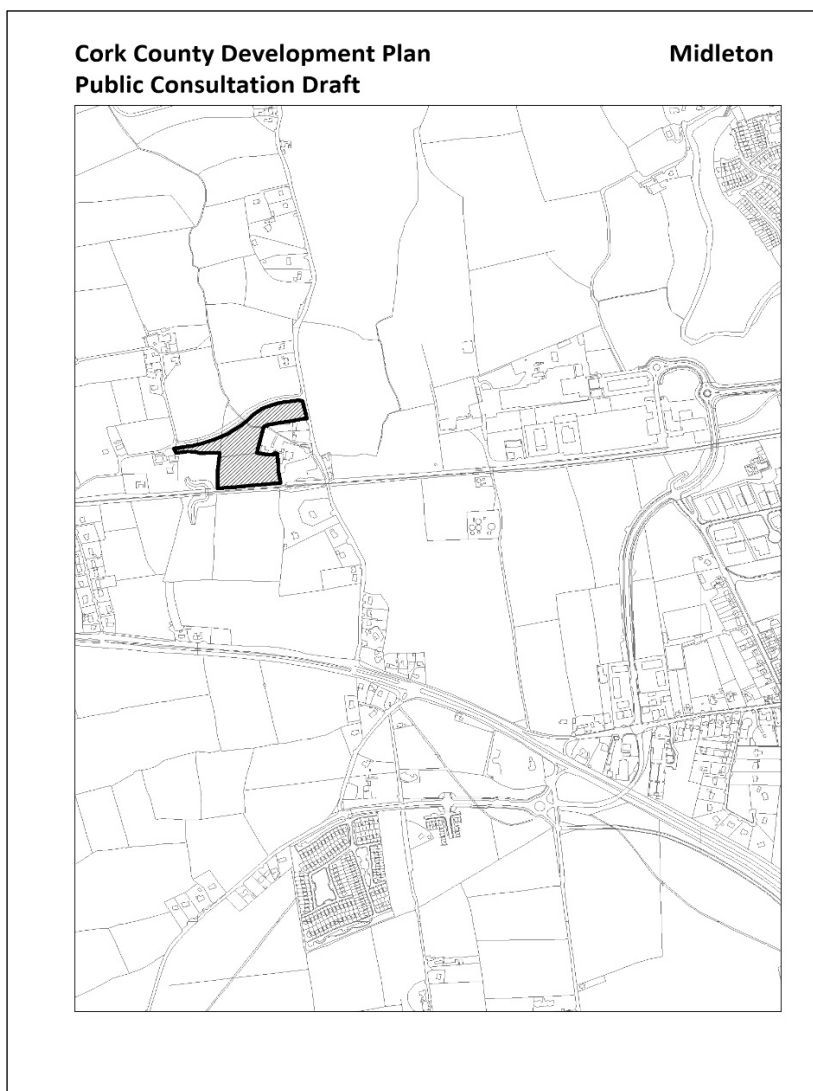
MIDLETON: AMEND MD-R-09 TO RE-CATEGORISE AS RESIDENTIAL LONG TERM STRATEGIC AND SUSTAINABLE DEVELOPMENT (FRAP).

ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to make a change to the Draft Plan to re-categorise MD-R-09 in Water-Rock UEA from Residential to Residential - Long Term Strategic and Sustainable Development – (FRAP).



Proposed Amendment Ref: 4.3.3.6

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.3.7

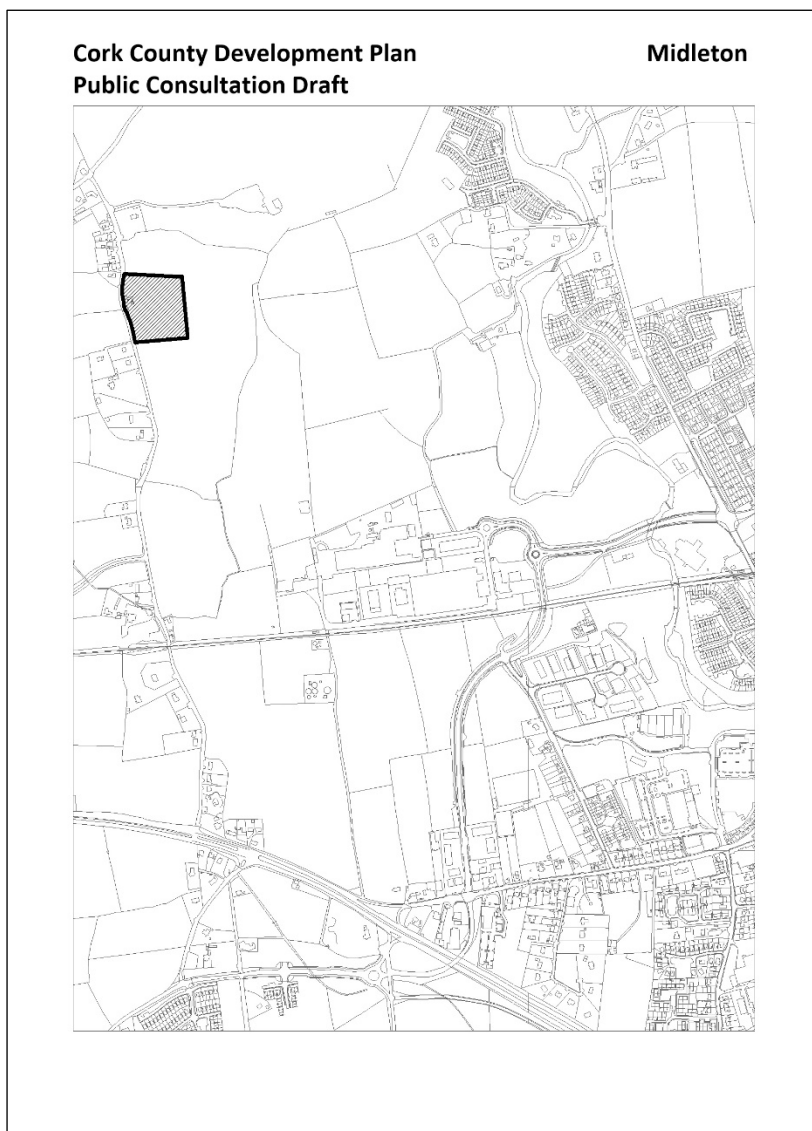
MIDLETON: AMEND MD-R-15 TO RE-CATEGORISE AS RESIDENTIAL ADDITIONAL PROVISION

ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to make a change to the Draft Plan to re-categorise of MD-R-15 in Water-Rock UEA from Residential to Residential Additional Provision (RAP).



Proposed Amendment Ref: 4.3.3.7

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.3.8

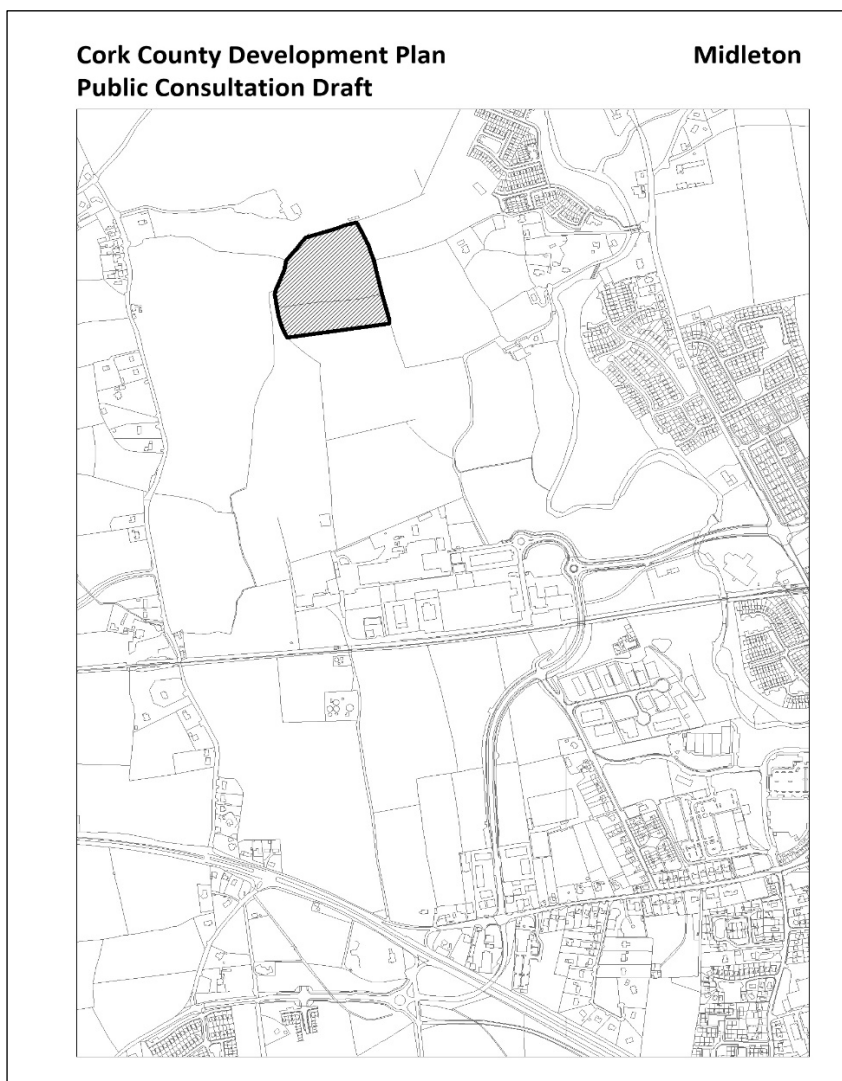
MIDLETON: AMEND MD-R-17 TO RE-CATEGORISE AS RESIDENTIAL ADDITIONAL PROVISION (RAP).

ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to make a change to the Draft Plan to re-categorise MD-R-17 from Residential to Residential Additional Provision (RAP).



Proposed Amendment Ref: 4.3.3.8

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.3.9

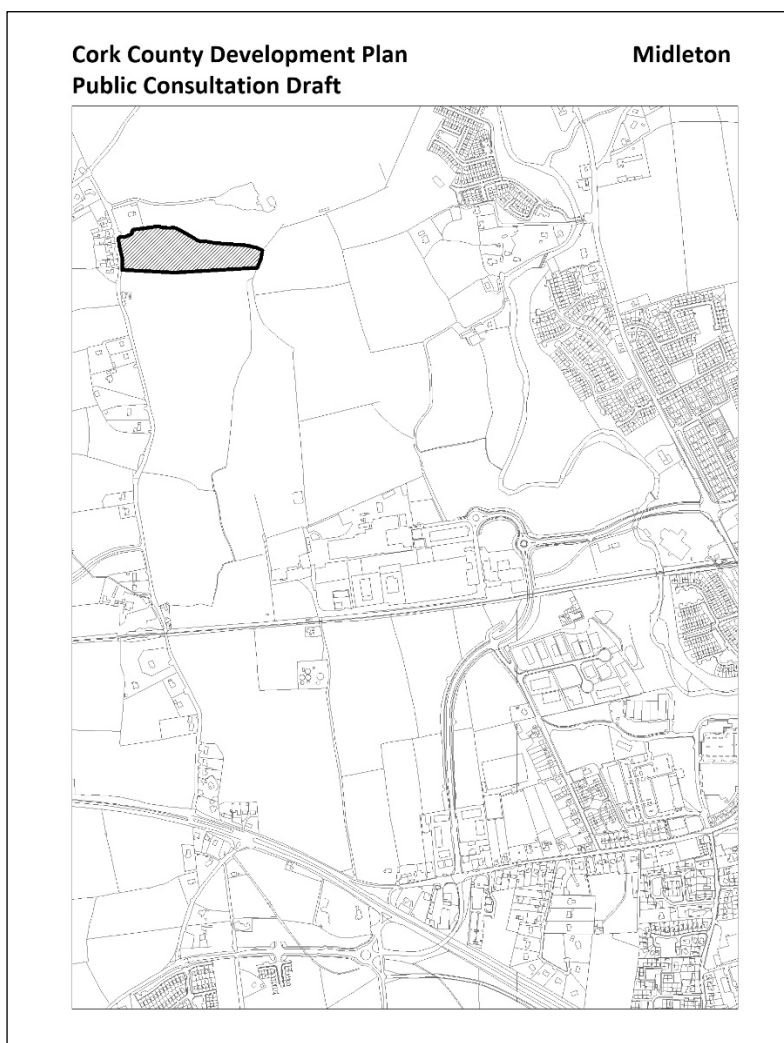
MIDDLETON: AMEND MD-R-18 TO RE-CATEGORISE AS RESIDENTIAL ADDITIONAL PROVISION (RAP).

ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to make a change to the Draft Plan to re-categorise MD-R-18 from Residential to Residential Additional Provision (RAP).



Proposed Amendment Ref: 4.3.3.9

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.3.10

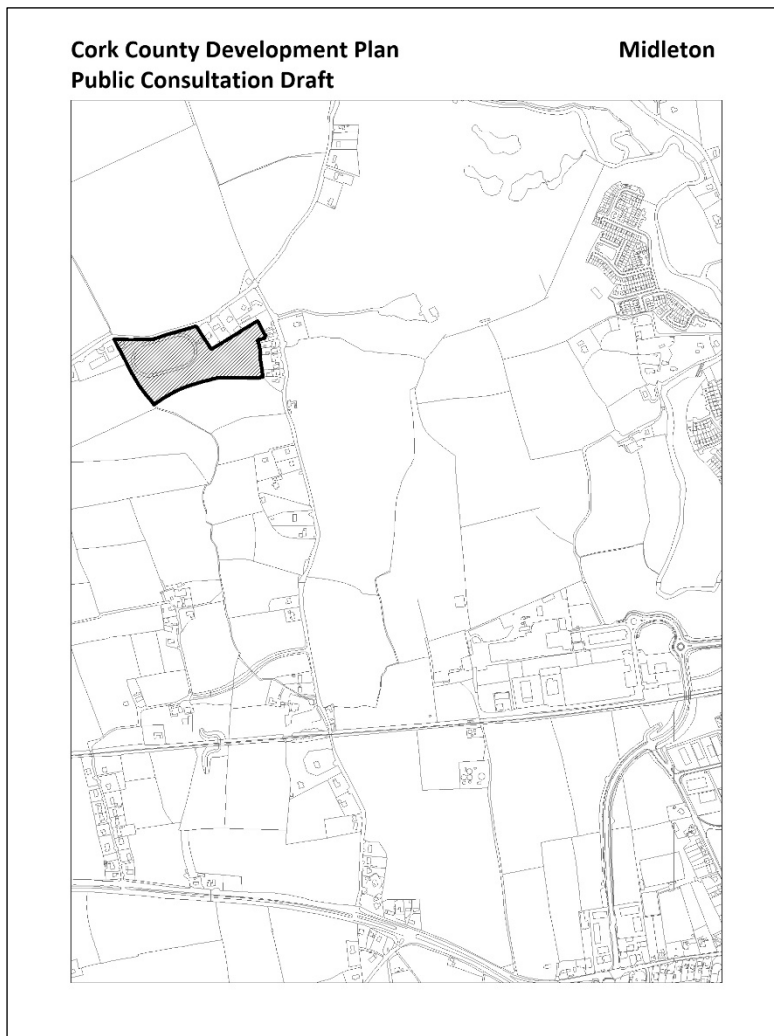
MIDDLETON: AMEND MD-R-19 TO RE-CATEGORISE AS RESIDENTIAL LONG TERM STRATEGIC AND SUSTAINABLE DEVELOPMENT (FRAP).

ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to make a change to the Draft Plan to re-categorise MD-R-19 from Residential to Residential Long Term Strategic and Sustainable Development (FRAP).



Proposed Amendment Ref: 4.3.3.10

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.3.11

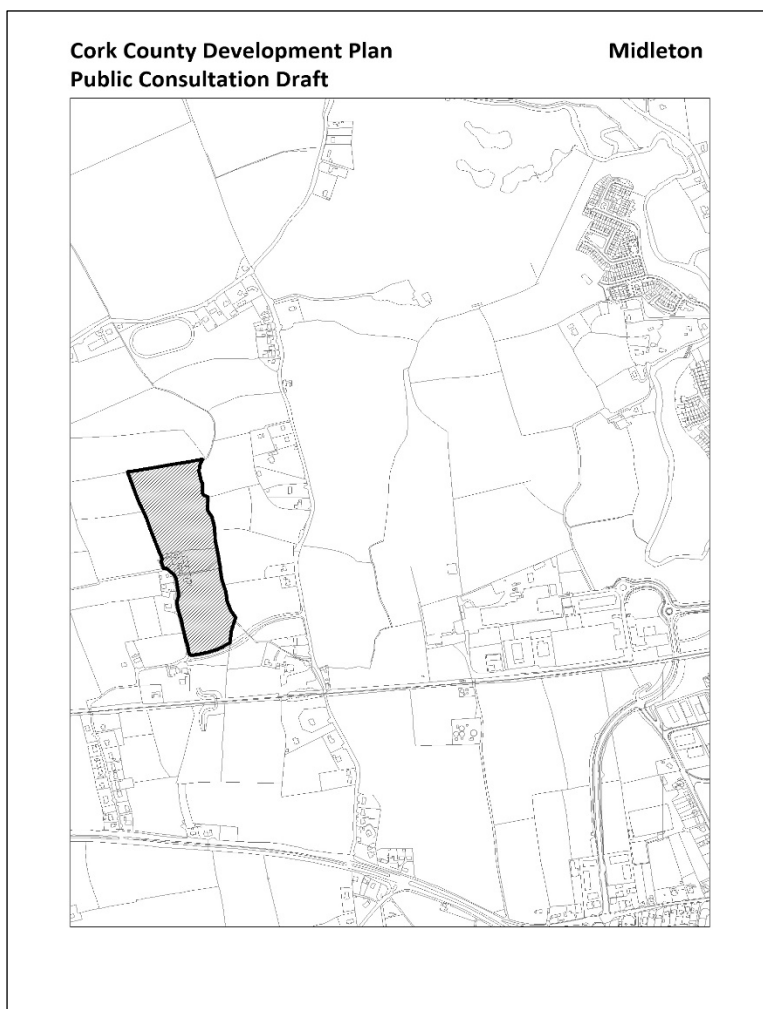
MIDLETON: AMEND MD-R-20 TO RE-CATEGORISE AS RESIDENTIAL LONG TERM STRATEGIC AND SUSTAINABLE DEVELOPMENT (FRAP).

ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to make a change to the Draft Plan to re-categorise MD-R-20 from Residential to Residential Long Term Strategic and Sustainable Development (FRAP).



Proposed Amendment Ref: 4.3.3.11

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.3.12

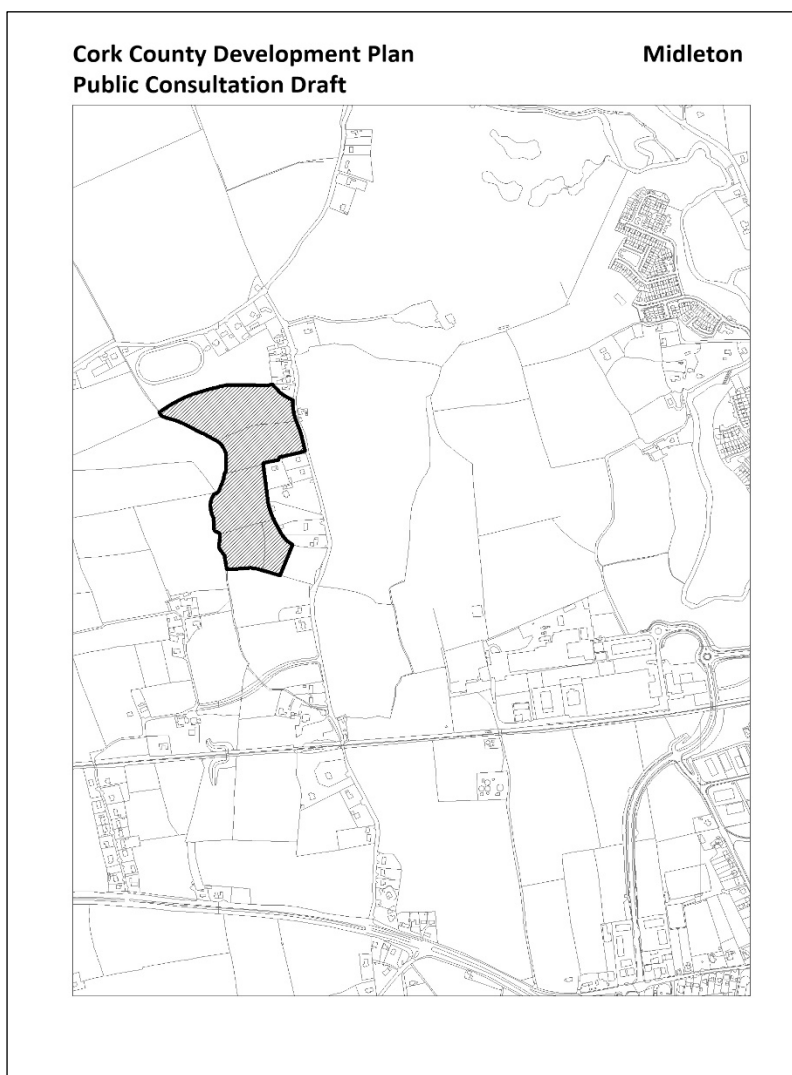
MIDLETON: AMEND MD-R-21 TO RE-CATEGORISE AS RESIDENTIAL ADDITIONAL PROVISION (RAP)

ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to make a change to the Draft Plan to re-categorise MD-R-21 from Residential to Residential Additional Provision (RAP).



Proposed Amendment Ref: 4.3.3.12

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.3.13

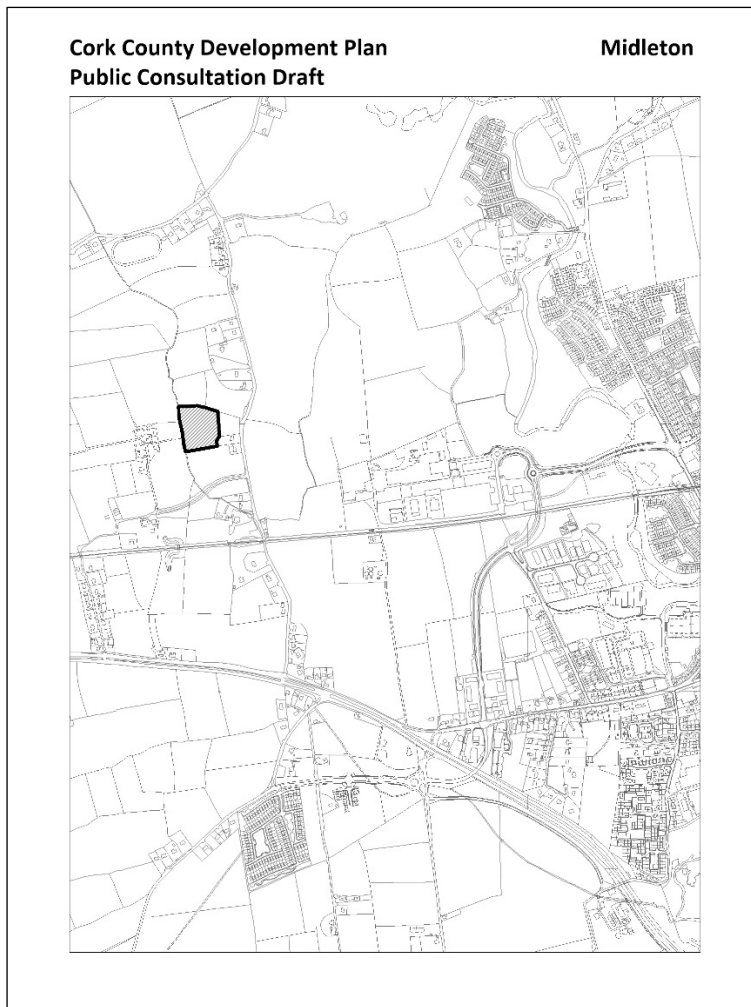
MIDLETON: AMEND MD-R-22 TO RE-CATEGORISE AS RESIDENTIAL ADDITIONAL PROVISION

ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to make a change to the Draft Plan to re-categorise MD-R-22 from Residential to Residential Additional Provision (RAP).



Proposed Amendment Ref: 4.3.3.13

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.3.14

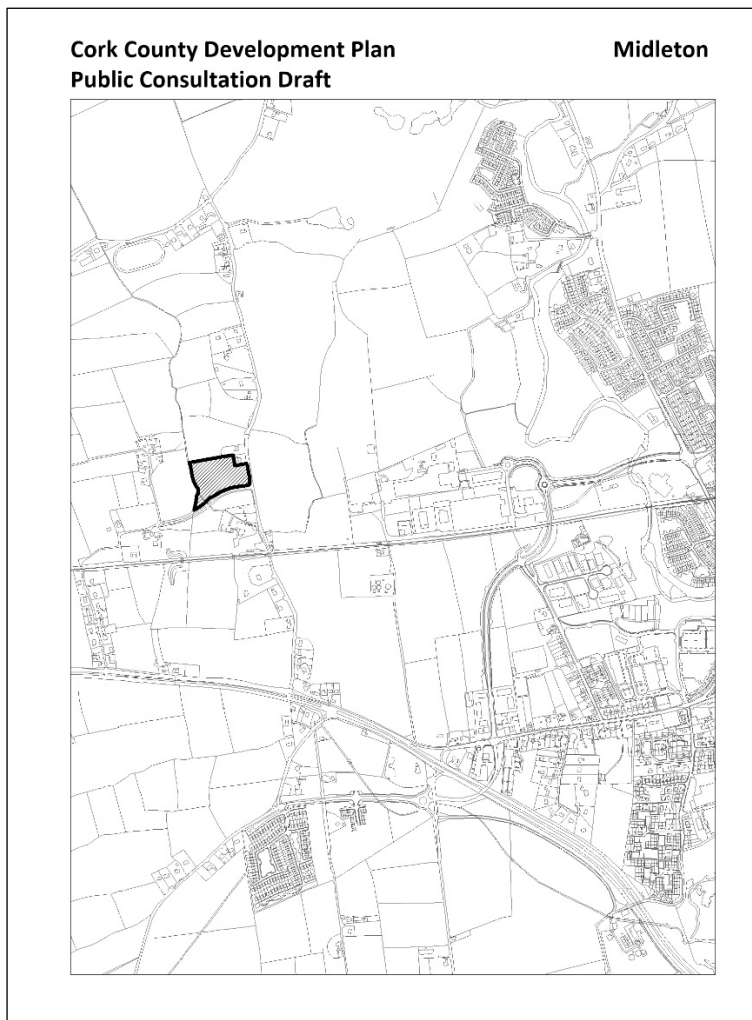
MIDLETON: AMEND MD-R-22 TO RE-CATEGORISE AS RESIDENTIAL LONG TERM STRATEGIC AND SUSTAINABLE DEVELOPMENT (FRAP).

ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to make a change to the Draft Plan to re-categorise MD-R-22 from Residential to Residential Long Term Strategic and Sustainable Development (FRAP).



Proposed Amendment Ref: 4.3.3.14

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.3.15

MIDLETON: OMIT SITE AND OBJECTIVE MD-R-27 AND RE-INSTATE THE LANDS BACK INTO THE METROPOLITAN GREEN BELT.

ORIGIN OF AMENDMENT

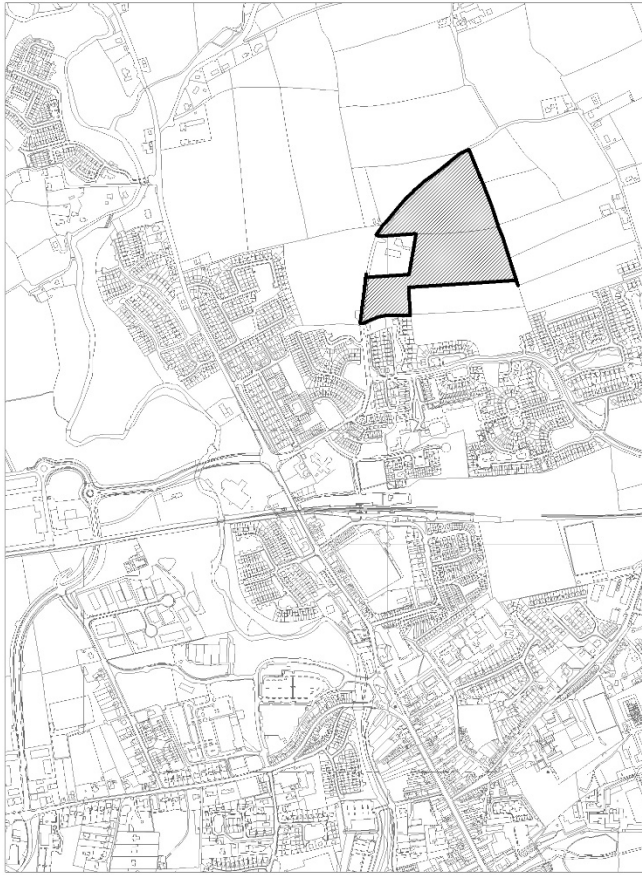
This amendment is required to give effect to a Notice of Motion passed by Members at the Full Council Meeting on the 13th of December 2021.

PROPOSED AMENDMENT

It is proposed to make a change to the Draft Plan to remove Residential Zoning MD-R-27 and to re-instate the lands back into the Metropolitan Green Belt.

~~MD-R-27 Medium A Density Residential Development to include a mix of house types and subject to the following:~~

- ~~(a) 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 Middleton context, including access to local services and amenities, the Northern Relief Road and the N25 (junction capacity etc.).~~
- ~~(b) Proposals shall include provision for pedestrian and cyclist connectivity to the train station, town centre and to other developments to the south and west (to Mill road and the school).~~
- ~~(c) the availability of water services.~~
- ~~(d) The design, layout and finishes of the scheme shall seek to minimise visual impact given the elevated nature of the site and shall include a detailed landscaping proposal.~~



Proposed Amendment Ref: 4.3.3.15

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.3.16

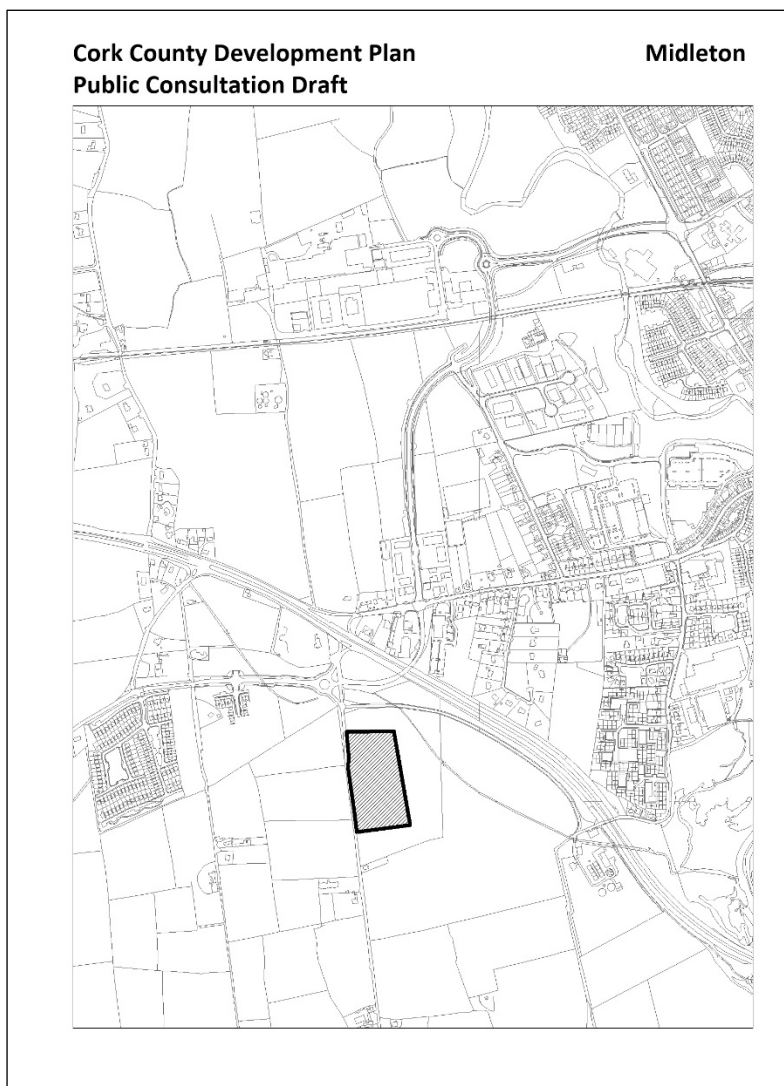
MIDLETON: AMEND MD-R-28 TO RE-CATEGORISE AS RESIDENTIAL RESERVE (RR).

ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to make a change to the Draft Plan to re-categorise MD-R-28 from Residential to Residential Reserve (RR).



Proposed Amendment Ref: 4.3.3.16

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.3.17

MIDLETON: CHANGE LAND USE OF MD-AG-02 TO RESIDENTIAL RESERVE

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submission no. DCDP345476425 to the Draft Plan.

PROPOSED AMENDMENT

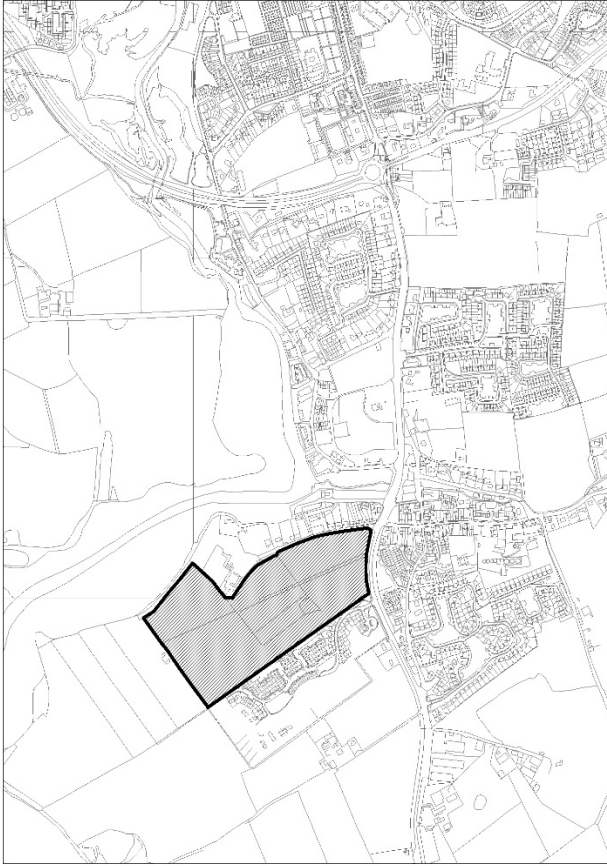
It is proposed to change the land use of MD-AG-02 from Agricultural to Residential Reserve (RR) with provision for a primary school.

Include a new objective as follows;

MD-RR-29

Medium A Density Residential Development and provision for a purpose built primary school, subject to agreement with the Department of Education and Science.

This zone lies adjacent to the Owenacurra Estuary which forms part of the Cork Harbour SPA and the Great Island Channel SAC. New development proposals on this land will need to be sensitively designed to ensure the avoidance of impacts on the designated sites and their associated habitats and species. Visual screening and set back from the estuary will be required.



Proposed Amendment Ref: 4.3.3.17

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.3.18

MIDDLETON: OMIT DRAFT PLAN MD-X-01 SITE AND MD-X-01 OBJECTIVE AND REPLACE WITH A NEW MD-X-01 SITE AND MD-X-01 OBJECTIVE AND EXTEND SITE AREA OF MD-GR-03.

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to amend the Middleton Zoning Map to omit Draft Plan Objective MD-X-01 completely and replace it with a revised site area and the following zoning objective:

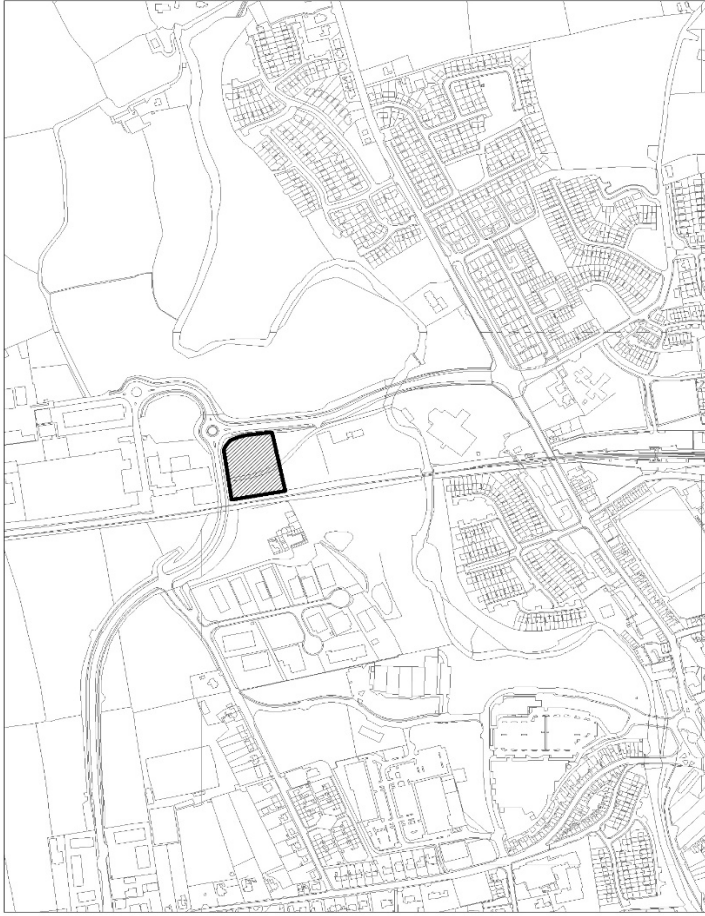
~~MD-X-01~~

~~Mixed use residential and office development. Provision may also be made for small scale retail units at ground floor level, with office and/or residential uses at upper floor levels appropriate to a mixed use urban neighbourhood.~~

~~Pedestrian and cyclist linkages shall be provided along the Owenacurra River.~~

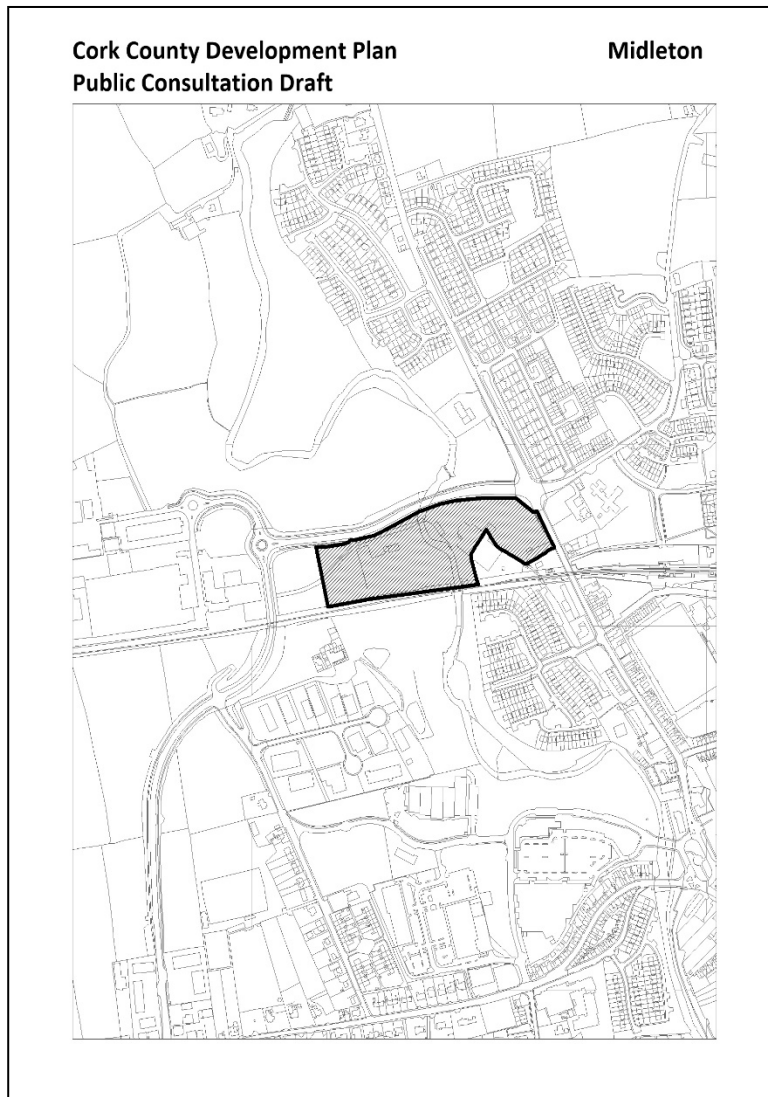
~~Proposals should include protection of the River Corridor and should explore linking the site with Green Infrastructure sites to the north and south of the site, perhaps include on site surface water attenuation/flood risk management measures. *Δ~~

- (a) MD – X-01: Mixed use residential and office development subject to suitable access being available. The development proposal shall include a detailed Traffic and Transport Assessment and road safety audit. Proposals should include Pedestrian and cyclist linkage to the town centre and to the Green Infrastructure sites to the east, northeast and southeast of the site. ^**



Proposed Amendment Ref: 4.3.3.18 a)

(b) Extend the Existing Green Infrastructure Zoning MD-GR-03 north of the railway line to include the balance of the Draft Plan X-01 site as follows.



Proposed Amendment Ref: 4.3.3.18 b)

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.3.19

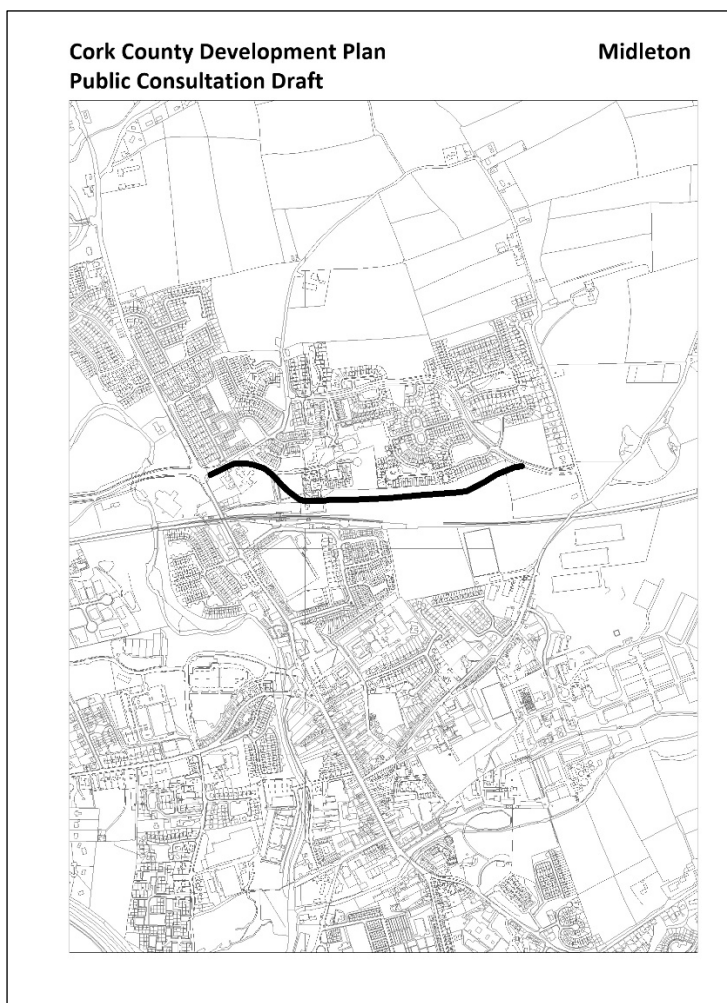
MIDLETON: DISCONTINUE SECTION OF THE NORTHERN RELIEF ROAD

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Roads Directorate in Cork County Council.

PROPOSED AMENDMENT

It is proposed to discontinue the western section of the Northern Relief Road south of Broomfield (MD-U-01) as shown on the map.



Proposed Amendment Ref: 4.3.3.19

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.3.20

MIDLETON: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

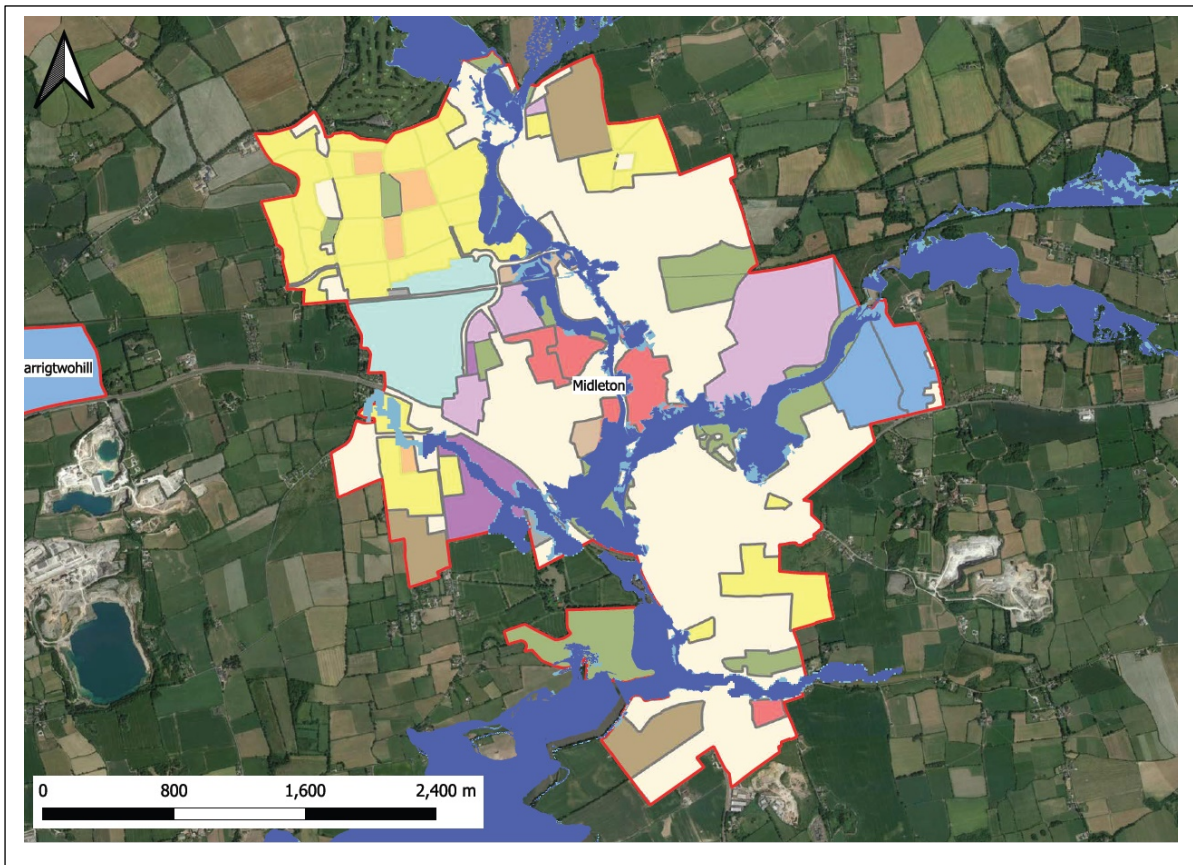
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Midleton to include updated flood zones.

(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)



Proposed Amendment Ref.4.3.3.20

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.3.21

MIDDLETON: AMEND MD-X-02 TO INCLUDE NEW WORDING.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submission DCDP346028404.

PROPOSED AMENDMENT

It is proposed to amend objective MD-X-02 as follows;

Support the redevelopment of this site for a dense mix of uses to include *retail*, business/office -based employment and residential with new public realm space to the waterfront which should include a set back from the River and strong pedestrian connectivity to the north and east to the town centre.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.3.22

MIDDLETON: UPDATE FIGURE 4.3.4 TO REFLECT CHANGES TO ZONING AND FLOOD MAPS

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Update the Green Infrastructure Diagram for Figure 4.3.4 (Middleton Green Infrastructure Map) to reflect changes to the zoning and flood maps proposed through other amendments.

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.3.23

MIDLETON: INCLUDE NEW OBJECTIVE FOR CORK HARBOUR

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include a new objective in Section 3.3 Midleton as follows;

MD-U-10 - This plan recognises that it is a priority to invest in a Waste Water Management Strategy for Cork Harbour as set out in the RSES.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.3.24

MIDLETON: AMEND MD-T-07 TO INCLUDE ADDITIONAL TEXT.

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include additional text in objective MD-T-07 as follows;

To provide for a mixed-use neighbourhood centre with some retail, residential, commercial and community development in a form that respects the protected structures remaining on the site. *Redevelopment of the site shall ensure the protection and reuse of the protected Maltings (Industrial Buildings) on site.*

Development of this site is contingent on the provision of flood relief works to the village of Ballinacurra and road improvements to Carneys Cross.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.3.25

MIDLETON: INCLUDE ADDITIONAL TEXT TO PARAGRAPH 3.3.79. IN RELATION TO RAIL.

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include additional text before paragraph 3.3.79 and amend paragraph 3.3.79 as follows;

Rail

Transport priorities for the Cork Metropolitan Area in the RSES include; through the NDP, the ongoing development of the Cork Metropolitan Area Transport Strategy and enhancements to the commuter rail service, including additional stations and rail fleet; and supporting the feasibility of converting the heavy rail commuter services to light rail services which can be flexible for extension of services and future integration with city light rail. This plan recognises the planned role for Midleton Train Station in providing a commuter rail service for the town.

At present the rail journey time from Midleton to Kent Station is 25 minutes. The Cork Metropolitan Area Transport Strategy proposes to upgrade the existing single track between Glounthaune and Midleton to a double track. The Strategy also proposes a new railway station **stop** at Water Rock, to align with strategic land use planning objectives, as part of the proposed suburban rail network. The **CMATS** Strategy fully supports the strategic direction of Cork County Council's adopted planning frameworks to significantly intensify and consolidate future housing, employment, and educational development within the immediate Midleton station. It is therefore necessary to reserve land on either side of the railway route to facilitate the possible future upgrading of the route to double track standard.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.3.26

MIDDLETON: AMEND MD-T-06 TO DELETE [*] AND INCLUDE ADDITIONAL TEXT IN RELATION TO RESIDENTIAL USE.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment and Submission No. DCDP346072315.

PROPOSED AMENDMENT

a) Remove the Flood Risk Asterisk from objective MD-T-06

To provide for the development of non-retail town centre uses including office-based employment, leisure, civic or healthcare uses and retail warehousing uses selling bulky format goods. This area is not suited to comparison shopping. *

b) Include additional text in objective MD-T-06 as follows;

To provide for the development of non-retail town centre uses including office based employment, leisure, civic or healthcare uses and retail warehousing uses selling bulky format goods. *Residential use at first floor level or above would also be acceptable in principle as part of a mixed-use scheme.* This area is not suited to comparison shopping.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.3.27

MIDDLETON: AMEND MD-GC-12 TO ADD [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include a Flood Risk Asterisk for objective MD-GC-12 as follows;

Maintain Open Space*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.3.28

MIDDLETON: AMEND MD-GC-18 TO ADD [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include a Flood Risk Asterisk for objective MD-GC-18 as follows;

Green Infrastructure River Corridor. Consideration should be given to the Inland Fisheries Ireland Guidelines – ‘Planning for Watercourses in the Urban Environment’. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.3.29

MIDDLETON: AMEND MD-GR-10 TO ADD [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include a Flood Risk Asterisk for objective MD-GR-10 as follows;

Provision of a small pocket park as part of the Water-Rock Urban Expansion Area. The Park shall be delivered in accordance with the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6. *

SEE ALSO PROPOSED AMENDMENT NO. 4.3.3.43 IN RELATION TO THIS SITE.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.3.30

MIDDLETON: AMEND MD-GR-14 TO ADD [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include a Flood Risk Asterisk for objective MD-GR-14 as follows;

Maintain public park (Bailick Park). Open space not suitable for development. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.3.31

MIDDLETON: OMIT MD-I-03 AND RETURN LANDS TO THE METROPOLITAN GREEN BELT.

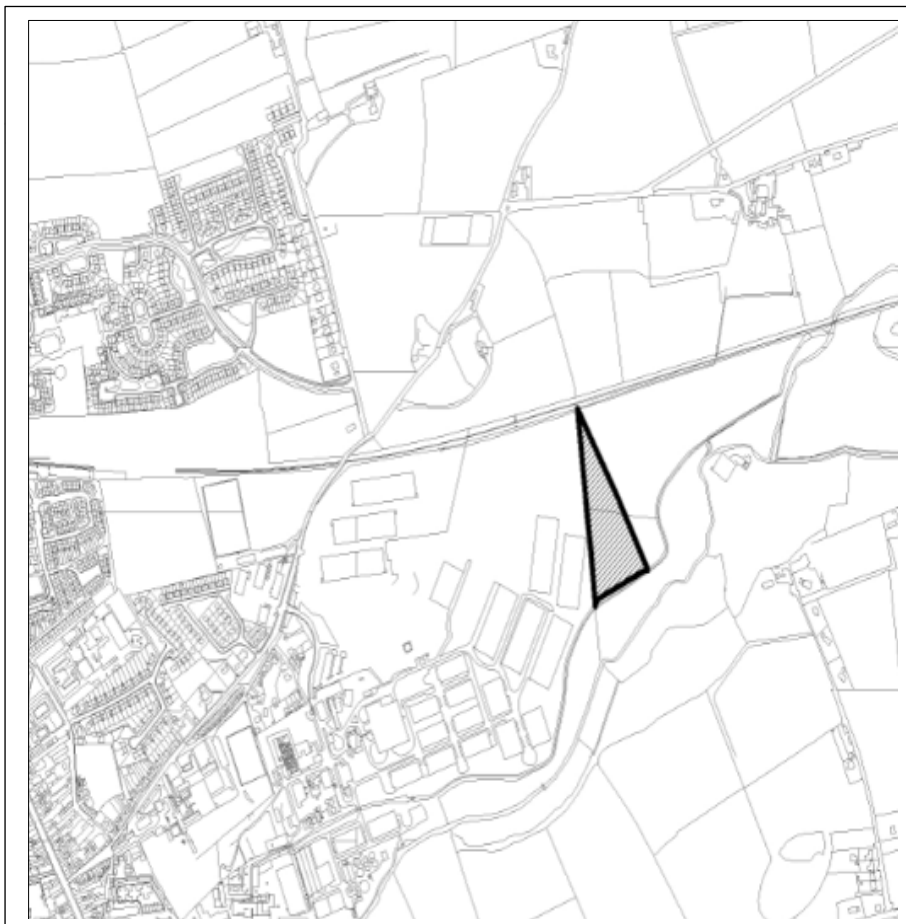
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to omit MD-I-03, bring in the development boundary and return the land to the Metropolitan Greenbelt.

~~MD-I-03 Industry and to provide for the future extension of the adjoining distillery. Provision should be made to facilitate the construction of the northern relief road and to provide access from this road directly to the distillery complex for commercial vehicles. Any development shall take into consideration Inland Fisheries Ireland guidelines, 'Planning for Watercourses in the Urban Environment'.*~~



Proposed Amendment Ref: 4.3.3.31

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.3.32

MIDLETON: UPDATE OBJECTIVE AND MAP FOR MD-B-01 INCLUDING CHANGE OF LAND USE OF PART OF SITE TO EXISTING RESIDENTIAL USE.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Transport Infrastructure Ireland in their submission and to address issues in relation to protected sites.

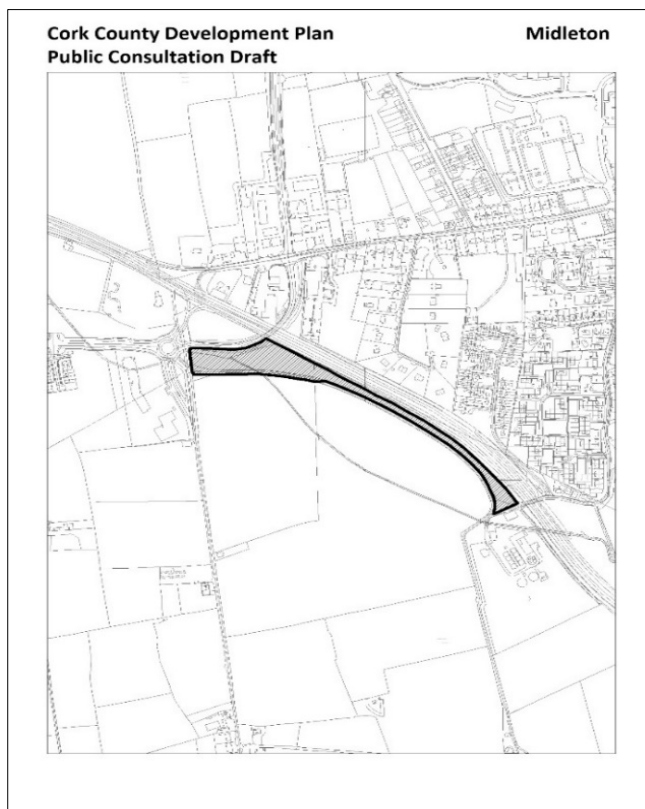
PROPOSED AMENDMENT

(A) Amend the text of Objective MD-B-01 as follows;

Business development including mixed use employment uses not suited to town centre or edge of centre locations. *Direct access from the site onto the N25 will not be feasible so development of the site will be dependent on alternative /revised/improved access arrangements being available to access the N25. Development proposals shall also be accompanied by a Traffic Impact Assessment and Road Safety Audit, a landscaping and SuDs plan.* Full development of this site is dependent on revised/improved access arrangements being made available to the N-25. A 20m tree planted buffer shall be provided along the northern site boundary with the N25. Boundary to residential lands to the west shall also be landscaped. Development proposals shall also be accompanied by a Traffic Impact Assessment and Road Safety Audit.

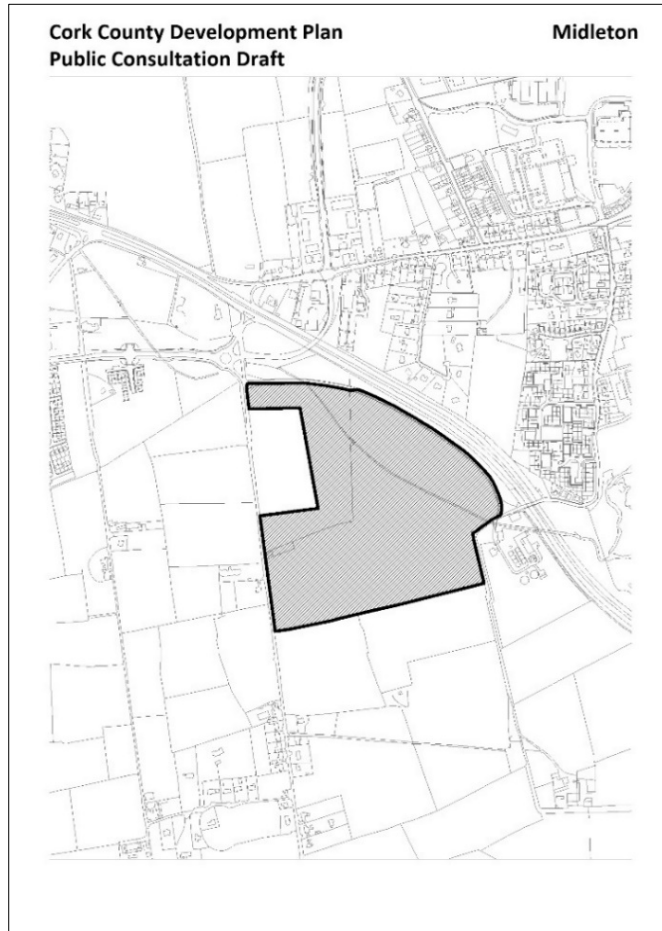
The site is traversed by a tributary of the Owenacurra River which drains to the SAC *Cork Harbour SPA and the Great Island Channel SAC*. Proposals shall include protection of the River Corridor, any development shall take into consideration of Inland Fisheries Ireland (IFI) Guidelines 'Planning for Watercourses in the Urban Environment'. * ^

(B) Insert revised map showing a change of use of northern strip of MD-B-01 lands from Business use to Existing Residential/Mixed Residential and Other Uses.



Proposed Amendment Ref: 4.3.3.32 b)

C) Insert new map showing revised MD-B-01 site.



Proposed Amendment Ref: 4.3.3.32 c)

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.3.33

MIDLETON: INCLUSION OF ADDITIONAL TEXT TO PARAGRAPH 3.3.96 IN RELATION TO 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 3.3.96 by including additional text as follows:

“The proposed scheme is to be developed to defend properties at risk from all four sources of flooding, i.e. tidal, fluvial, pluvial and groundwater flooding. The Draft Catchment Flood Risk Management Plan identified a preferred option for the alleviation of flood risk in the Middleton catchment. Cork County Council, acting as Agents for the OPW, has commissioned Arup to develop a Flood Relief Scheme for Middleton. The project will comprise five stages with the first stage to be completed by the end of 2021 and the final stages including the construction and handover of the works to commence in 2024. *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. 4.3.3.34

MIDDLETON: INCLUSION OF ADDITIONAL TEXT IN PARAGRAPH 3.3.98 IN RELATION TO 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 3.3.98 by including additional text as follows:

“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. ~~More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is outlined in Chapter 11 ‘Water Management’ in Volume One of this Plan, 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 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. 4.3.3.35

MIDDLETON: AMEND MD-R-08 TO ADD [*] AND INCLUDE ADDITIONAL TEXT RECOMMENDED BY THE SFRA.

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to update MD-R-08 by including additional text as follows:

MD-R-08 High Density residential development to include a mix of house types. The layout shall allow for permeability between adjoining housing areas and in particular, direct, safe and convenient access to the proposed Water-Rock rail-stop by pedestrians and cyclists. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6. *Any flood risk assessment shall include consideration of groundwater flood risk and ensure compatibility with the Flood Relief Scheme **

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.3.36

MIDDLETON: AMEND MD-GC-19 TO ADD [*]

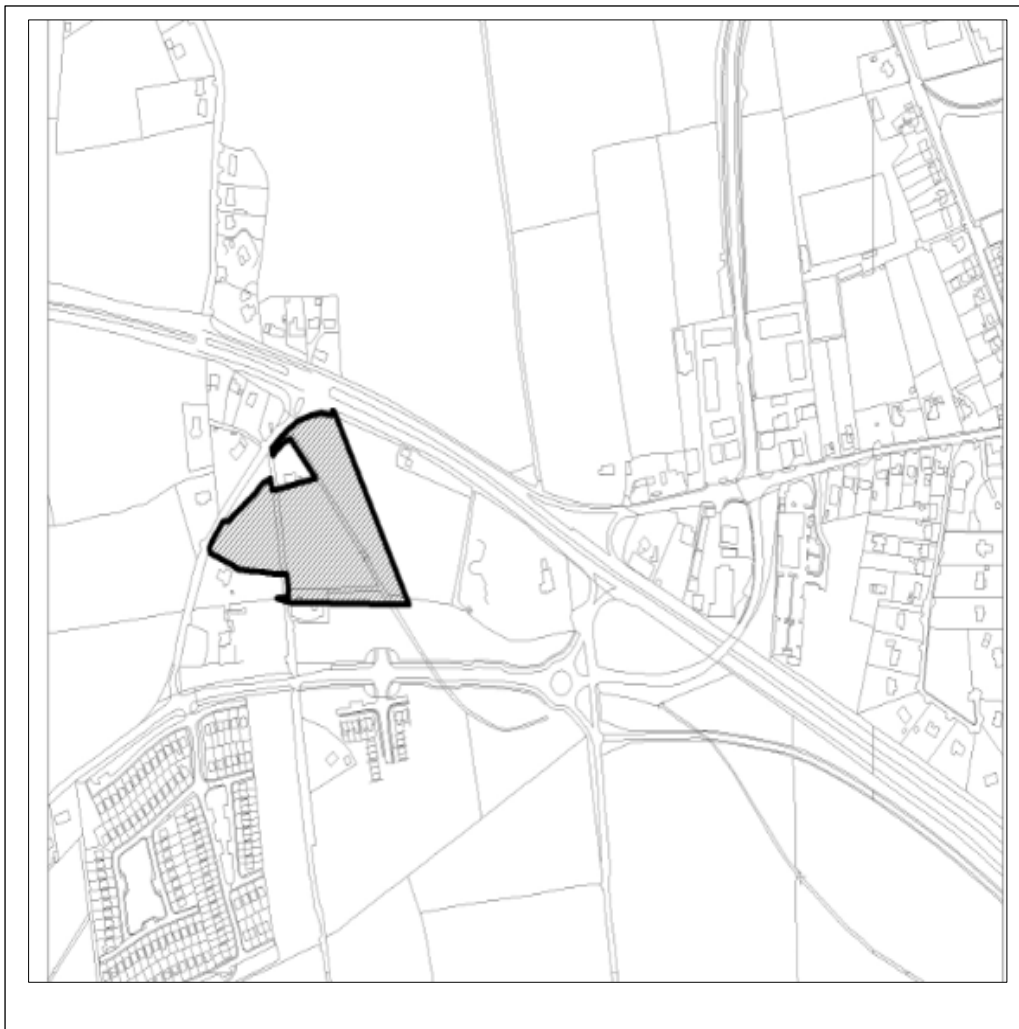
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to amend the boundary of MD-R-01 and rezone that section of the site that is at risk of flooding as Green Infrastructure MD-GC-19 as follows;

*MD-GC-19: Open Space suitable for water compatible uses. **



Proposed Amendment Ref: 4.3.3.36

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.3.37

MIDDLETON: AMEND MD-HT-02 TO ADD [*] AND INCLUDE ADDITIONAL TEXT RECOMMENDED BY THE SFRA.

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to update MD-HT-02 by including additional text and a flood risk * as follows:

MD-HT-02 High Technology Campus Development to include a suitable landscaped buffer zone between the site and MD-R-07 and MD-R-06 to the north. Development should include safe, convenient, and pleasant pedestrian and cyclist linkages with the proposed Water-Rock rail stop. The function and amenity of any existing commercial active uses are to be protected through the redevelopment of the site. *Further development on this site should be limited to Minor Development, as defined in Section 5.28 of the Planning Guidelines until the Flood Relief Scheme has been completed and an assessment of residual risks can be made. Any flood risk assessment shall include consideration of groundwater flood risk and ensure compatibility with the Flood Relief Scheme**

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.3.38

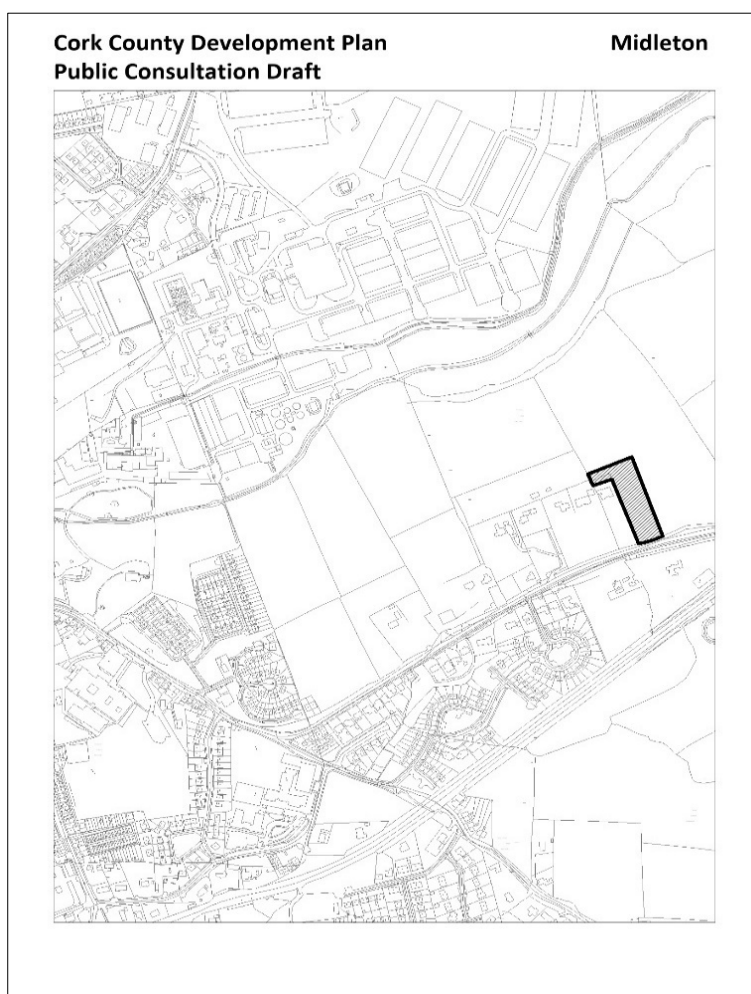
MIDLETON: CHANGE A PORTION OF MD-I-01 TO EXISTING RESIDENTIAL DEVELOPMENT.

ORIGIN OF AMENDMENT

This amendment is required following discussion at the Special Municipal District Meeting for the East Cork MD on the 8th of November 2021.

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to change a portion of the MD-I-01 zoning to existing residential development. The proposed route option for the Northern Relief Road will remain.



Proposed Amendment Ref: 4.3.3.38

TEXT AND MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.3.39

MIDLETON: INCLUSION OF TEXT IN PLAN WHICH SUPPORTS A NEW SITE FOR ST. MARY'S HIGH SCHOOL

ORIGIN OF AMENDMENT

This amendment is required following discussion at Development Committee for the East Cork MD on the 8th of November 2021, Special Development Committee on the 23rd of November and Development Committee on the 3rd of December.

PROPOSED AMENDMENT

It is proposed to include text in the Plan which would support the provision of a site for St. Mary's High School as follows;

Cork County Council will work with the Board of Management of St. Mary's High School, the Department of Education and other relevant stakeholders to identify a new site for the school in Midleton that is capable of accommodating the schools expansion plans.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.3.40

MIDLETON: EXTEND THE DEVELOPMENT BOUNDARY OF MIDLETON TOWN TO INCLUDE EXISTING RESIDENTIAL AREA.

ORIGIN OF AMENDMENT

This amendment is required following discussion at Development Committee on the 23rd of November.

PROPOSED AMENDMENT

It is proposed to make a change to the Draft Plan to extend the Development Boundary of Midleton Town at Ballick Road to include an existing residential development as Existing Residential/Mixed Residential and Other Uses.



Proposed Amendment Ref: 4.3.3.40

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.3.41

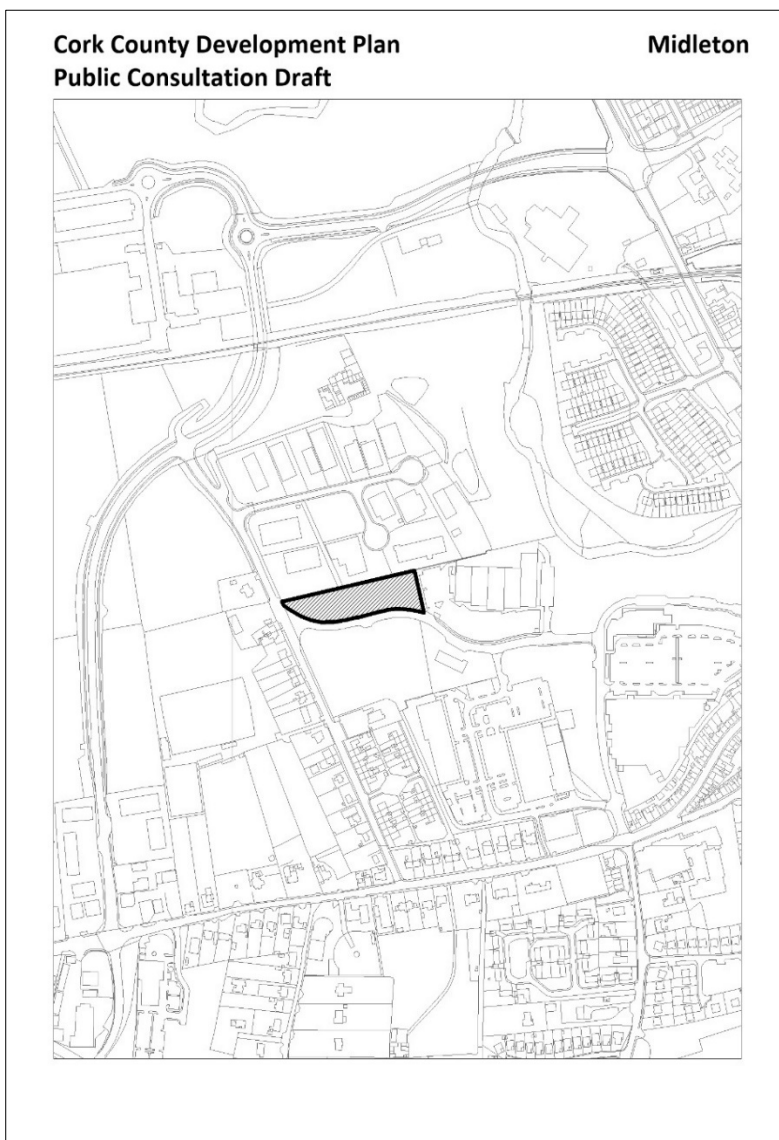
MIDLETON: AMEND MD-T-06 TO CHANGE PART OF SITE TO EXISTING RESIDENTIAL USE.

ORIGIN OF AMENDMENT

This amendment is required following discussion at Development Committee on the 3rd of December 2021.

PROPOSED AMENDMENT

It is proposed to make a change to the Draft Plan to include lands at Market Green, Midleton for Existing Residential/Mixed Residential and Other Uses. The lands are presently zoned for Town Centre Uses as part of MD-T-06 in the Draft Plan.



Proposed Amendment Ref: 4.3.3.41

MAP CHANGE ONLY

East Cork MD – Midleton, Whitegate and Killeagh

PROPOSED AMENDMENT NO. 4.3.3.42

MIDLETON: AMEND OBJECTIVES TO ADD FLOOD RISK [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

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

- | | |
|----------|---|
| MD-R-09 | Medium B density residential development to include a mix of house types. The layout shall allow for permeability between housing areas and in particular direct, safe and convenient access to the proposed railway station at Water-Rock by pedestrians and cyclists. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6. * |
| MD-R-20 | Medium B density residential development to include a mix of house types and serviced sites. The layout shall allow for permeability between housing areas for pedestrians and cyclists. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6. * |
| MD-R-22 | Medium A Density residential development to include a mix of house types. The layout shall allow for permeability between housing areas for pedestrians and cyclists. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6. * |
| MD-U-04 | Provision of a Link Street and road bridge over the railway line, designed and constructed in accordance with the DMURS guidance document to a standard which meets the approval of Cork County Council. * |
| MD-U-05 | Water-Rock Rail-stop and ancillary services. * |
| MD-U-08 | Provision of a new Feeder Street designed in accordance with the DMURS Guidance document to a standard which meets the approval of Cork County Council. Ensure this existing road and its junction arrangement with the Water-Rock Road meets appropriate standards upon connection to the upgraded Water-Rock Road (MD-U-07). The Road shall be to a DMURS Feeder Street Standard which meets the approval of Cork County Council. * |
| MD-HT-01 | High Technology Campus Development. Broad proposals for the development of the site in line with the zoning and including a detailed traffic management plan showing phasing of development in tandem with the delivery of the rail stop at Water-Rock and safe, convenient and pleasant pedestrian and cyclist linkages with the proposed Water-Rock rail stop and |

- Midleton Railway Station, Midleton town centre and residential areas shall be submitted prior to any detailed applications being made on the site. *
- MD-GA-02 Maintain existing pitch and sports facilities for Midleton Rugby Club and Midleton College. Proposals for new or improved sports related facilities may be considered.*
- MD-GR-11 Provision of a small pocket park as part the Water-Rock Urban Expansion Area. The Park shall be delivered in accordance with the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6.*
- MD-B-02 Business uses. Access to the site from the Northern Relief Road shall be provided to the south of the site in consultation with the Non National Roads Design Office (CCC). The layout of the proposed development shall also make provision for access to the lands to the east of the site - now at risk – needs *(doesn't have an * in draft plan) *
- MD-U-01 Northern Relief Road.*
- WG-X-01 Area with potential for major, large-scale energy and renewable energy related development, including port-related activities and bulk liquid storage and processing activities. The siting and design of large structures or buildings shall have regard to the existing site contours, the need to minimise the visual impact of the development and the requirement to protect the residential amenities of existing properties. It is not intended that the entirety of this site be development but that proposals for the development of the site shall include for the provision of long term structural landscaping with particular attention to the site boundaries and existing residential development. Development proposals shall also provide for the upgrading of road, water supply and wastewater infrastructure to a standard acceptable to the Council. Proposals on this site shall also include adequate measures for the protection of recorded monuments on site.*
- Killeagh GR-01 Protect the special character and amenity value of Glenbower Wood.*

TEXT CHANGE ONLY

East Cork MD – Midleton and Killeagh

PROPOSED AMENDMENT NO. 4.3.3.43

MIDLETON: AMEND OBJECTIVES TO DELETE FLOOD RISK [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the specific objective text to delete the * (referencing flood risk and the need to refer to objectives in Volume One, Chapter 11 Water Management) as follows:

- | | |
|---------------|---|
| MD-C-04 | Provision of land to allow for the expansion of the adjoining school *. |
| MD-GR-10 | Delete amendment 4.3.3.29 (proposing to add an asterisk) as site is not in a flood zone. |
| Killeagh B-01 | Business development. Access shall be by means of a single access point from the national road and will require a Traffic Impact Assessment and Road Safety Audit.* |

TEXT CHANGE ONLY

East Cork MD – Youghal

PROPOSED AMENDMENT NO. 4.3.4.1

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

ORIGIN OF AMENDMENT

This amendment is a consequential amendment required to address changes 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 4.3.7 ‘Youghal Population 2006-2028’ and amend table 4.3.8 ‘Population and Housing in Youghal’ to reflect changes to the Core Strategy.
2. Update and amend paragraphs and YL-GO-01 objective to reflect changes to the Core Strategy.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.4.2

YOUGHAL: AMEND YL-R-05 TO RE-CATEGORISE LAND USE AS EXISTING RESIDENTIAL/MIXED RESIDENTIAL AND OTHER USES

ORIGIN OF AMENDMENT

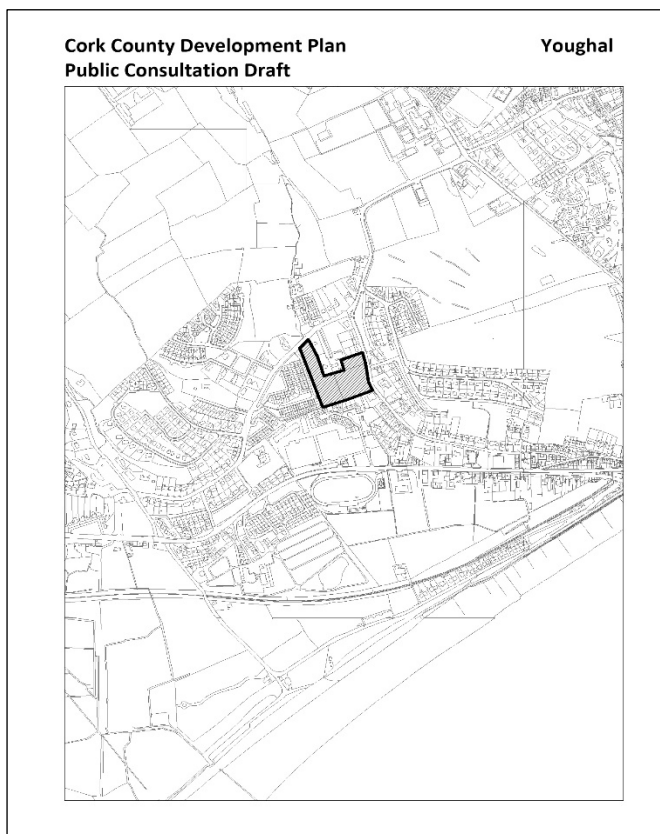
This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to make a change to the Draft Plan to re-categorise YL-R-05 from Residential to Existing Residential/Mixed Residential and Other Uses.

YL-R-05

Medium-B density residential development respecting the densities and character of adjoining development. The site supports meadow-grassland habitat and hedgerows which are of ecological value. Where possible these habitats should be retained and incorporated into open-space areas (grassland) or boundaries (hedgerow) of any new developments on site.



Proposed Amendment Ref: 4.3.4.2

TEXT AND MAP CHANGE

PROPOSED AMENDMENT No. 4.3.4.3

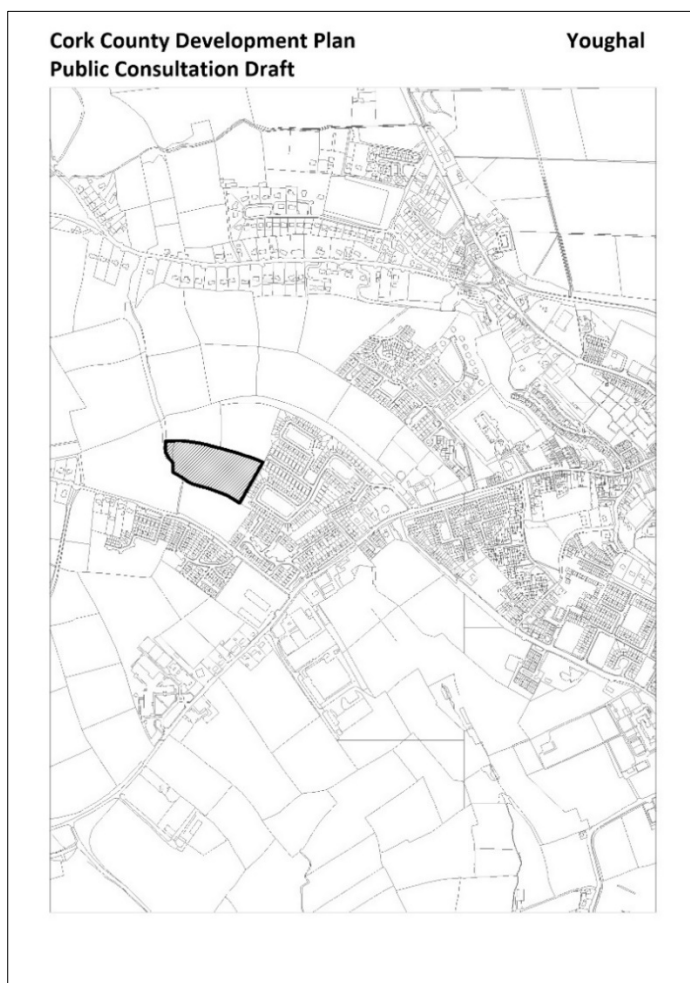
YOUGHAL: AMEND YL-R-02 TO RE-CATEGORISE AS RESIDENTIAL ADDITIONAL PROVISION (RAP).

ORIGIN OF AMENDMENT

This amendment is a consequential amendment required to address amendments to the Core Strategy of the plan.

PROPOSED AMENDMENT 4.3.4.3

It is proposed to make a change to the Draft Plan to re-categorise YL-R-02 from Residential to Residential Additional Provision (RAP).



Amendment Ref: 4.3.4.3

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.4.4

YOUGHAL: AMEND YL-R-03 TO RE-CATEGORISE AS EXISTING RESIDENTIAL/MIXED RESIDENTIAL AND OTHER USES.

ORIGIN OF AMENDMENT

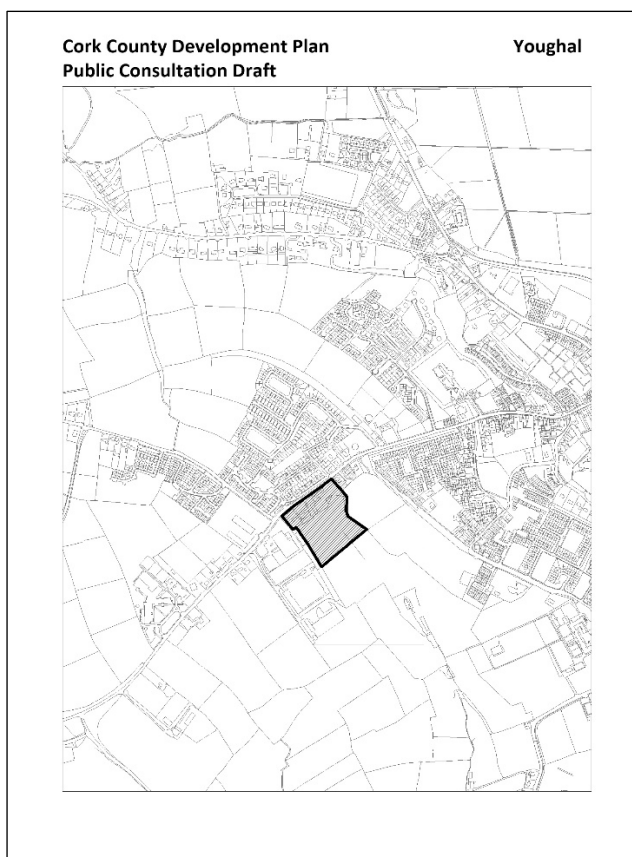
This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to make a change to the Draft Plan to re-categorise YL-R-03 from Residential to Existing Residential/Mixed Residential and Other Uses.

YL-R-03

Medium B density residential development respecting the densities and character of adjoining development. The site supports meadow grassland habitat and hedgerows which are of ecological value. Where possible these habitats should be retained and incorporated into open space areas (grassland) or boundaries (hedgerow) of any new developments on site.



Amendment Ref: 4.3.4.4

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.4.5

YOUGHAL: AMEND YL-AG-02 TO CHANGE THE LAND USE TO RESIDENTIAL.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised submission by submission DCDP344066779 Fitzgerald Homes.

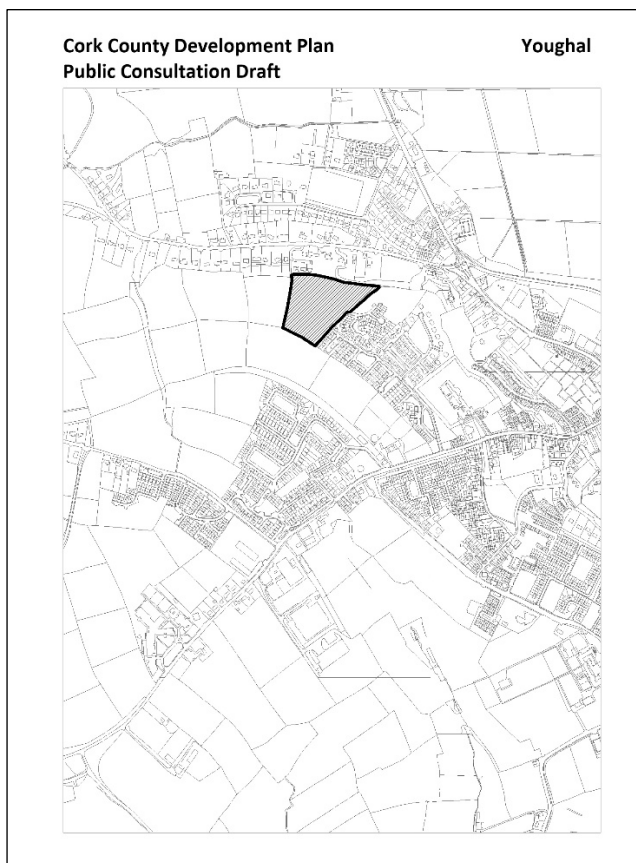
PROPOSED AMENDMENT

It is proposed to make a change to the Draft Plan to change the land use of a portion of YL-AG-02 from Agriculture to Residential.

Include a new objective for the residential site and reduce the area of YL-AG-02 to reflect the new site boundary.

YL-R-03

Medium B density residential development respecting the densities and character of adjoining development and retention of existing field boundaries as part of the overall development.



Amendment Ref: 4.3.4.5

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.4.6

YOUGHAL: AMEND YL-B-04 TO CHANGE THE LAND USE FROM BUSINESS TO GREEN INFRASTRUCTURE

ORIGIN OF AMENDMENT

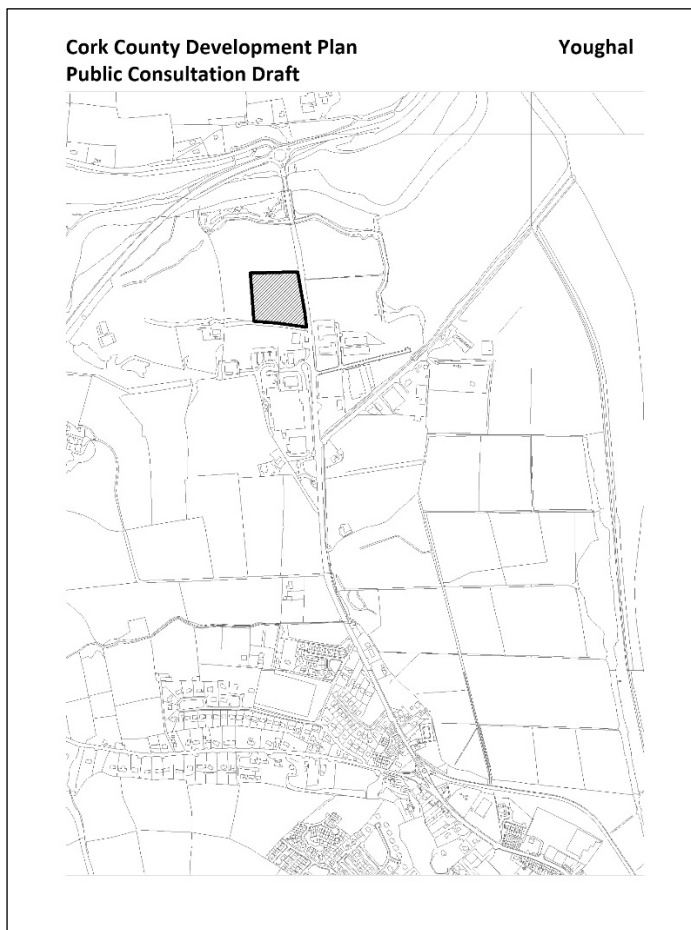
This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to make a change to the Draft Plan to change YL-B-04 from Business Use to Green Infrastructure (YL-GA-18). Extend YL-GA-18 to include the site.

Delete objective YL-B-04 and include new site area for YL-GA-18.

*YL-B-04 Business uses including a service station. **



Proposed Amendment Ref: 4.3.4.6

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.4.7

YOUGHAL: CHANGE OF EXISTING BUSINESS LAND USE TO GREEN INFRASTRUCTURE.

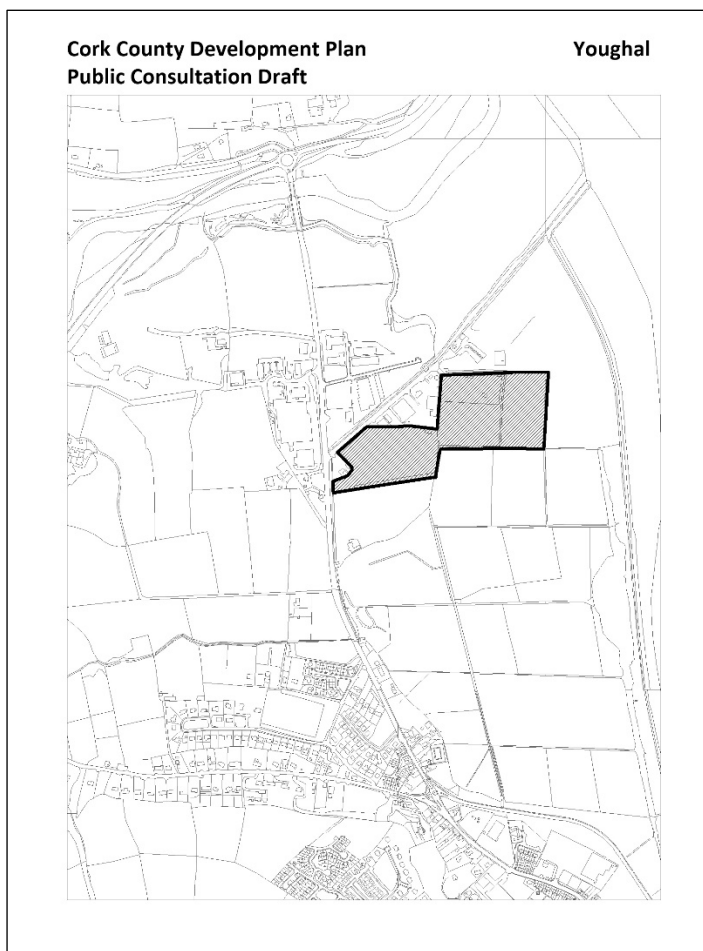
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to make a change to the Draft Plan to change the land use of the following lands from Existing Mixed/General Business/Industrial Uses to Green Infrastructure (YL-GC-06).

Include a new site area for objective YL-GC-06.



Proposed Amendment Ref: 4.3.4.7

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.4.8

YOUGHAL: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

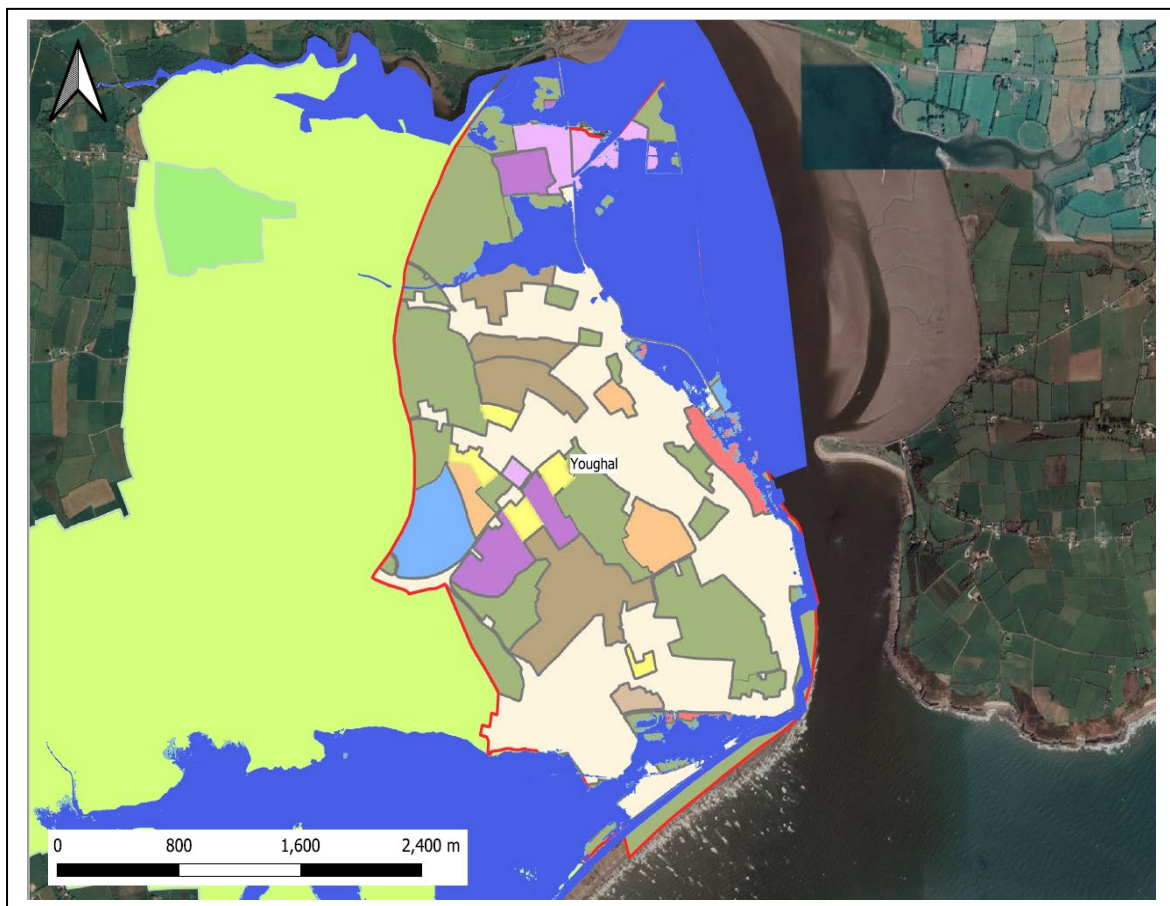
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Youghal to include updated flood zones.

(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).



Proposed Amendment Ref: 4.3.4.8

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.4.9

YOUGHAL: UPDATE FIGURE 4.3.5 TO REFLECT CHANGES TO ZONING AND FLOOD MAPS

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Update the Green Infrastructure Diagram for Figure 4.3.5 (Youghal Green Infrastructure Map) to reflect changes to the zoning and flood maps proposed through other amendments.

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.4.10

YOUGHAL: AMEND SITE AREA OF YL-GC-20 TO INCLUDE AREA OF BALLYVERGAN MARSH.

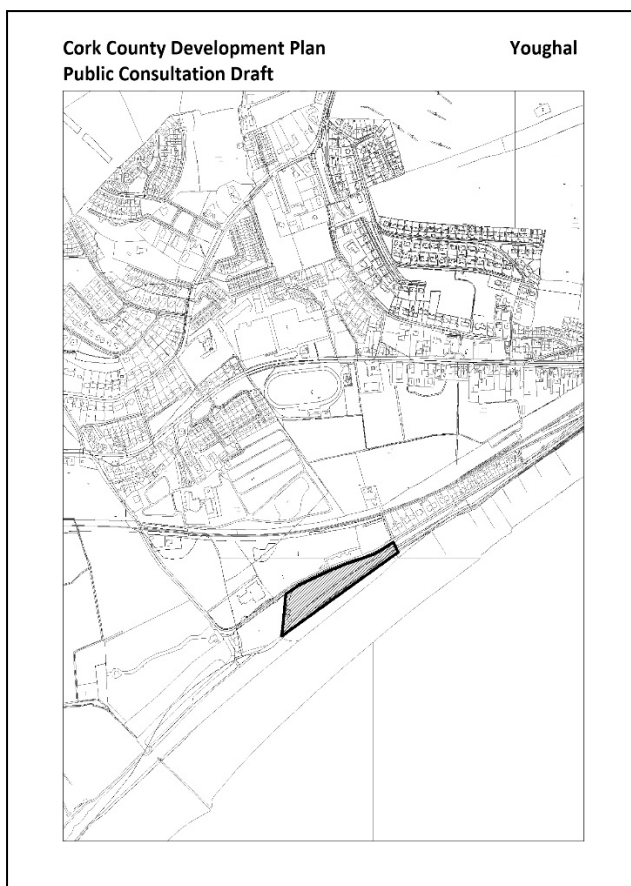
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by AA and SEA.

PROPOSED AMENDMENT

Include area of Ballyvergan Marsh pNHA as part of YL-GC-20. This area lies to the east of the Caravan Park and to the south of Claycastle Pitch and Putt.

Amend site area of YL-GC-20.



Proposed Amendment Ref: 4.3.4.10

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.4.11

YOUGHAL: INSERT NEW TEXT IN ECONOMY AND EMPLOYMENT SECTION.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SEA.

PROPOSED AMENDMENT

Insert the following text after paragraph 3.4.36 in 'Economy and Employment' Section on page 61 of Draft Plan.

Youghal is a boundary town and therefore has significant cross-border potential for social and economic initiatives to drive sub regional growth in shared hinterlands with Co. Waterford.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.4.12

YOUGHAL: AMEND YL-AG-01 TO ADD [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective YL-AG-01 as follows;

YL AG -01 Agriculture. The site contains the Cock-and-the-Bull Woodlands which are of important local biodiversity value. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.4.13

YOUGHAL: AMEND YL-B-01 TO ADD [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective YL-B-01 as follows;

YL-B-01 Business development to include retail warehousing. This zone is adjacent to the Blackwater River Special Area of Conservation and Blackwater Estuary Special Protection Area. The site is bounded to the north by an area of Wet Willow Alder Ash Woodland. This woodland forms an effective buffer between the estuary and this zone and should be retained and protected. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.4.14

YOUGHAL: AMEND YL-GC-05 TO ADD [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective YL-GC-05 as follows;

YL-GC-05 This area, consisting predominantly of woodland and agricultural land, forms an important visual part of the setting to Youghal particularly when seen from the north. The existing pattern of land uses will remain largely unchanged. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.4.15

YOUGHAL: AMEND YL-GC-19 TO ADD [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective YL-GC-19 as follows;

YL-GC-19 Open Space. This zone supports habitats of ecological value including swamps and reedbeds as well as unimproved grassland habitats. The area is within a flood risk zone. The existing pattern of land uses will remain largely unchanged. There may be opportunities for biodiversity enhancement of this area which should be encouraged. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.4.16

YOUGHAL: AMEND YL-GR-10 TO ADD [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective YL-GR-10 as follows;

YL-GR-10 Millennium Town Park - usages and developments complementary to and consistent with the primarily leisure and amenity character of the land. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.4.17

YOUGHAL: AMEND YL-I-02 TO ADD [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective YL-I-02 as follows;

YL-I-02 Port related activities. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.4.18

YOUGHAL: AMEND YL-T-02 TO ADD [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective YL-T-02 as follows;

YL-T-02 Support primarily convenience retail uses in this ancillary retail area. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.4.19

YOUGHAL: AMEND YL-T-03 TO ADD [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective YL-T-03 as follows;

YL-T-03 Support primarily convenience retail uses in this ancillary retail area. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.4.20

YOUGHAL: AMEND YL-T-04 TO ADD [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective YL-T-04 as follows;

YL-T-04 Neighbourhood Centre: Small scale neighbourhood centre servicing the local community only and of such a scale as to avoid competing with or detracting from the services provided by the town centre and its environs. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.4.21

YOUGHAL: UPDATE TEXT IN PARAGRAPH 3.4.52 AND INCLUDE NEW TEXT ON THE YOUGHAL BOARDWALK PROJECT.

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Update text in paragraph 3.4.52 and include a new paragraph in relation to the Youghal Boardwalk Project after 3.4.52 as follows;

The development of the 23 km long, off-road Midleton Youghal Greenway started in November 2019 and is expected to be open in ~~2022~~ **2023**. The route runs alongside the old railway line between Midleton and Youghal and will include stop off points at former railway stations in Mogeely and Killeagh. When finished the new greenway will provide a level gradient suitable for all ages and abilities as a safe, accessible and attractive route for cycling and walking and could attract 250,000 visitors annually.

Cork County Council Tourism Department has made substantial progress on a number of tourism initiatives including the redevelopment of beach amenities including the launch of the Youghal Boardwalk Project which was opened in June 2021. This phase saw an extension of the existing boardwalk from Claycastle beach out to Redbarn beach, both of which were awarded the prestigious Blue Flag for 2021, significantly enhancing the 'beach experience' for visitors.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.4.22

YOUGHAL:UPDATE PARAGRAPH 2.8.38 TO INCLUDE ADDITIONAL TEXT IN RELATION TO THE SFRA.

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:

~~“Indicative flood risk maps prepared for the town have identified a potential risk of flooding in a number of places within, and on the northern and southern outskirts of the town, from both fluvial and tidal flooding. Government Guidelines require, and it is an objective of this plan that future development is avoided in areas indicated at being at risk of flooding. The planning proposals of this plan make provision for dealing with this flood risk. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Volume of this Plan 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 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. 4.3.4.23

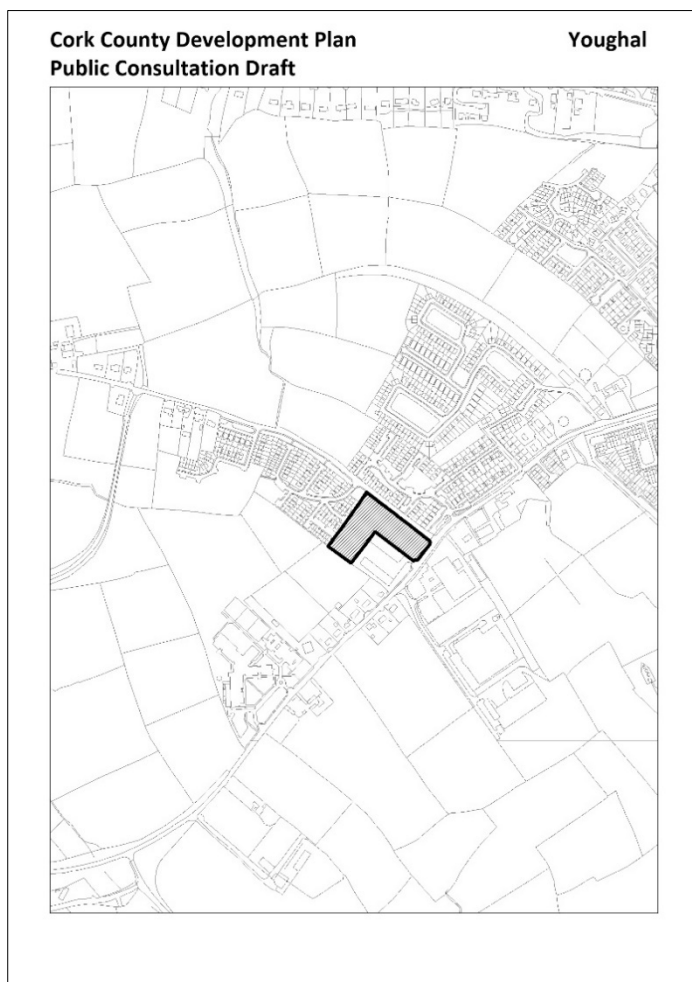
YOUGHAL: AMEND EXISTING BUSINESS USE LANDS IN YOUGHAL AND CHANGE TO EXISTING RESIDENTIAL USE.

ORIGIN OF AMENDMENT

This amendment is required following discussion at the Special Municipal District Meeting for the East Cork MD on the 8th of November 2021.

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to change lands zoned as Existing Mixed/General Business/Industrial at Parkmountain in Youghal to Existing Residential/Mixed Residential and Other Uses.



Amendment Ref: 4.3.4.23

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.4.24

YOUGHAL:UPDATE TEXT OF OBJECTIVE YL-X-01.

ORIGIN OF AMENDMENT

This amendment is required following discussion at Development Committee on the 23rd of November.

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to update text of objective YL-X-01 as follows;

YL-X-01 *A mix of uses which could include* ~~Mixed-Use Development to include~~ offices or small scale business units, perhaps with a craft/tourism orientation, or residential use/sheltered housing/nursing home or hotel in keeping with the neighbourhood uses and its proximity to the existing shops and services.

The plaque on the southern façade of the former Seafield textiles building is a protected structure (3202) and any development proposal needs to address this important conservation aspect of the site in both a sensitive and achievable manner.

The site supports meadow grassland which has some ecological value (dry meadows). Where possible this should be retained and protected by designing open space portions of any new development around it.

TEXT CHANGE ONLY

East Cork MD – Key Villages

PROPOSED AMENDMENT No. 4.3.5.1

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

Insert new text after paragraph 3.5.1 as follows;

- 3.5.2** *In this plan, Castlemartyr, Cloyne and Whitegate/Aghada are projected to grow to over 1,500 people during the lifetime of the plan so are treated in a similar manner as regards zoning and land-use to the other main settlements which are over 1,500 people. That is as distinct from the other Key Village Killeagh in this Municipal District, all land within the development boundary of these key villages will have a specific land use zoning.*
- 3.5.3** *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.*
- 3.5.4** *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 settlements allocation as set out in the table below*
- 3.5.5** *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.*

4.3.8 Key Villages Overall Scale of New Development				
Settlement Name	Existing Number of Houses Q1 2010 (Geodirectory)	Existing Number of Houses Q1 2015 (Geodirectory)	Existing Number of Houses Q1 2020 (Geodirectory)	Overall Scale of New Development to 2028 (No. of houses)
Castlemartyr	601	658	660	122
Cloyne	653	702	732	195
Whitegate and Aghada	870	893	895	60
Killeagh	345	349	349	135 96
Total Key Villages	2,469	2,602	2,636	512 473

TEXT CHANGE ONLY

East Cork MD – Castlemartyr

PROPOSED AMENDMENT NO. 4.3.6.1

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

ORIGIN OF AMENDMENT

This amendment is a consequential amendment required to address changes to the Core Strategy of the plan.

PROPOSED AMENDMENT

1. Update and Amend table 4.3.9 ‘Castlemartyr Population 2006-2028’ and amend table 4.3.10 ‘Population and Housing in Castlemartyr’ to reflect changes to the Core Strategy.
2. Update and amend paragraphs and CM-DB-01 objective to reflect changes to the Core Strategy.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.6.2

CASTLEMARTYR: AMEND CM-R-02 TO RE-CATEGORISE AS EXISTING RESIDENTIAL.

ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

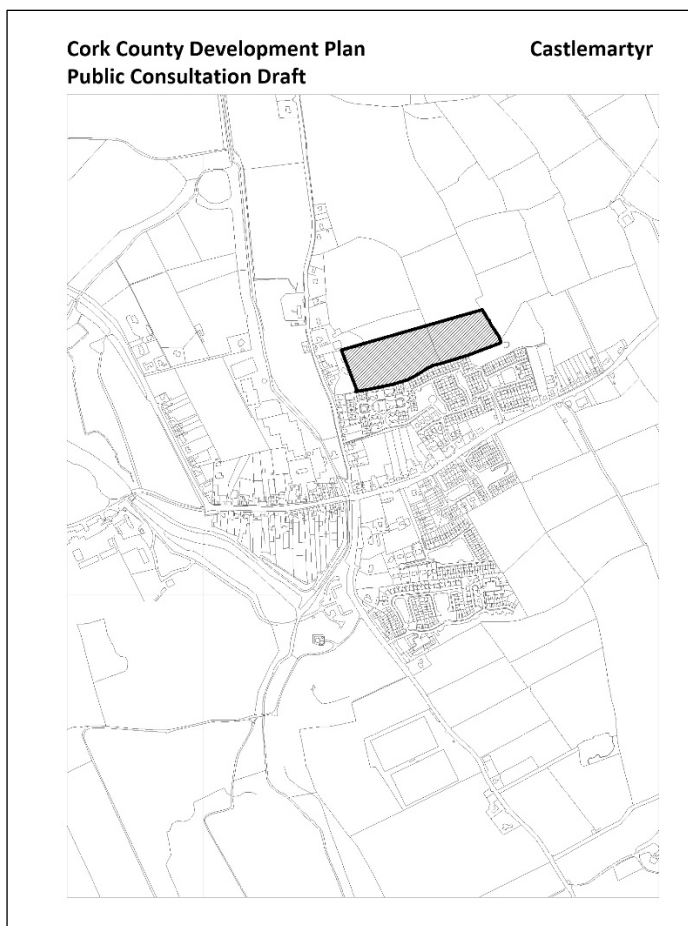
PROPOSED AMENDMENT

It is proposed to make a change to the Draft Plan to re-categorise CM-R-02 from Residential to Existing Residential/Mixed Residential and Other Uses.

Delete objective CM-R-02 as follows;

CM-R-02

Medium B density residential development. To include connectivity with adjoining development to the south which connects to the N 25. The site contains mature hedgerows and scattered trees which are of important local biodiversity value.



Proposed Amendment Ref: 4.3.6.2

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.6.3

CASTLEMARTYR: AMEND PART OF CM-T-01 FROM TOWN CENTRE TO GREEN INFRASTRUCTURE USE.

ORIGIN OF AMENDMENT

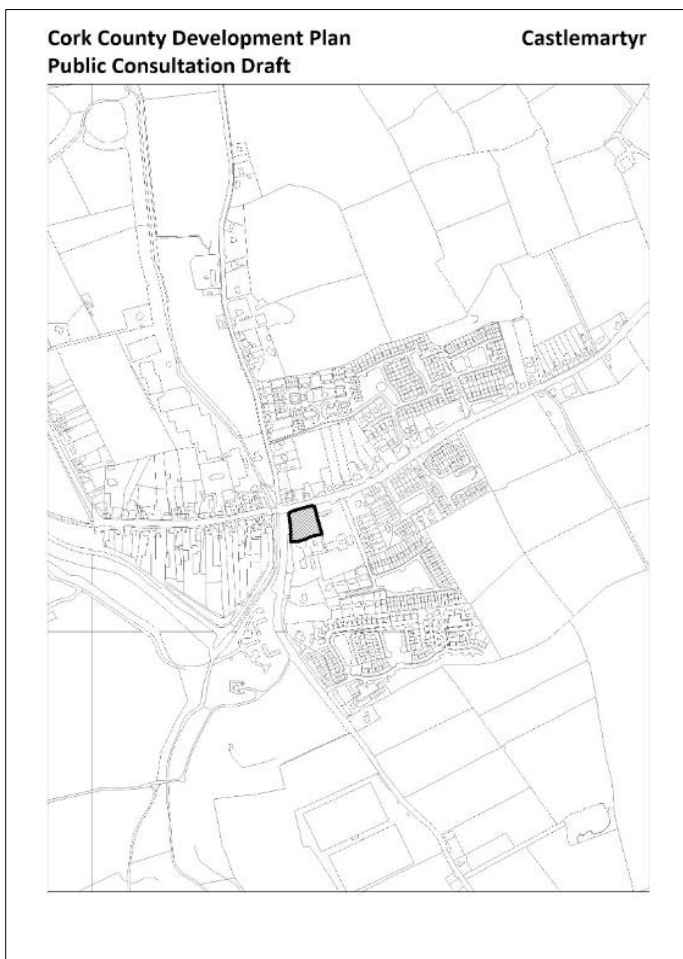
This amendment is required to update proposed amendment 4.3.6.3 and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to change the land use of the south eastern portion of CM-T-01 from Town Centre to Green Infrastructure Recreation as follows;

*CM-GR-03 -Open Space and Water Compatible Community Uses. These lands are at risk of flooding but may be suitable for car parking, amenity/green infrastructure, or other flood compatible uses. Sustainable urban Drainage Systems (SUDS) measures should be an important component of any proposals on this site. **

Also include a new reduced site area for CM-T-01.



Proposed Amendment Ref: 4.3.6.3

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.6.4

CASTLEMARTYR: RE-CATEGORISE PART OF CM-R-01 TO RESIDENTIAL ADDITIONAL PROVISION (RAP)..

ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to make a change to the Draft Plan to re-categorise the southern portion (1.3ha) of CM-R-01 to Residential Additional Provision (RAP).

Also, it is proposed to include a new reduced site area for CM-R-01 Residential (3.7ha).



Proposed Amendment Ref: 4.3.6.4

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.6.5

CASTLEMARTYR: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

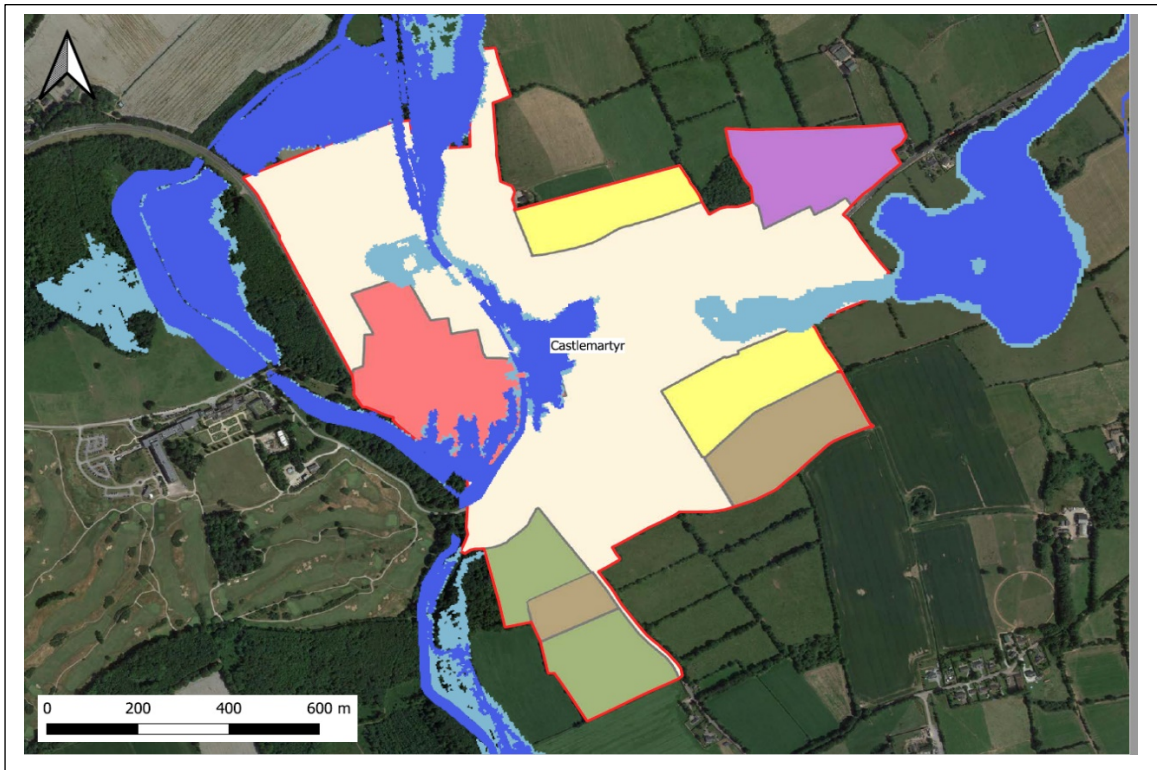
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Castlemartyr to include updated flood zones.

(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).



Proposed Amendment Ref: 4.3.6.5

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.6.6

CASTLEMARTYR: UPDATE PARAGRAPHS 3.6.10 AND 3.6.11.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submission no. DCDP328484665.

PROPOSED AMENDMENT

It is proposed to Delete Paragraphs 3.6.10 and 3.6.11

~~Castlemartyr is well served in terms of community facilities, including a primary school, sports facilities, churches, a pharmacy, childcare facilities, convenience stores, a community hall, Garda Station, post office and GAA grounds.~~

~~Given the level of recent growth and the additional growth provided for in this plan it is considered that the village may need additional community facilities which could be provided for as standalone development or in conjunction with any proposed residential development.~~

and replace with new paragraph as follows

Castlemartyr is well served in terms of community facilities and services, including a primary school, two churches, childcare facilities, two small supermarkets, pubs, a pharmacy, a butcher shop, a florist, a post office and other retailers. Sports Clubs in the area include Castlemartyr GAA Club and grounds and Mogeely Association Football Club which is located in the nearby village of Mogeely.

Given the level of recent growth and the additional growth provided for in this plan it is considered that the village may need additional community and sports facilities which could be provided for as standalone development or in conjunction with proposed residential development in the village.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.6.7

CASTLEMARTYR: INSERT NEW TEXT IN RELATION TO FOOTPATH.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

It is proposed to insert a new paragraph after 3.6.18 as follows;

Cork County Council is advancing a footpath along the Ladysbridge Road between the traffic lights at the junction with the N25 and the Castlemartyr Resort hotel. Ancillary to these works will be the formalising of parking on what is currently the hard shoulder on the R632. The detailed design will consider the enhancement of disabled persons parking facilities at this location.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.6.8

CASTLEMARTYR: AMEND OBJECTIVE CM-B-01 TO DELETE FLOOD RISK [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Remove Flood Risk Asterisk from objective CM-B-01 as follows;

CM-B-01 Business development. Access shall be by means of a single access point from the national road and will require a Traffic Impact Assessment and Road Safety Audit. * ^

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.6.9

CASTLEMARTYR: AMEND OBJECTIVE CM-R-01 TO INCLUDE FLOOD RISK [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective CM-R-01 as follows;

CM-R-01 Medium B density residential development. To include connectivity with adjoining development to the north and west. The site contains mature hedgerows and scattered trees which are of important local biodiversity value. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.6.10

CASTLEMARTYR: UPDATE SITE AREA FOR CM-AG-02.

ORIGIN OF AMENDMENT

This amendment is required to address a text error in the plan

PROPOSED AMENDMENT

Update the site area for CM-AG-02 from 2.18 ha to ***5.4 ha***.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.6.11

CASTLEMARTYR: UPDATE TEXT IN ACCORDANCE WITH 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

It is proposed to update paragraph 3.6.23 by including additional text and delete paragraph 3.6.24 as follows:

*“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. ~~More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section 1 of this Plan 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 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.**”*

~~“The ‘Indicative Flood Extent Map’ shown as part of the zoning map for Castlemartyr may be subject to some local uncertainties inherent in the flood risk modelling process used to generate the maps. Those contemplating development in or near the areas shown as being subject to a possible risk of future flooding are recommended, in consultation with County Council staff, to consider the need to undertake Stage 1 of the site-specific flood assessment process set out in Section 1 of this plan in order to address any uncertainty in relation to flood risks before submitting an application for planning permission”~~

TEXT CHANGE ONLY

East Cork MD - Cloyne

PROPOSED AMENDMENT NO. 4.3.7.1

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

ORIGIN OF AMENDMENT

This amendment is a consequential amendment required to address changes to the Core Strategy of the plan.

PROPOSED AMENDMENT

1. Update and Amend table 4.3.11 'Cloyne Population 2006-2028' and amend table 4.3.12 'Population and Housing in Cloyne' to reflect changes to the Core Strategy.
2. Update and amend paragraphs and CY-GO-01 objective to reflect changes to the Core Strategy.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.7.2

CLOYNE: REDUCE THE SITE AREA OF CY-R-01.

ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed to reduce the site area of CY-R-01 from 2.4ha to 1.7ha in area.

Update site area for objective CY-R-01 and bring the development boundary in to reflect the proposed change.



Proposed Amendment Ref: 4.3.7.2

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.7.3

CLOYNE: RECATEGORISE CY-R-01 AS RESIDENTIAL ADDITIONAL PROVISION (RAP) AND REVISE SITE AREA.

ORIGIN OF AMENDMENT

This amendment is required to address changes to the Core Strategy of the Plan.

PROPOSED AMENDMENT

It is proposed make a change to the Draft Plan to include the revised CY-R-01 (1.7ha) and re-categorise as Residential Additional Provision (RAP). See also objective 4.3.7.2.



Proposed Amendment Ref: 4.3.7.3

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.7.4

CLOYNE: DELETE OBJECTIVE CY-AG-01

ORIGIN OF AMENDMENT

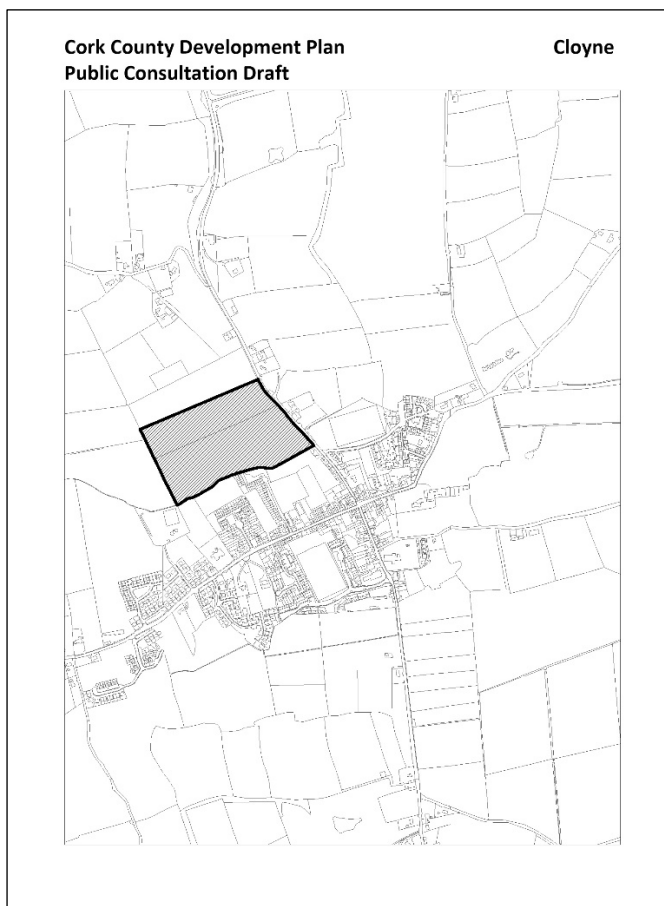
This amendment is required to address issues raised by the Strategic Flood Risk Assessment

PROPOSED AMENDMENT

It is proposed to amend the development boundary to the north of Cloyne by removing CY-AG-01 and including the land use within the 'Rural Area Under Strong Urban Influence'.

Delete objective CY-AG-01 as follows;

CY-AG-01 Agriculture



Proposed Amendment Ref: 4.3.7.4

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.7.5

CLOYNE: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

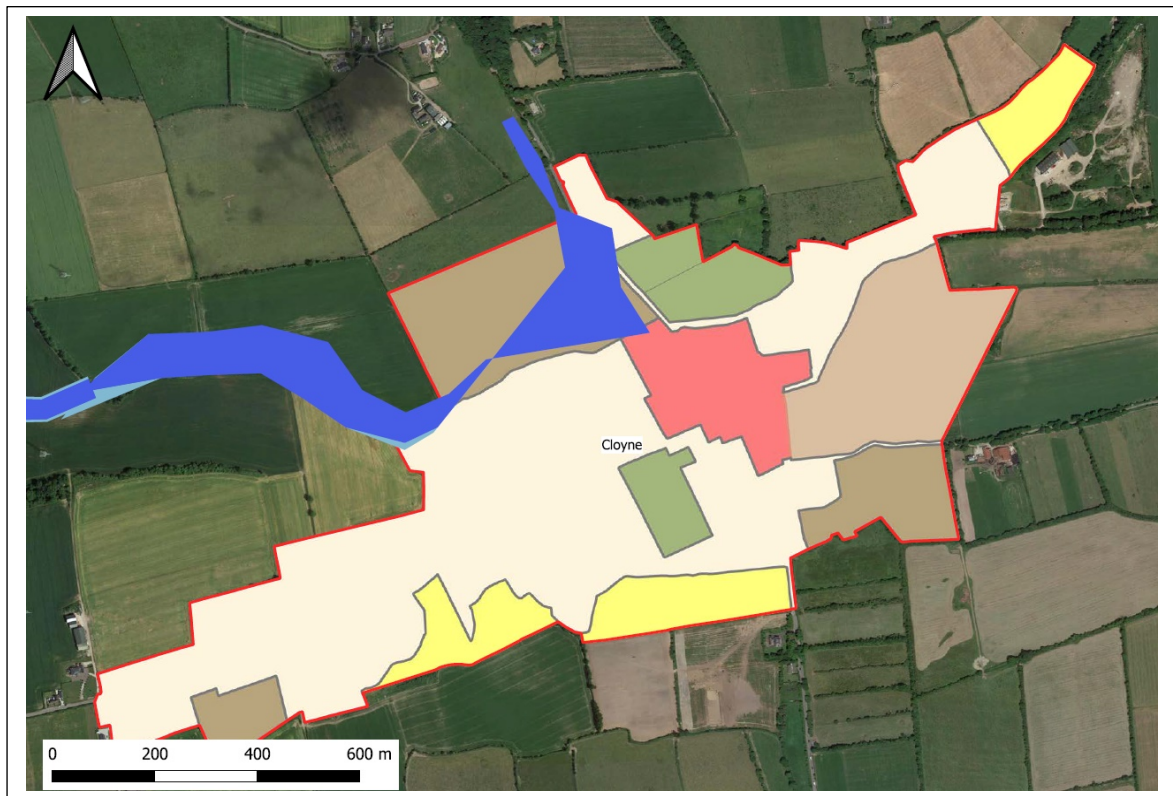
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Cloyne to include updated flood zones.

(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).



Proposed Amendment Ref: 4.3.7.5

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.7.6

CLOYNE: AMEND TEXT IN ACCORDANCE WITH SEA.

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to amend the text of objective CY-X-01 as follows;

Facilitate the *sensitive* development of a tourist attraction based on the cave network and the historical structures associated with the lands at Cloyne House. This will involve comprehensive proposals for the protection and preservation of the *architectural heritage* of the site including its historic structures and landscaping on the site in an appropriate setting, the layout of the site to facilitate access by the public and the development of interpretive facilities and associated tourist related non high street commercial uses.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.7.7

CLOYNE: AMEND OBJECTIVE CY-GA-01 TO REMOVE FLOOD RISK [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Remove Flood Risk Asterisk from objective CY-GA-01 as follows;

CY-GA-01 Maintain existing open space and recreation area. ~~*~~

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.7.8

CLOYNE: AMEND AND UPDATE TEXT IN ACCORDANCE WITH 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

It is proposed to update paragraph 3.7.23 by including additional text as follows:

~~“Parts of Cloyne have been identified as being at risk of flooding. The areas at risk largely follow the path of the Shanagarry River north of the village and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section 1 of this Plan 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 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

East Cork MD – Whitegate and Aghada

PROPOSED AMENDMENT NO. 4.3.8.1

WHITEGATE AND AGHADA: UPDATE POPULATION, HOUSING AND LAND SUPPLY FIGURES IN ACCORDANCE WITH THE REVISED CORE STRATEGY.

ORIGIN OF AMENDMENT

This amendment is a consequential amendment required to address changes to the Core Strategy of the plan.

PROPOSED AMENDMENT

1. Update and Amend table 4.3.13 'Whitegate and Aghada Population 2006-2028' and amend table 4.3.14 'Population and Housing in Whitegate and Aghada' to reflect changes to the Core Strategy.
2. Update and amend paragraphs to reflect changes to the Core Strategy.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.8.2

WHITEGATE AND AGHADA: CHANGE OF LAND USE FROM GREEN INFRASTRUCTURE TO EXISTING BUSINESS.

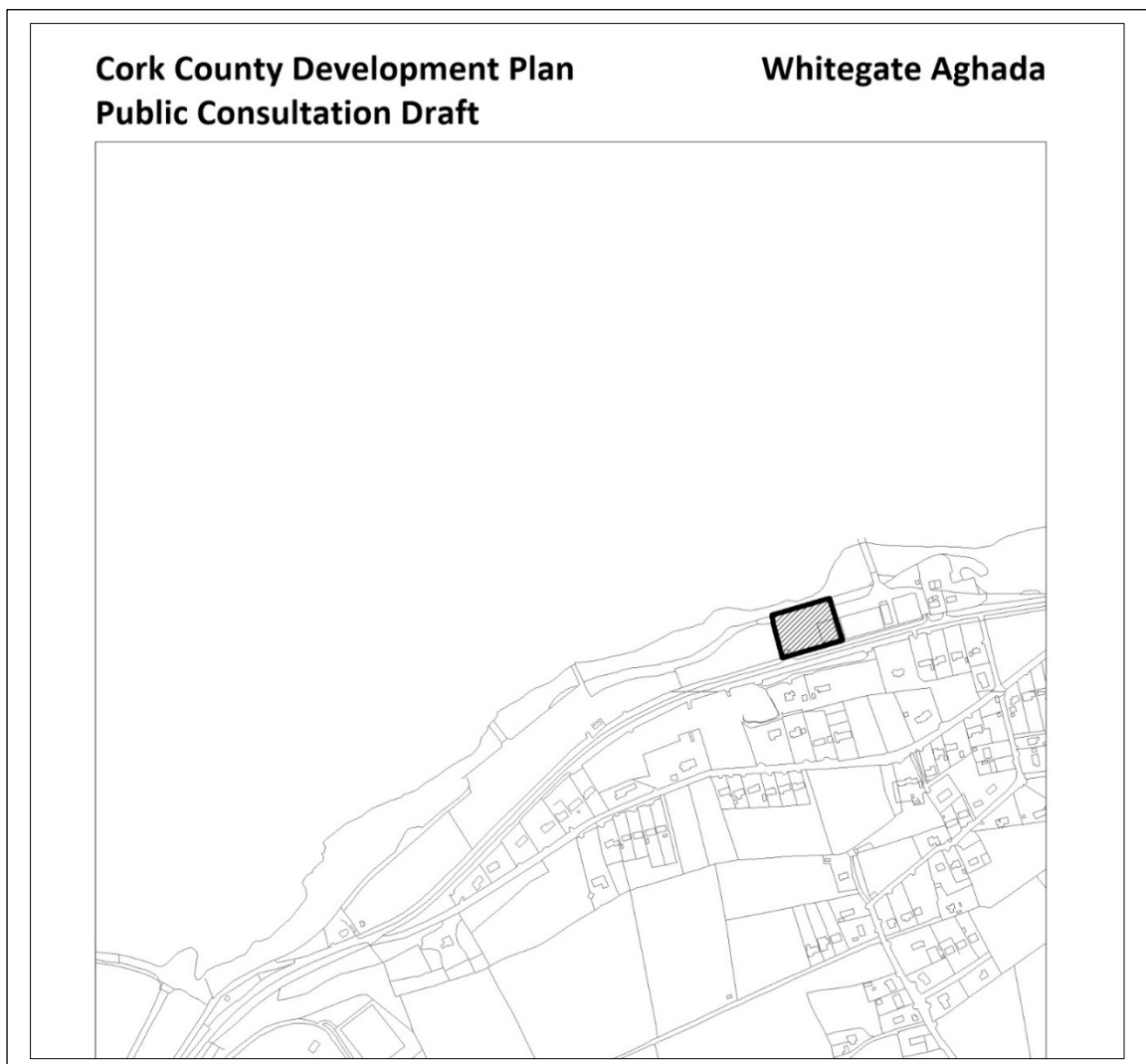
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submission DCDP345738391 by EI-H2 to the Draft Plan.

PROPOSED AMENDMENT

It is proposed to reclassify a portion of WG-GC-04 from Green Infrastructure to Existing Mixed/General Business/Industrial Uses.

Update the site area for WG-GC-04 to reflect the change.



Proposed Amendment Ref: 4.3.8.2

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.8.3

WHITEGATE AND AGHADA: CHANGE OF LAND USE FROM GREEN INFRASTRUCTURE TO EXISTING BUSINESS.

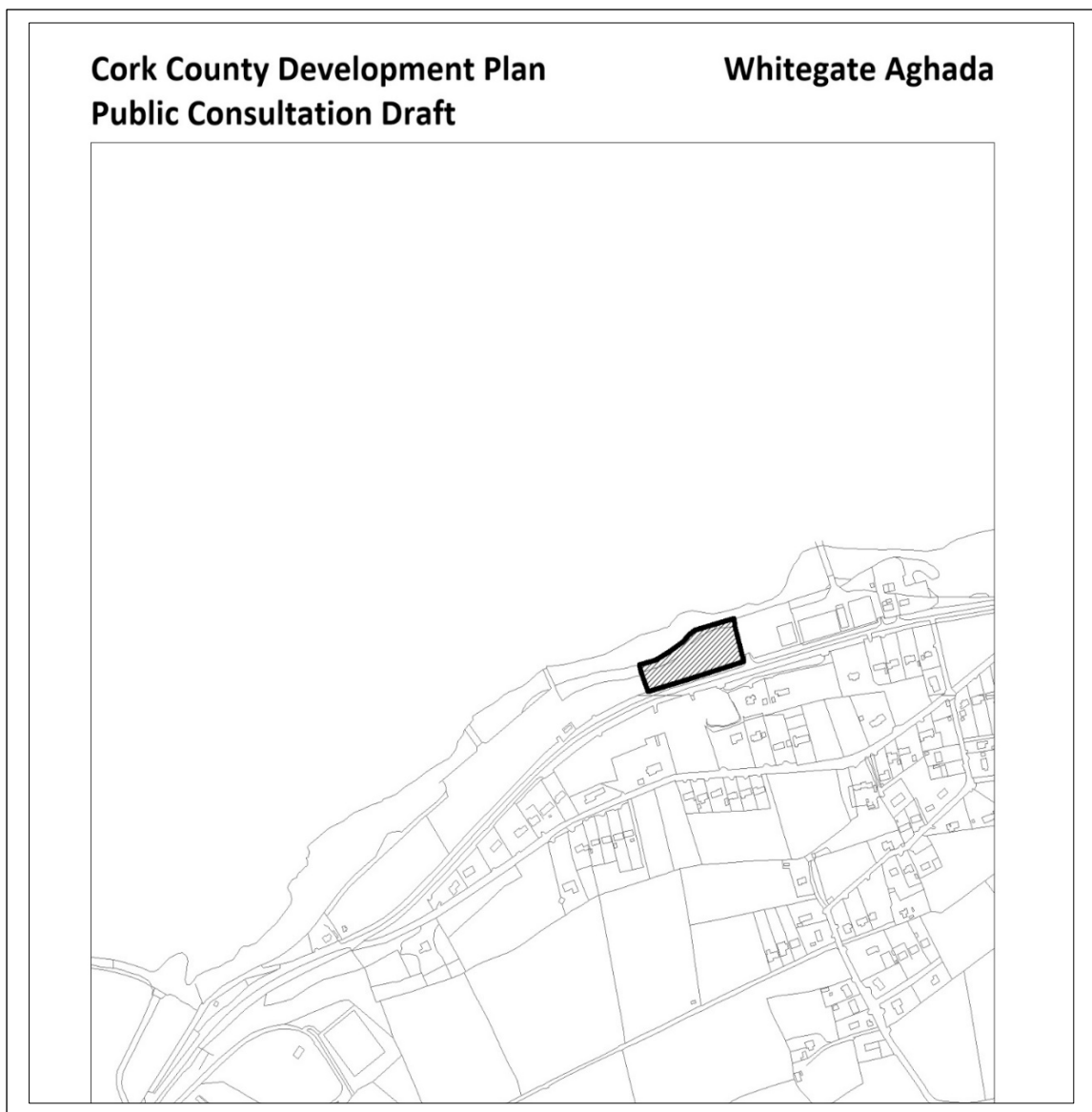
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submission DCDP345738391 to the Draft Plan.

PROPOSED AMENDMENT

It is proposed to reclassify a portion of WG-GC-04 from Green Infrastructure to Existing Mixed/General Business/Industrial Uses.

Update the site area for WG-GC-04 to reflect the change.



Proposed Amendment Ref: 4.3.8.3

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.8.4

WHITEGATE AND AGHADA: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

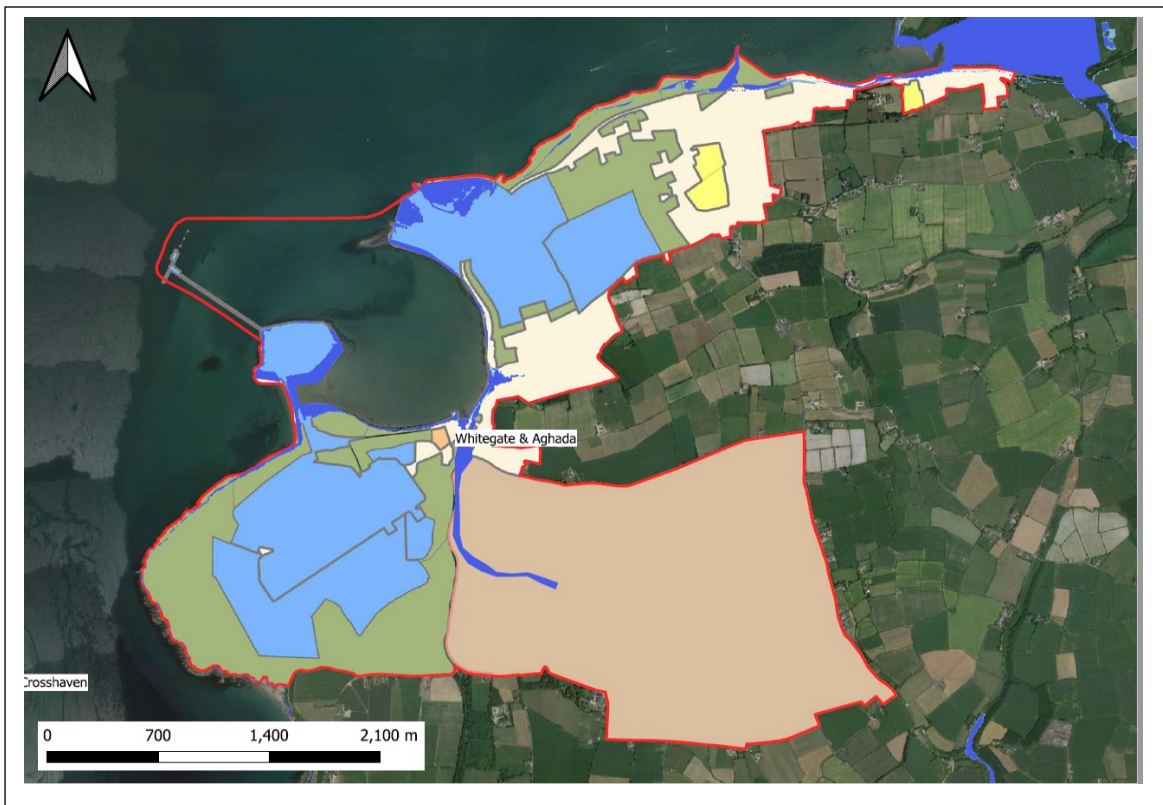
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Whitegate and Aghada to include updated flood zones.

(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)



Proposed Amendment Ref: 4.3.8.4

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.8.5

WHITEGATE AND AGHADA: AMEND OBJECTIVE WG-GA-09 TO INCLUDE FLOOD RISK [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective WG-GA-09 as follows;

WG-GA-09 Whitegate Playground. Maintain existing open space and existing play area. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.8.6

WHITEGATE AND AGHADA: AMEND OBJECTIVE WG-GC-04 TO INCLUDE FLOOD RISK [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective WG-GC-04 as follows;

WG-GC-04 Retain open space where existing land uses will remain largely unchanged. This zone partially overlaps and adjoins fully the Cork Harbour SPA. The area makes a significant contribution to the attractiveness of longer distance views from the Cobh area and provides important visual and physical separation between the village of Aghada and industrial areas to the west. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.8.7

WHITEGATE AND AGHADA: AMEND OBJECTIVE WG-I-06 TO INCLUDE FLOOD RISK [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Update text for objective WG-I-06 as follows and include a flood asterisk.

WG-I-06 Maintain existing refinery/ industrial uses. Any new development on the site shall pay special attention both to the design and siting of large structures or buildings and to the provision of appropriate structural landscaping. The site contains a Recorded Monument CO088-029 – Burial Ground. Any development in this area should take this into account and may require an archaeological assessment. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.8.8

WHITEGATE AND AGHADA: AMEND AND UPDATE TEXT IN ACCORDANCE WITH SEA AND AA.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SEA and AA in relation to Submission DCDP346094020.

PROPOSED AMENDMENT

Include additional text for objective WG-I-05 as follows;

*WG-I-05 Maintain existing industrial/ electricity generation uses. Any new development on the site shall pay special attention both to the design and siting of any large structures or buildings so as to minimise the visual impact of development, including on longer distance views from the Cobh area, and shall include the provision and maintenance of structural landscaping to the western and southern site boundaries. The site contains Recorded Monument CO088-030 – Castle unclassified and CO088-105 & 106 – Shell Middens. Any development in this area should take this into account and may require an archaeological assessment. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. **This zone is adjacent to Whitegate Bay which forms part of the Cork Harbour Special Protection Area. Account will be taken of this when assessing new development proposals in this area. Buffering or screening may be required between new development in this zone and the SPA.***

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.8.9

WHITEGATE AND AGHADA: AMEND AND UPDATE TEXT IN ACCORDANCE WITH SEA AND AA.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SEA and AA in relation to Submission DCDP346094020.

PROPOSED AMENDMENT

Include additional text for objective WG-I-06 as follows;

*WG-I-06 Maintain existing refinery/ industrial uses. Any new development on the site shall pay special attention both to the design and siting of large structures or buildings and to the provision of appropriate structural landscaping. The site contains a Recorded Monument CO088-029 – Burial Ground. Any development in this area should take this into account and may require an archaeological assessment. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. **This zone is adjacent to Whitegate Bay which forms part of the Cork Harbour Special Protection Area. Account will be taken of this when assessing new development proposals in this area. Buffering or screening may be required between new development in this zone and the SPA.***

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.8.10

WHITEGATE AND AGHADA: AMEND AND UPDATE TEXT IN ACCORDANCE WITH 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

It is proposed to update paragraph 3.8.27 by including additional text as follows:

“Lee CFRAMS has identified a number of areas at risk from tidal flooding along the shoreline and there are three recorded flood events, occurring at Whitegate Village and two on the Rostellan Road. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. ~~More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section 1 of this Plan 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 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

East Cork MD – Killeagh

PROPOSED AMENDMENT NO. 4.3.9.1

KILLEAGH: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

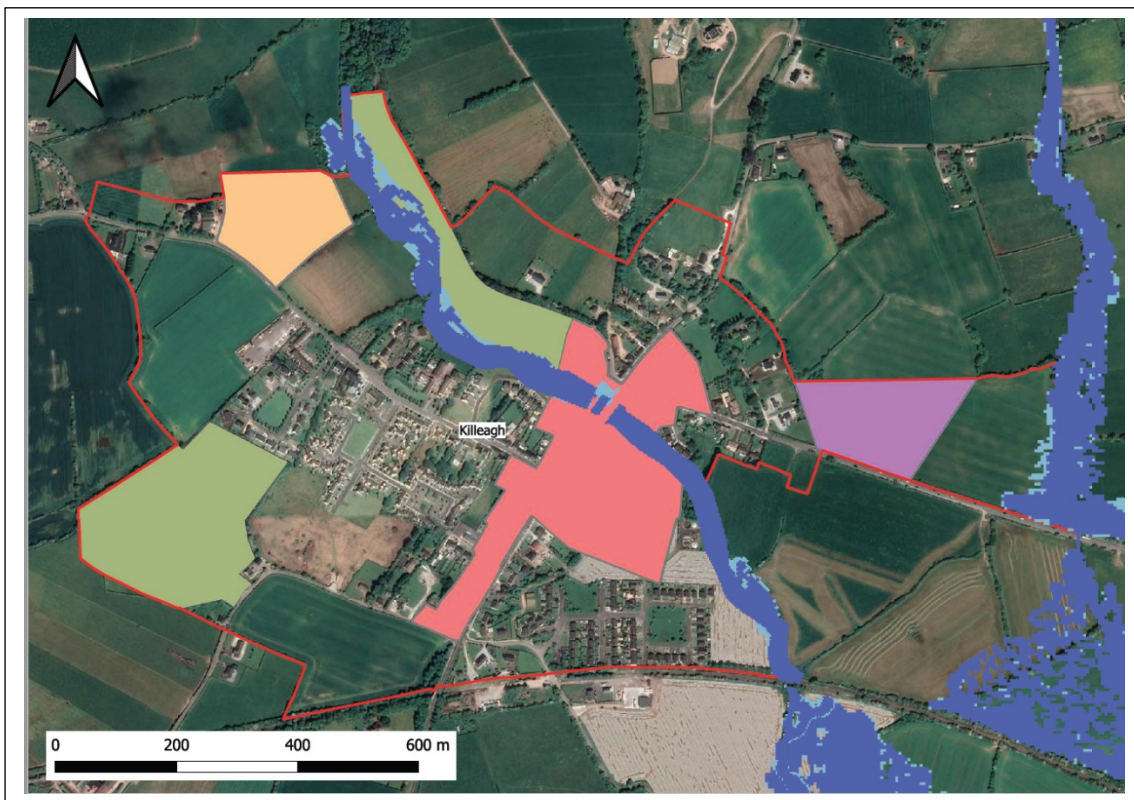
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Killeagh to include updated flood zones.

(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)



Proposed Amendment Ref: 4.3.9.1

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.9.2

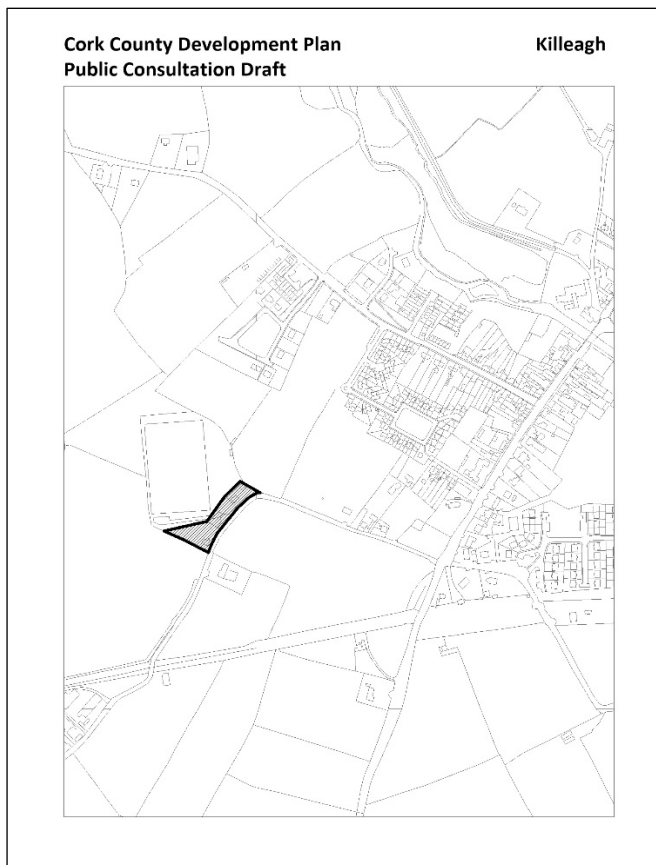
KILLEAGH: AMEND THE DEVELOPMENT BOUNDARY OF KILLEAGH.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Cllr Michael Hegarty and Cllr Mary Linehan Foley in a submission to the Draft Plan and at an East Cork MD meeting.

PROPOSED AMENDMENT

It is proposed to amend the development boundary of Killeagh to take out a portion of land adjoining the GAA pitch to the west.



Proposed Amendment Ref: 4.3.9.2

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.9.3

KILLEAGH: INCLUDE ADDITIONAL TEXT IN RELATION TO THE EXISTING GRAVEYARD.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by a submission to the plan.

PROPOSED AMENDMENT

It is proposed to include additional text in paragraph 3.9.18 as follows;

There may be a requirement for an extension to the existing graveyard on the Mogeely Road during the lifetime of this plan.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.9.4

KILLEAGH: CORRECTION TO OBJECTIVE NUMBERS.

ORIGIN OF AMENDMENT

This amendment is required to address an error in the Draft Plan in relation to categorisation of Green Infrastructure Zonings as follows.

Green Infrastructure		
Objective No.	Green Infrastructure	Net Site Area
GA-01 GR-01	Protect the special character and amenity value of Glenbower Wood.*	5.2
GR-02 GA-02	GAA – Maintain existing sports and amenity area.	6.5

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.9.5

KILLEAGH: AMEND AND UPDATE TEXT IN ACCORDANCE WITH 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

It is proposed to update paragraph 3.9.21 by including additional text as follows:

“Substantial parts of Killeagh have been identified as being at risk of flooding. The areas at risk largely involve the village centre and lands east of the village and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. ~~More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section 1 of this Plan 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 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. 4.3.9.6

KILLEAGH: DELETE TEXT IN ACCORDANCE WITH 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

It is proposed to delete paragraph 3.9.22 as follows:

~~“The ‘Indicative Flood Extent Map’ shown as part of the zoning map for Killeagh may be subject to some local uncertainties inherent in the flood risk modelling process used to generate the maps. Those contemplating development in or near the areas shown as being subject to a possible risk of future flooding are recommended, in consultation with County Council staff, to consider the need to undertake Stage 1 of the site-specific flood assessment process set out in Section 1 of this Local Area Plan in order to address any uncertainty in relation to flood risks before submitting an application for planning permission.”~~

TEXT CHANGE ONLY

East Cork MD – Villages

PROPOSED AMENDMENT No. 4.3.10.1

VILLAGES: INFORMATION ON 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

Insert new text after paragraph 3.10.1 as follows;

3.10.1 There are 9 villages in the East Cork Municipal District as follows; Ballincurragh, Ballycotton, Ballymacoda, Dungourney, Ladysbridge, Lisgoold, Mogeely, Saleen, Shanagarry / Garryvoe.

~~3.10.2 Guidance on the role of villages and their development is given in Volume One of this Plan.~~

~~3.10.3 following development is provided for in the villages of this Municipal District:~~

3.10.2 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.

3.10.3 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.

3.10.4 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.

3.10.5 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.

Insert new column in Table 4.3.15 as follows;

Table 4.3.15 Scale of Development in East Cork Municipal District Villages				
Villages	<i>Existing Number of Houses Q1 2010 (Geodirectory)</i>	Existing Number of Houses Q1 2020 (Geodirectory)	Growth 2010 to 2020 (Geodirectory)	Planned Overall Scale of Development (No. of houses)
Ballincurrig	<i>21</i>	27	6	10
Ballycotton	<i>285</i>	311	26	45
Ballymacoda	<i>92</i>	92	0	12
Dungourney	<i>34</i>	48	14	10
Ladysbridge	<i>208</i>	274	66	40
Lisgoold	<i>51</i>	54	3	20
Mogeely	<i>152</i>	161	9	48 40
Saleen	<i>95</i>	162	67	50 30
Shanagarry/Garryvoe	<i>357</i>	364	7	70 50

TEXT CHANGE ONLY

East Cork MD – Ballincurrig

PROPOSED AMENDMENT NO. 4.3.11.1

BALLINCURRIG: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

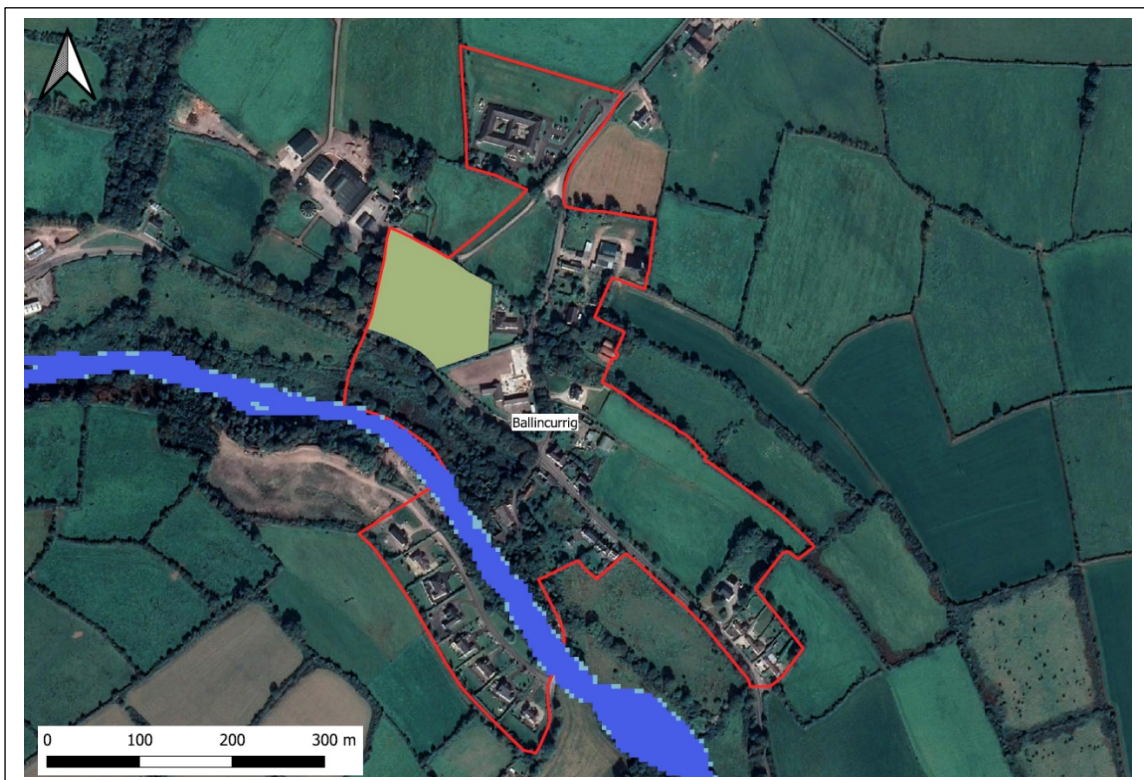
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Ballincurrig to include updated flood zones.

(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).



Proposed Amendment Ref: 4.3.11.1

MAP CHANGE ONLY

East Cork MD – Ballycotton

PROPOSED AMENDMENT NO. 4.3.12.1

BALLYCOTTON: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH 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 settlement map of Ballycotton to include updated flood zones.

(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).



Proposed Amendment Ref: 4.3.12.1

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.12.2

BALLYCOTTON: EXTENSION OF VILLAGE DEVELOPMENT BOUNDARY.

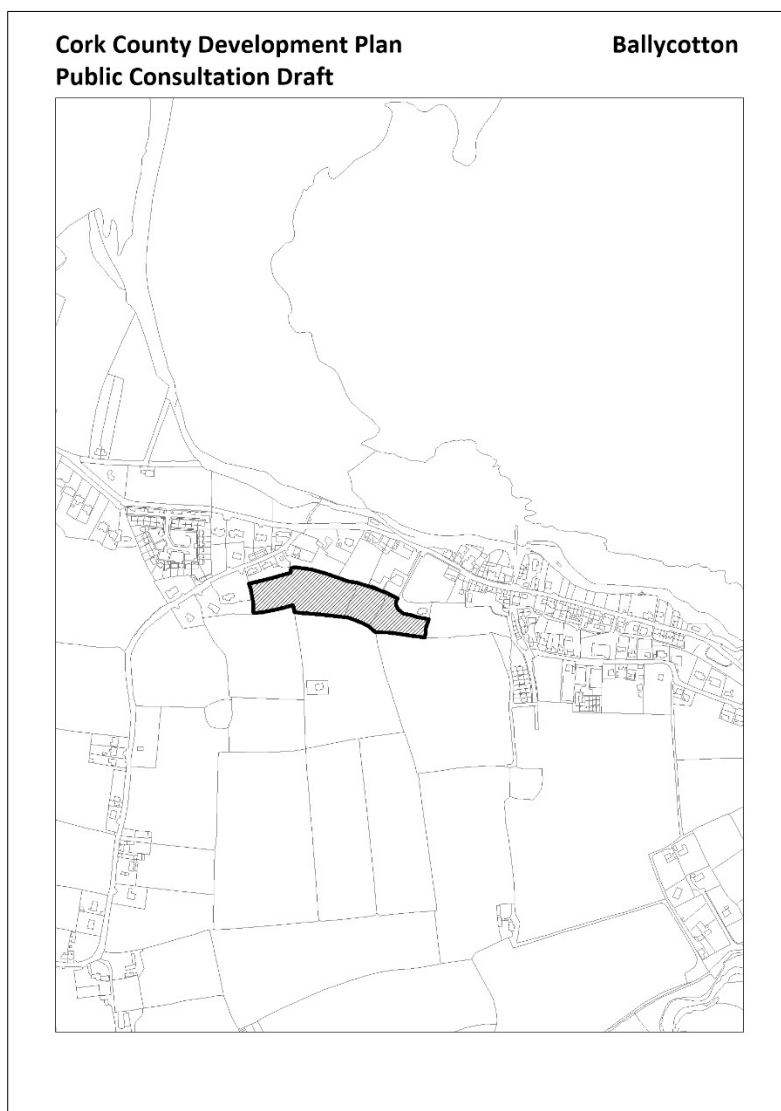
ORIGIN OF AMENDMENT

This amendment is required following discussion at Development Committee on the 3rd of December 2021.

PROPOSED AMENDMENT

It is proposed to extend the development boundary of Ballycotton to include a new Green Infrastructure Zoning to the south and to include a new Green Infrastructure objective for the site.

GC-03 – Passive Open Space. Protect the local biodiversity value of the site which is covered by Scrub.



Proposed Amendment Ref: 4.3.12.2

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.3.12.3

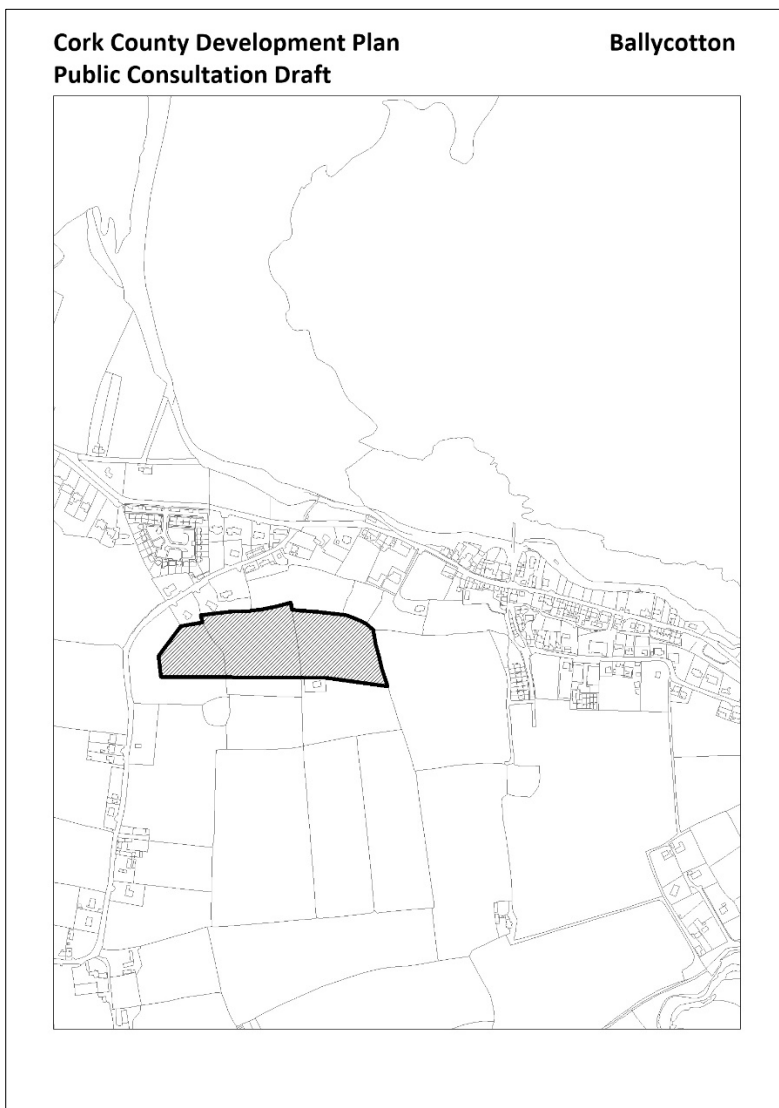
BALLYCOTTON: EXTENSION OF VILLAGE DEVELOPMENT BOUNDARY.

ORIGIN OF AMENDMENT

This amendment is required following discussion at Development Committee on the 3rd of December 2021.

PROPOSED AMENDMENT

It is proposed to extend the development boundary of Ballycotton to include additional lands to the south of the settlement.



Proposed Amendment Ref: 4.3.12.3

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.12.4

BALLYCOTTON: NEW TEXT RELATING TO PROVISION OF NEW EAST-WEST LINK ROAD

ORIGIN OF AMENDMENT

This amendment is required following discussion at Development Committee on the 3rd of December 2021.

PROPOSED AMENDMENT

It is proposed to include a new Development Boundary objective in Ballycotton as follows;

DB-05 - As land is developed within the development boundary of the village, provision should be made, as appropriate, for a new east -west link road to connect existing roads (e.g. connect the L3636 and L3633) , in order to provide an alternative route to the R629 and ease congestion within the village.

TEXT CHANGE ONLY

East Cork MD – Ballymacoda

PROPOSED AMENDMENT NO. 4.3.13.1

BALLYMACODA: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH 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 settlement map of Ballymacoda to include updated flood zones.

(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).



Proposed Amendment Ref: 4.3.13.1

MAP CHANGE ONLY

East Cork MD – Dungourney

PROPOSED AMENDMENT NO. 4.3.14.1

DUNGOURNEY: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

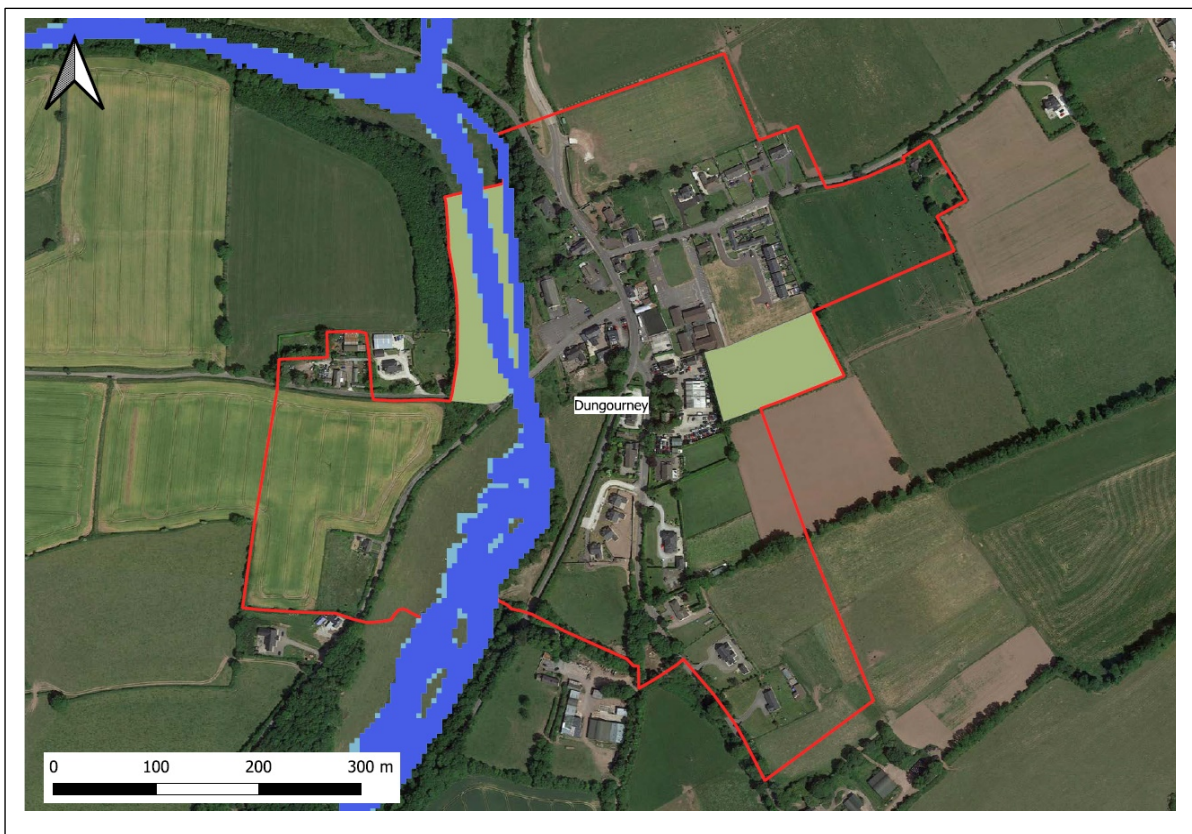
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Dungourney to include updated flood zones.

(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).



Proposed Amendment Ref: 4.3.14.1

MAP CHANGE ONLY

East Cork MD – Ladysbridge

PROPOSED AMENDMENT NO. 4.3.15.1

LADYSBRIDGE: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

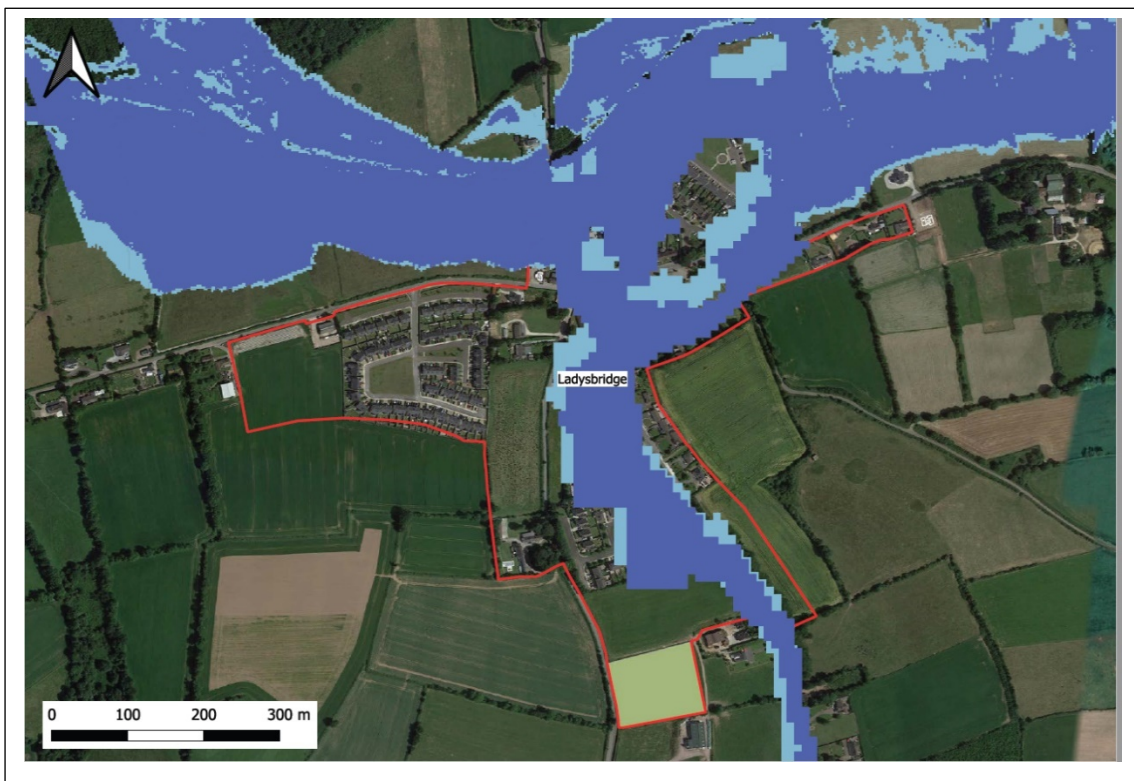
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Ladysbridge to include updated flood zones.

(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).



Proposed Amendment Ref: 4.3.15.1

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.15.2

LADYSBRIDGE: UPDATE TEXT.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions.

PROPOSED AMENDMENT

It is proposed to Delete Paragraphs 3.15.1 and 3.15.2

~~The vision for Ladysbridge is to retain its traditional rural character, adequately protect the Architectural Conservation Area and encourage small scale sympathetic residential development in tandem with provision of employment and services. The previous local area plan (2011) had identified a site for a new primary school within the village, however the Department of Education and Science have confirmed that it is no longer required, and those lands are now included within the development boundary.~~

~~Additional lands have been included within the development boundary to the west of the village. Development of these lands should ensure that a separate agricultural entrance from the public road is retained to serve the remainder of the land to the rear. The layout and design of development addressing the road frontage in this area should minimise the linear nature of development on this side of the village, by stepping some development up the contours in a north south alignment, for example.~~

and replace with new paragraphs 3.15.1, 3.15.2 and 3.15.3 as follows

The vision for Ladysbridge is to retain its traditional rural character, adequately protect the Architectural Conservation Area in the village and encourage small scale sympathetic residential development in tandem with the provision of employment and services. Given the level of recent residential growth in the village and the additional growth provided for in this plan it is considered that the village may need additional community facilities including childcare and sports facilities which could be provided for as standalone development or in conjunction with proposed residential development in the village.

The 2011 Local Area Plan had identified a site for a new primary school within the village, however during the review of this plan in 2017 the Department of Education confirmed that a primary school is no longer required, and those lands are now included within the development boundary.

Additional lands were included within the development boundary in 2017 which lie to the west of the village. Future development of these lands should ensure that a separate agricultural entrance from the public road is retained to serve the remainder of the land to the rear. The layout and design of development addressing the road frontage in this area should minimise the linear nature of development on this side of the village, by stepping some development up the contours in a north south alignment, for example. Any further residential development in the village should also ensure that safe pedestrian connectivity to the village centre is provided.

TEXT CHANGE ONLY

East Cork MD – Lisgoold

PROPOSED AMENDMENT NO. 4.3.16.1

LISGOOLD: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

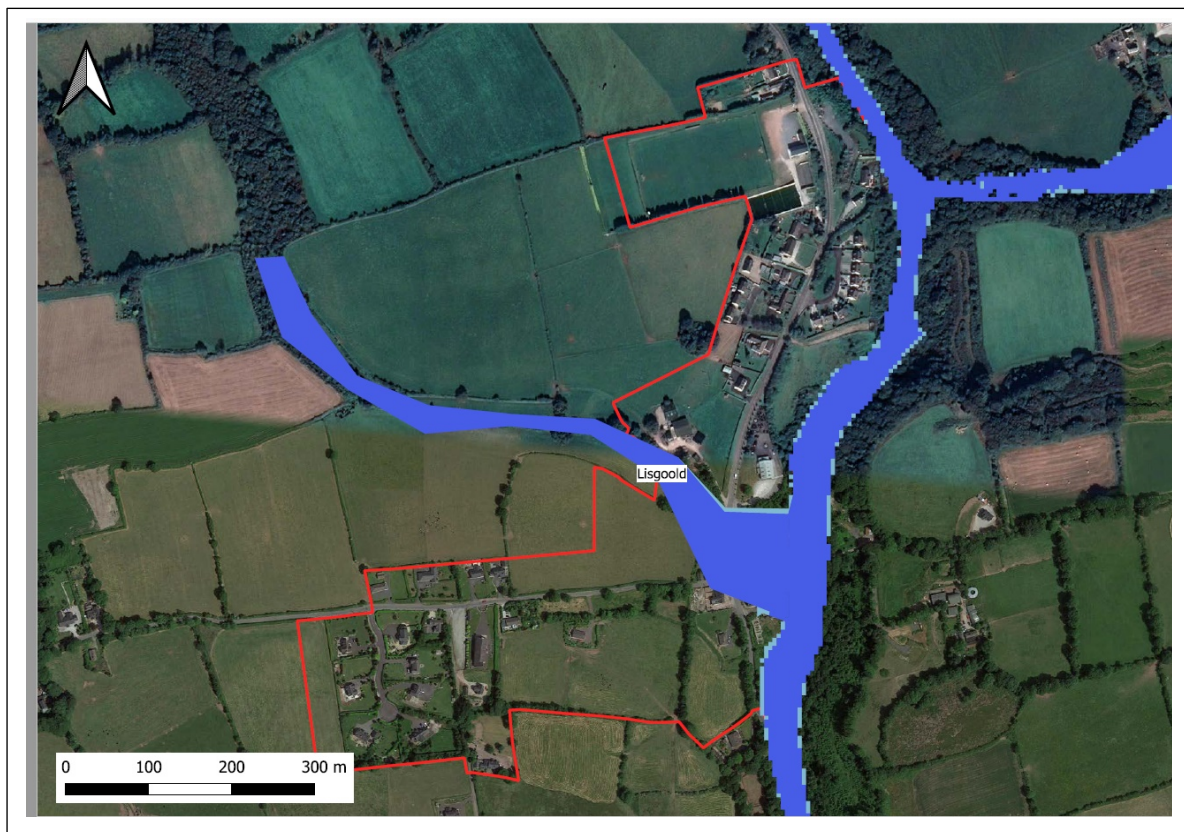
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Lisgoold to include updated flood zones.

(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).



Proposed Amendment Ref: 4.3.16.1

MAP CHANGE ONLY

East Cork MD – Mogeely

PROPOSED AMENDMENT NO. 4.3.17.1

MOGEELY: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

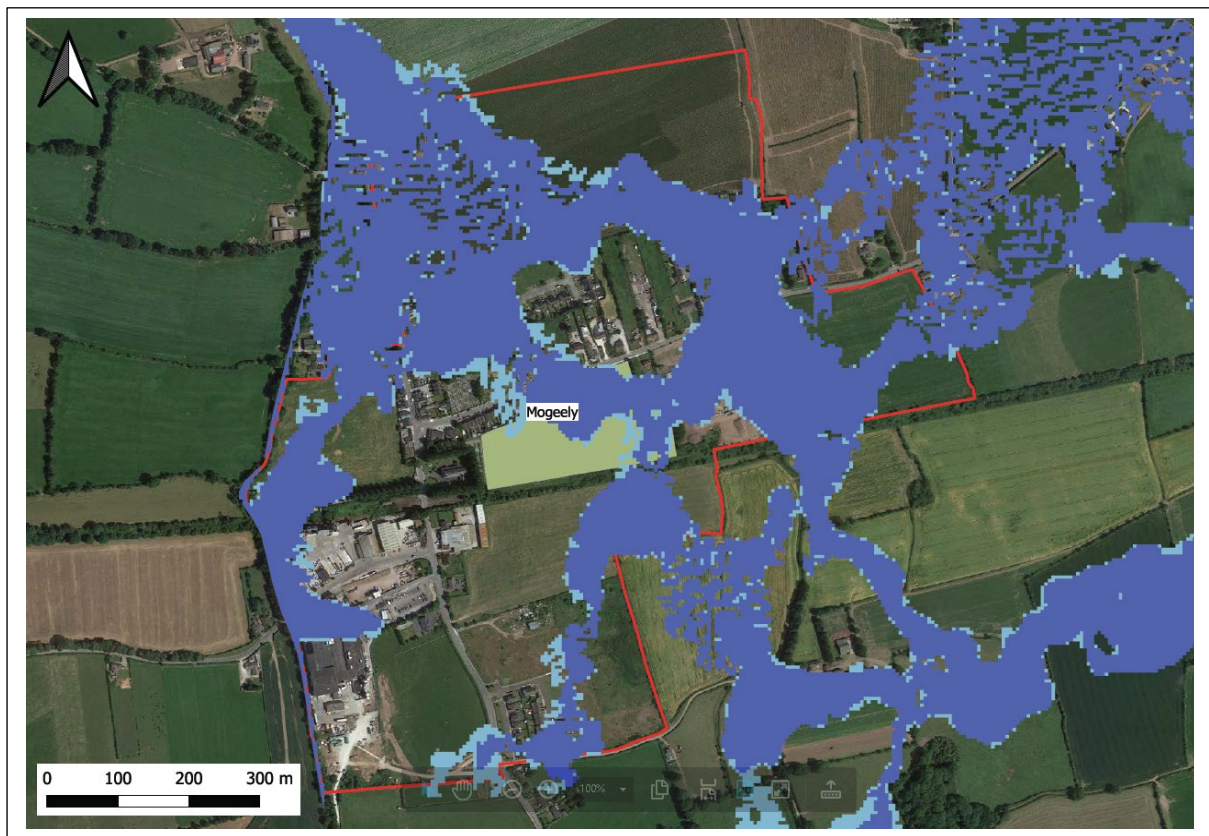
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Mogeely to include updated flood zones.

(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).



Proposed Amendment Ref: 4.3.17.1

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.17.2

MOGEELY: UPDATE OBJECTIVE GA-01 IN MOGEELY TO ADDRESS ISSUES RAISED BY THE SFRA.

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to update GA-01 Mogeely, Amendment no. 4.3.17.2, by including additional text and a flood risk asterisk as follows:

GA-01 Maintain and improve active open space and amenity area including the children’s playground and sports uses. *The provision of a Community Sports Hall located outside areas at risk of flooding on this site will also be supported, subject normal planning considerations including a flood risk assessment. **

TEXT CHANGE ONLY

East Cork MD – Saleen

PROPOSED AMENDMENT NO. 4.3.18.1

SALEEN: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH 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 settlement map of Saleen to include updated flood zones.

(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).



Proposed Amendment Ref: 4.3.18.1

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.18.2

SALEEN: AMEND OBJECTIVE GR-01 TO INCLUDE FLOOD RISK [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective GR-01 as follows;

GR-01 Maintain open space to provide for a long-term mature landscape setting for the village. Proposals for the long-term maintenance and management of the wood land and its use for informal recreation will be encouraged. The existing amenity walk is to be retained. *

TEXT CHANGE ONLY

East Cork MD – Shanagarry/Garryvoe

PROPOSED AMENDMENT NO. 4.3.19.1

SHANAGARRY/GARRYVOE: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH 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 settlement map of Shanagarry/Garryvoe to include updated flood zones.

(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).



Proposed Amendment Ref: 4.3.19.1

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.19.2

SHANAGARRY/GARRYVOE: AMEND OBJECTIVE GC-01 TO INCLUDE FLOOD RISK [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective GC-01 as follows;

GC-01 This wetland area forms part of the Ballycotton, Ballynamona and Shanagarry proposed Natural Heritage Area. It supports wetland habitat and serves an important flood storage role which should be protected. There may be opportunities to enhance the biodiversity value of this area, which should be encouraged. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.19.3

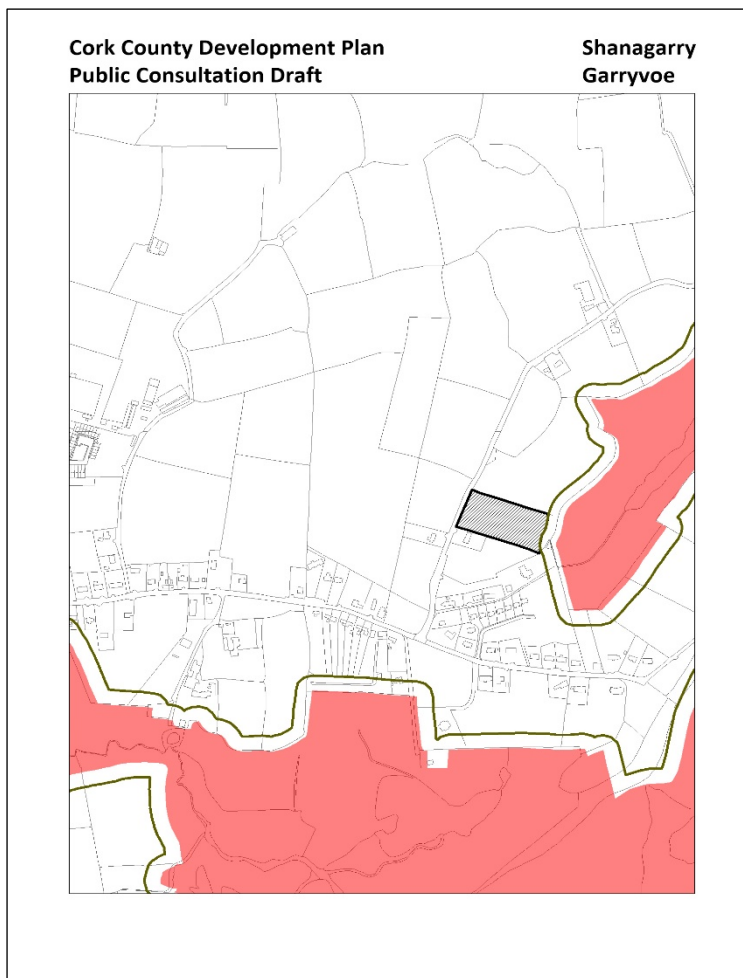
SHANAGARRY/GARRYVOE: EXTENSION OF THE DEVELOPMENT BOUNDARY.

ORIGIN OF AMENDMENT

This amendment is required following discussion at the Special Municipal District Meeting for the East Cork MD on the 8th of November 2021.

PROPOSED AMENDMENT

It is proposed to extend the development boundary of Shanagarry/Garryvoe to include additional lands to the north. A 30m buffer is required between the new development boundary and the pNHA to the east.



Proposed Amendment Ref: 4.3.19.3

MAP CHANGE ONLY

East Cork MD – Redbarn

PROPOSED AMENDMENT NO. 4.3.22.1

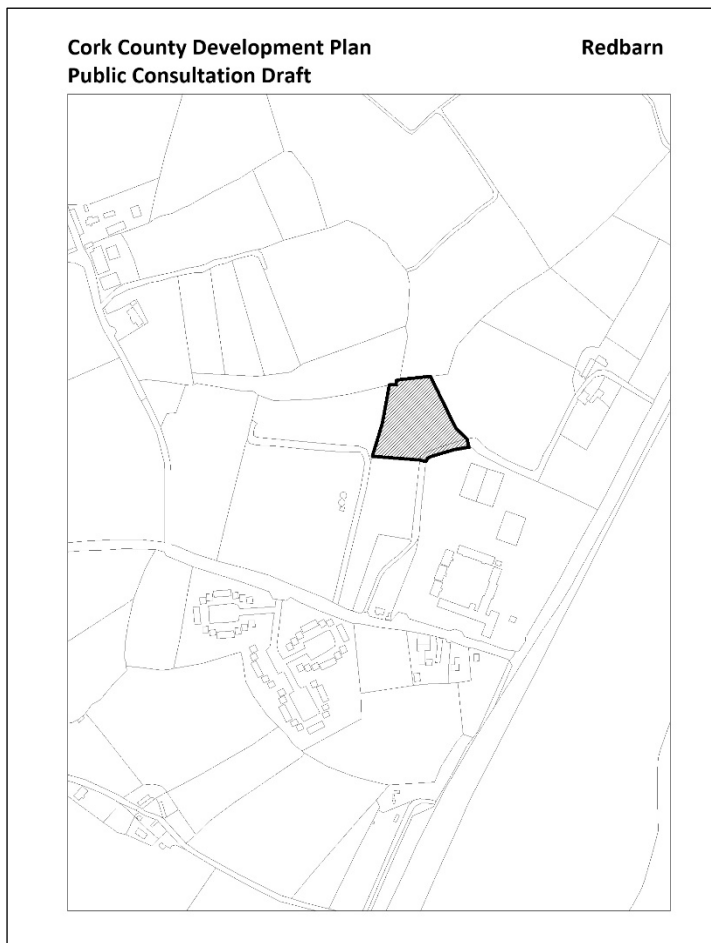
REDBARN: OMIT LANDS FROM THE DEVELOPMENT BOUNDARY.

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to omit the following lands, which form part of a pNHA (Ballyvergan Marsh), from the development boundary of Redbarn.



Proposed Amendment Ref: 4.3.22.1

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.22.2

REDBARN: AMEND DEVELOPMENT BOUNDARY IN ACCORDANCE WITH 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

It is proposed omit the following lands from the development boundary of Redbarn due to flood risk.



Proposed Amendment Ref: 4.3.22.2

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.22.3

REDBARN: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

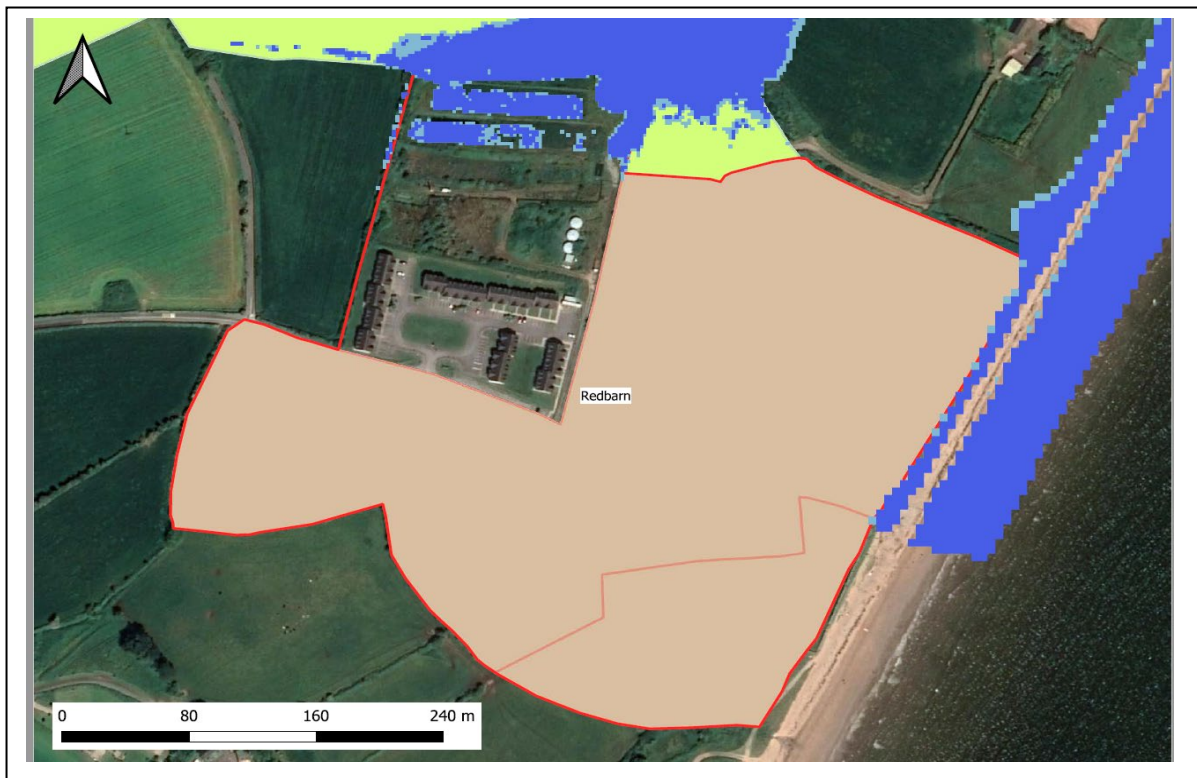
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map of Redbarn to include updated flood zones.

(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).



Proposed Amendment Ref: 4.3.22.3

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.3.22.4

REDBARN: AMEND OBJECTIVE X-01 TO INCLUDE FLOOD RISK [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Include Flood Risk Asterisk for objective X-01 as follows;

X-01 It is proposed to consolidate tourism and recreation uses in the Redbarn area. It is important that the natural heritage of the area is protected, while any development proposals will be subject to the provision of satisfactory infrastructure. Further development proposals within this boundary should include a car parking facility for the area which will include permeable paving. Development of this site will also require a surface water management plan. *

TEXT CHANGE ONLY

3 Proposed Amendments for the Macroom MD.

PROPOSED AMENDMENT NO. 4.4.2.1

UPDATE TO THE SCALE OF DEVELOPMENT FIGURES

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. Replace Table 4.4.4.2 with updated Table 4.4.4.2 as follows:

Table 4.4.4.2: Macroom Municipal District Scale of Development and Water Services Status				
Settlement Name	Existing No of Houses Q2 2020	Proposed Scale of Development Units	Drinking Water Status - 2021 Assessment	Wastewater Status - 2021 Assessment
Main Towns				
Macroom~	1836	399		
Millstreet	735	86150		
Total Main Towns		485 549		
Key Villages				
Killumney/ Ovens	478	424		
Béal Atha an Ghaorthaidh (Ballingeary)	96	29 20		
Baile Mhic Íre / Baile Bhuirne (Ballymakeery/ Ballyvourney)	262	30		
Coachford	181	116 95		
Total Key Villages		599 569		
Villages				
Aghabullogue	25	20		
Aherla	145	10		
Ballynora	26	8		
Cloghduv	116	50		
Clondrohid	72	20		
Courtbrack	58	10		
Crookstown	93	10		
Dripsey Model Village	142	30		
Inchigeelagh	94	20		
Kilmurry	54	5		
Cill Na Martra (Kilnamartyra)	48	5		
Rylane/ Seiscne	70	21		
Stuake/ Donoughmore	55	5		
Upper Dripsey	38	5		
Total Villages		219		
Overall MD Total		1,303-1,337		

Table 4.4.4.2: Macroom Municipal District Scale of Development and Water Services Status				
Settlement Name	Existing No of Houses Q2 2020	Proposed Scale of Development Units	Drinking Water Status - 2021 Assessment	Wastewater Status - 2021 Assessment
Other Locations				
Gougane Barra	-	-		
Inniscarra	-	-		
Water Services Key	Capacity			
	Future capacity subject to Irish Water Investment Plan			
	Some capacity			
	No capacity			
~ Macroom WWTP currently not compliant with Wastewater Discharge License emission limit values but is capable of achieving at least UWW standards.				

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.2.2

DELETE PARAGRAPH 4.2.2 AND REPLACE WITH UPDATED POLICY DOCUMENT

ORIGIN OF AMENDMENT

This amendment is required to address issues from a number of submissions:

PROPOSED AMENDMENT

1. To delete paragraph 4.2.2

~~4.2.2 The Council and Acadamh Fódhla have prepared the Múscraí Gaeltacht Conservation, Management and Interpretation Plan 2016-2030 which recognises that the Múscraí is an incredibly vibrant place. It is a place where the character of its people and landscape are both intertwined and the co-dependent. The role of this plan is to help the people of Múscraí manage that change and protect the core significant aspects of the region in which they live. Ultimately, it is envisaged that this document will help make the Gaeltacht become a better place in which to work, live and visit. This plan is a valuable resource which can inform future initiatives within the Gaeltacht area~~

2. And replace with the following:

The Múscraí Gaeltacht is an incredibly vibrant place and many of its key attributes have been documented in a recent heritage plan undertaken for the area - a plan that won a National Irish Planning Award in 2020. A fifteen-year plan, it was commissioned by Cork County Council with the support of the Heritage Council and undertaken by Research and Dig, in conjunction with Cork County Council and local Múscraí group Acadamh Fódhla, setting out to highlight the importance and heritage significance of the Múscraí Gaeltacht and to devise a number of heritage policies and actions to ensure that the area is appropriately conserved, managed and maintained into the future.

After wide-ranging research, it was concluded that the tangible heritage (e.g. buildings, archaeology, bogs) of Múscraí is inextricably connected with the intangible (e.g. folklore, placenames, customs, music, poetry, ritual) and that there is a deep, complex, and symbiotic relationship between people and place, where the character of its people and landscape are both intertwined and co-dependent. This is the essence of the plan's Statement of Significance, placing Múscraí as a place of local, regional, national and international importance. In the Múscraí Heritage Plan, a number of threats to the significance of the area were identified, and Cork County Council, over the lifetime of this plan, will work to support the implementation of actions and initiatives from the plan that are of benefit to the area and in keeping with the proper planning and sustainable development of the area.

The Gaeltacht Act (2012) provides a statutory footing to the 20 Year Strategy for the Irish Language, 2010-2030 and also recognises Gaeltacht Language Planning Areas (LPT), Gaeltacht Service Towns and Irish Language Networks. Macroom has been selected as a Gaeltacht Service Town or a Baile Seiriseacha (as outlined in the next section).

The RSES strongly supports the unique linguistic and cultural heritage of our Region's Gaeltacht areas and supports the statutory functions of Údarás na Gaeltachta under the Gaeltacht Act 2012. Special recognition is attributed to the designation of Gaeltacht Service Towns such as Macroom and the location of Language Planning Areas such as Múscraí in this Municipal District of County Cork as a spatial designation which support the growth and sustainability of Gaeltacht areas.

Údarás na Gaeltachta has made a significant investment in the Múscraí Gaeltacht area in recent years, and these facilities and infrastructure support a wide range of businesses e.g. manufacturing, food, textile, technology service etc. According to the 2020 employment figures, 664 people were employed in Údarás na Gaeltachta's client companies in this area. Údarás na Gaeltachta is developing "Gteic", a national network of digital hubs throughout the Gaeltacht. To date there are 16 Hubs open in counties Kerry, Cork, Donegal, Galway and Mayo. Enterprise space, offices etc have been developed as part of this network. These facilities will enhance the infrastructure and facilities available to those who are doing business or working remotely from the Gaeltacht. It will mean that more facilities, services and opportunities will be available for people to work from these locations in the Gaeltacht.

These hubs will provide a wide range of facilities and services such as:

- Private office facilities*
- Shared office space*
- Meeting facilities*
- Teleconferencing facilities*

Please refer to Chapter 16 Built and Cultural Heritage, in Volume One of this plan.

TEXT CHANGE ONLY

Main Town:

Macroom

PROPOSED AMENDMENT NO. 4.4.3.1

MACROOM: INCLUDE ADDITIONAL TEXT TO REFERENCE TOURISM / RECREATIONAL AND CULTURAL USES IN MM-GA-04 (MACROOM CASTLE DEMESNE)

ORIGIN OF AMENDMENT

This amendment is required to address issues raised in the SEA Environmental Report, following consultation with the Conservation Officer and County Archaeologist.

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to amend objective MM-GA-04 as follows:

Green Recreation – Active Open Space:

Maintain and protect the recreational, sporting and local amenities of the Castle Demesne and the Town Park and provide for improved pedestrian access to the town centre and the Castle Demesne. ~~Provide for improved pedestrian access to the town centre.~~ This plan also recognises the potential to provide for and accommodate tourism/recreational and cultural related uses which are sympathetic to the archaeological, architectural and historical character and landscape setting of the Castle Demesne. Proposals will be subject to and supported by relevant archaeological /architectural assessments as deemed relevant.

These lands form part of the Sullane River Corridor, an area identified to be of local biodiversity value. The riparian margins of the river corridor shall be protected. Opportunities for enhancement of the biodiversity value of this area should/will be encouraged. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.2

MACROOM: INCLUDE REFERENCE TO MACROOM'S ROLE AS A 'BAILE SERVISEACHA' OR GAELTACHT SERVICE TOWN.

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to add the following text after paragraph:

Gaeltacht Service Town:

The Gaeltacht has a significant cultural and economic impact on the towns which serve it. Similarly, those towns have a significant impact on the Gaeltacht itself. Under the Gaeltacht Act 2012, Gaeltacht Service Towns are defined as those towns situated in or adjacent to Gaeltacht Language Planning Areas and which have a significant role in providing public services, recreational, social and commercial facilities for those areas. 26 Gaeltacht Language Planning Areas have been recognised for the purposes of the Act.

Macroom has been selected as a Gaeltacht Service Town within the Language Plans on foot of the consultation process conducted in 2014. The purpose of the Gaeltacht Act is to identify how to foster and reinforce the positive impact these towns can have on the Irish language as the community and family language of the Gaeltacht.

The Act sets out the process by which Gaeltacht Service Towns can attain recognition as such. The town must:

- be situated in or adjacent to a Gaeltacht Language Planning Area;
- have a population of at least 1,000, according to the most recent census;
- play a significant role in relation to providing public services and recreational, social and commercial facilities to the Gaeltacht community; and
- have a significant and positive impact therefore on the status of the Irish language as the community and family language of the Gaeltacht area with which it is associated.

In addition, an organisation which is active in the town must be chosen to prepare and implement a language plan in accordance with the language planning criteria prescribed in the Act.

2. It is proposed to make a change to the draft plan to add the following objective:

MM-GO-04:

Support Macroom in its role as a 'Baile Serviseacha' Gaeltacht Service Town.

3. See also amendment to policy 'HE 16-22: Gaeltacht Areas' (Volume One of the Plan).

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.3

MACROOM: AMEND MM-C-02 TO ADD [*] REQUESTING FRA

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to add an * requesting FRA from objective MM-C-02 as it is within the Flood Zone.

Provide for a new secondary school. This development must allow for access provision to the adjoining lands to the west as it offers an opportunity for educational facilities to integrate with sports grounds and playing pitches across the River. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.4

MACROOM: AMEND MM-X-01 TO ADD [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to add the * requesting FRA to objective MM-X-01 as it is partially within the Flood Zone.

MM-X-01 The redevelopment of this area is largely based on the development of sites behind New Street. The aim is to develop a vibrant mixed-use quarter with attractive high quality residential and office uses. This area benefits from considerable frontage overlooking the River Sullane which presents an opportunity to optimise integration with the amenity value associated with the river and surrounding open space, which can form an integral element of the distinctive character of this area. Development sites in this area will require the development of linkages (both vehicular and pedestrian) to New Street and to the proposed secondary school to the east of the site. Consideration also needs to be given to protection and retention of habitats of biodiversity value within and adjoining the site. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.5

MACROOM: AMEND MM-T-01 TO REMOVE [*]

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

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

Town Centre Core Area Promote the town centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/redevelopment of existing sites while respecting the heritage character of the built fabric of the town and wherever possible to promote public realm improvements. Any new proposals will need to create a positive edge onto the street with active frontages and provide a mix of uses compatible with its town centre location. Proposals for new development within this overall core area will also need to retain the historic fabric of the town's urban grain. Any new proposed developments will also need to make provision for linkages particularly pedestrian and cycleways within the core area. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.6

MACROOM: 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. It is proposed to make a change to the draft plan to delete the Figure 4.2 Green Infrastructure Map for Macroom Town to reflect changes to the zoning and flood maps proposed through other amendments.

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.7

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

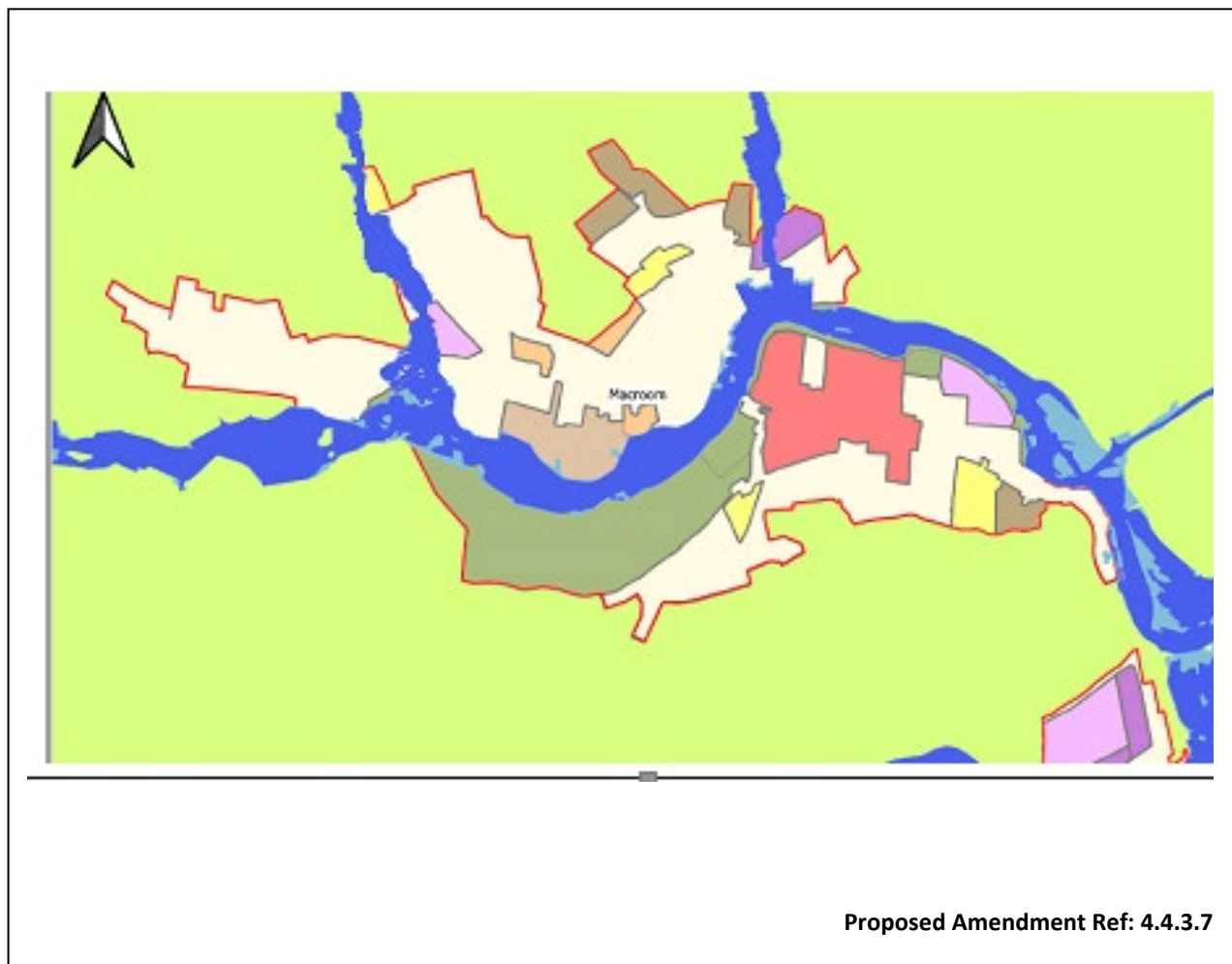
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. Amend the settlement map to include updated flood zones.

(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. 4.4.3.8

MACROOM: AMEND AND UPDATE REGARDING WATER SERVICES

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Irish Water and Council Engineers.

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to amend paragraph 4.3.24 as follows:

4.3.24 The existing Macroom water supply does not have much spare capacity and infrastructure to provide an adequate water supply to accommodate proposed development in Macroom and also to provide a supply to the higher areas is needed. Availability of adequate reservoir storage is also an issue. ~~Upgrading of Macroom WS including watermains and new high level reservoir is required to accommodate proposed development. At present there is no Irish Water Scheme to upgrade Macroom WS.~~

Options for improving capacity are currently being reviewed and prioritised through the full options assessment (FOA) stage process as part of the National Water Resources Plan. 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. 4.4.3.9

MACROOM: UPDATE MAPPING OF THE N22 BALLYVOURNEY TO MACROOM SCHEME

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by TII

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to delete MM-U-01 and replace it with a more detailed presentation of the scheme including junctions and that this will be incorporated in the final mapping in both Volume 4 (South Cork Macroom MD) and Volume 7 (Map Browser).

MAP CHANGE ONLY

(DIGITAL DRAWINGS TO FOLLOW FROM TII FOR FINAL PLAN)

PROPOSED AMENDMENT NO. 4.4.3.10

MACROOM: 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 4.4.3 Macrooom Population, Housing Supply and Residential Land Area, amend table 4.4.4 Macrooom Population 2006-2028, to reflect changes to the Core Strategy
2. Update and Amend MM-GO-01 to reflect changes to the Core Strategy

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.11

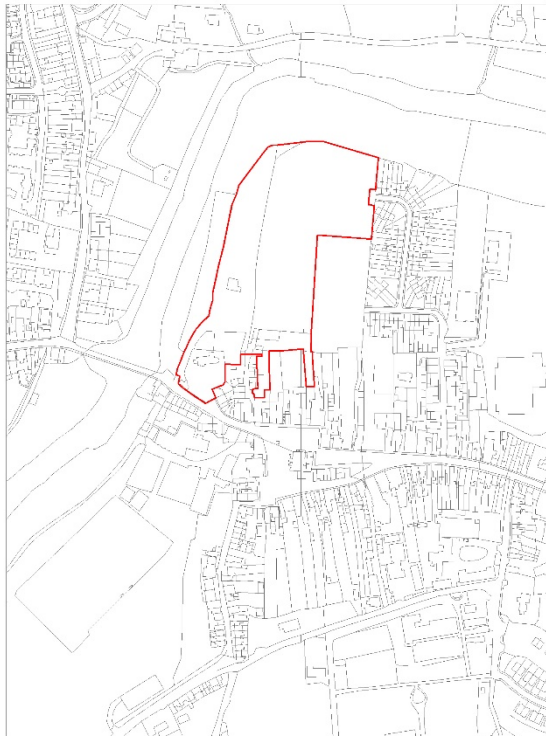
MACROOM: TEXT AND MAPPING UPDATE RE REGENERATION AREAS

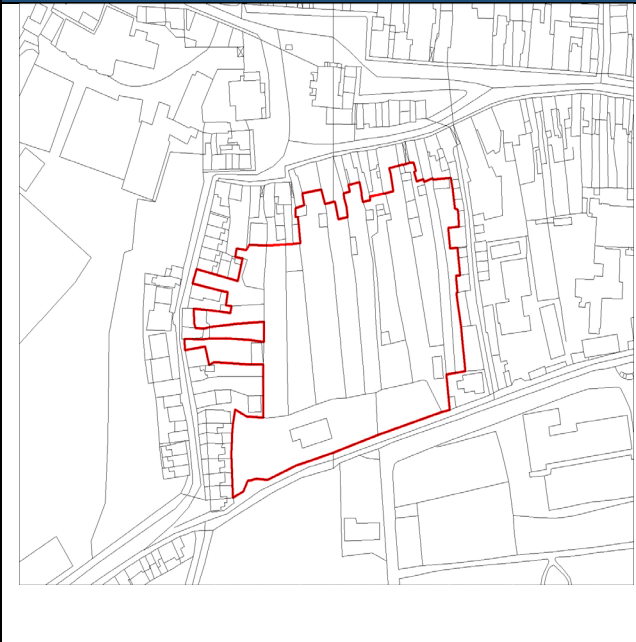
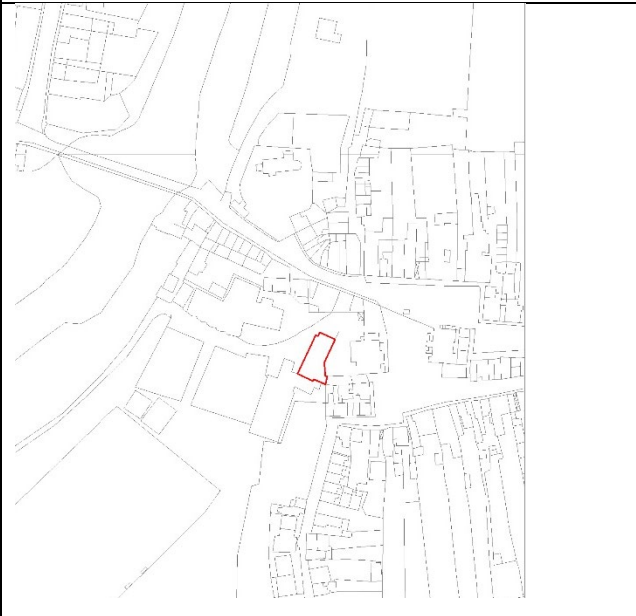
ORIGIN OF AMENDMENT

This amendment is required to address a number of issues raised by the submissions to the draft plan.

PROPOSED AMENDMENT

1. Update and Amend Table 4.4.4.5 Regeneration Areas in Macroom

Table 4.4.4.5: Regeneration Areas in Macroom	
Map of Regeneration Areas	Number and Description
	<p>MM REGEN 04 North of Market Square:</p> <p>The site to the North of the Market Square includes the land and buildings of the former Church of Ireland Church, on Castle Street includes the Rectory and its substantial grounds (which is an RPS). The Church itself is in the ownership of the Council and has the potential to be redeveloped for a cultural/tourist use or civic and information services including a citizens information bureau and providing a tranquil space away from the busy congestion of the Market Square. The Northern end of the site overlooks the River Sullane and an opportunity exists to integrate the site with this amenity and perhaps to links to the north onto Mill Road.</p> <p>A former bakery in this opportunity site also has potential for redevelopment.</p> <p>Overall this area has the potential to be a very vibrant mixed-use space, however this has been constrained by a number of key factors such as; access, traffic congestion, on street parking and the need to improve pedestrianisation and pedestrian links, particularly from the new residential areas to the north and west of the town centre.</p>

	<p>This is a significant opportunity site for development identified to the south of the Market Square, located behind the Main Street.</p> <p>The site to the south of Market Square includes some vacant properties and sizeable gardens to the rear and side of houses which combine to create potential for a significant infill site that harnesses its prime location in the town centre.</p> <p>It is the intention of the Council that each of the sites is developed as a cohesive unit integrated with the Market Square. In this regard, they will be supported in the assembly of land. They also have constraints with regards to accessibility from the Main Street, which will need to be addressed. Both sites MM REGEN 04 and MM REGEN 05 should play a key role in the relocation of on-street car parking from the Market Square.</p>
	<p>MM REGEN 06 Existing Fire Station</p> <p>Current site of existing Fire Station that could be converted and refurbished when new Fire Station is completed. Possible conversion into a tourism related facility such as a Castle Museum / Interpretive Centre, in keeping with its sensitive and historic location.</p> <p>In addition, consideration can be given to the provision of a youth café and or youth centre at this location in conjunction with the above uses.</p>

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.4.3.12

MACROOM: INCLUDE TEXT REGARDING THE MACROOM POLLINATOR PLAN

ORIGIN OF AMENDMENT

This amendment is required to address a number of issues raised by the submissions to the draft plan.

PROPOSED AMENDMENT

1. Update and Amend Objective MM-GO-05 as follows:

The green infrastructure, biodiversity and landscape assets of Macroom include the Sullane River and associated woodland and wetland habitats as well as other green infrastructures in the town. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in [this plan](#). [Local initiatives including the production of the Macroom Pollinator Plan are encouraged and supported in the plan.](#) Refer also to Volume One Main Policy Material and Volume Two Heritage and Amenity

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.13

MACROOM: AMENDMENT TO MM-GO-09

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. Update and Amend MM-GO-09 as follows:

Consider the provision of additional green links, greater connectivity and informal walkways within the town itself including the Mill Race and Riverside Walks and also its environs particularly at Codrum, Masseytown / Kilnagurteen and Sleeveen East and [along the R584 road from Hartnett's Cross out to the Gearagh Nature Reserve, however, the linkage to the nature reserve will also require sensitive design to ensure the avoidance of impacts on the Gearagh SAC.](#) Riverside walks should be developed sensitively incorporating appropriate setbacks from riverbanks in order to minimise impacts on freshwater habitats and species, taking account of best practice guidelines.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.14

MACROOM: AMENDMENT REGARDING ST COLMANS BOYS NATIONAL SCHOOL

ORIGIN OF AMENDMENT

This amendment is required to address an issue raised by a submission.

PROPOSED AMENDMENT

1. Update and Amend paragraph 4.3.22 as follows:

4.3.22 A number of the schools have plans to relocate and/or expand facilities over the Plan period. ~~Firstly, St. Colman's National School will be relocating from its current location on Cork Street to a site to the south.~~ This should provide opportunities to improve accessibility and student safety in the vicinity of the school.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.15

MACROOM: CHANGE MM-AG-03 TO MM-R-04

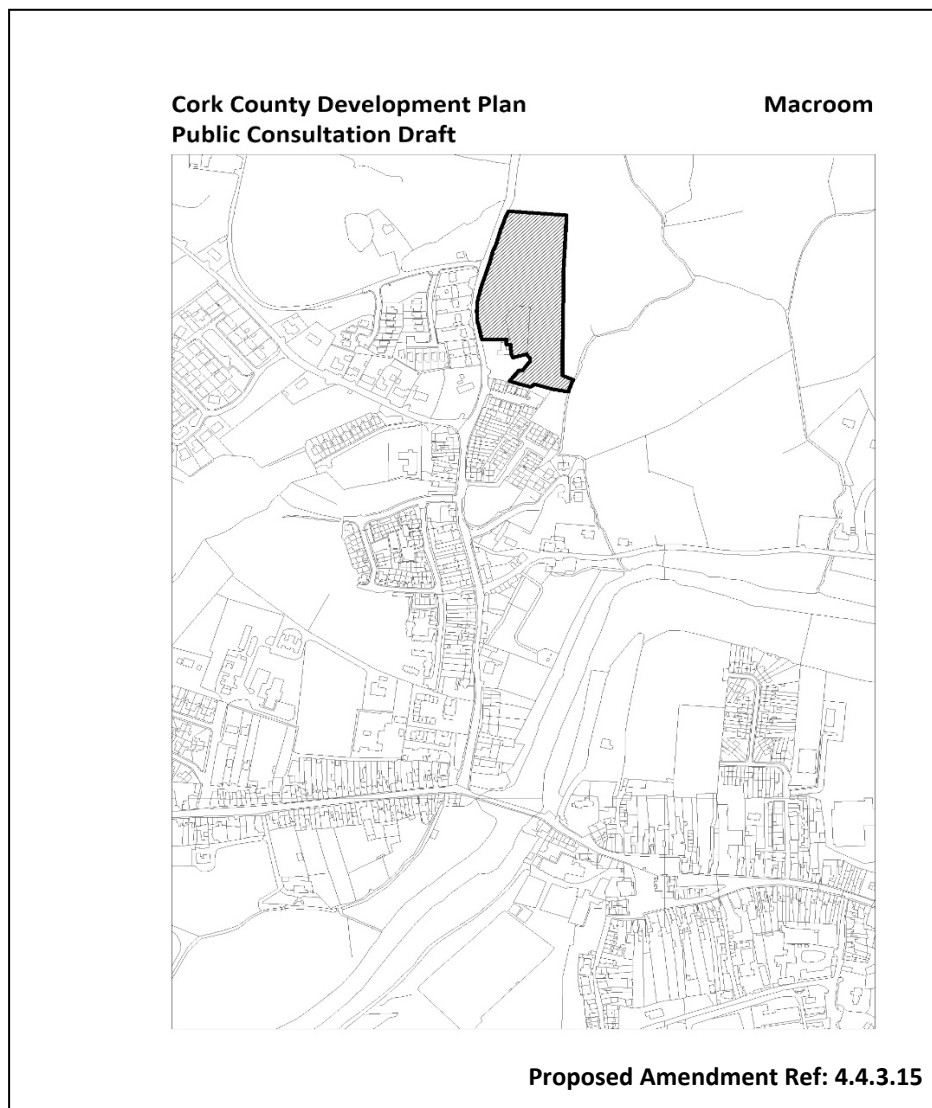
ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions to the draft plan and to reflect the Draft Development Plan Guidelines and further updated following representations from some Elected Members of the Macroom Municipal District, following the Special Municipal District Meeting for the Macroom MD on the 22nd of October.

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to change MM-AG-03 to MM-R-04:
(Additional Residential Provision).

MM-R-04: Medium B Density Residential Development. This site is contiguous to an area identified to be of local biodiversity value, the Coolyhane Valley, which includes part of the northern part of the site and this needs to be reflected and protected in the overall layout for the development of the site. There is a stream on the south-eastern boundary of this zone which should be retained and protected.



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.4.3.16

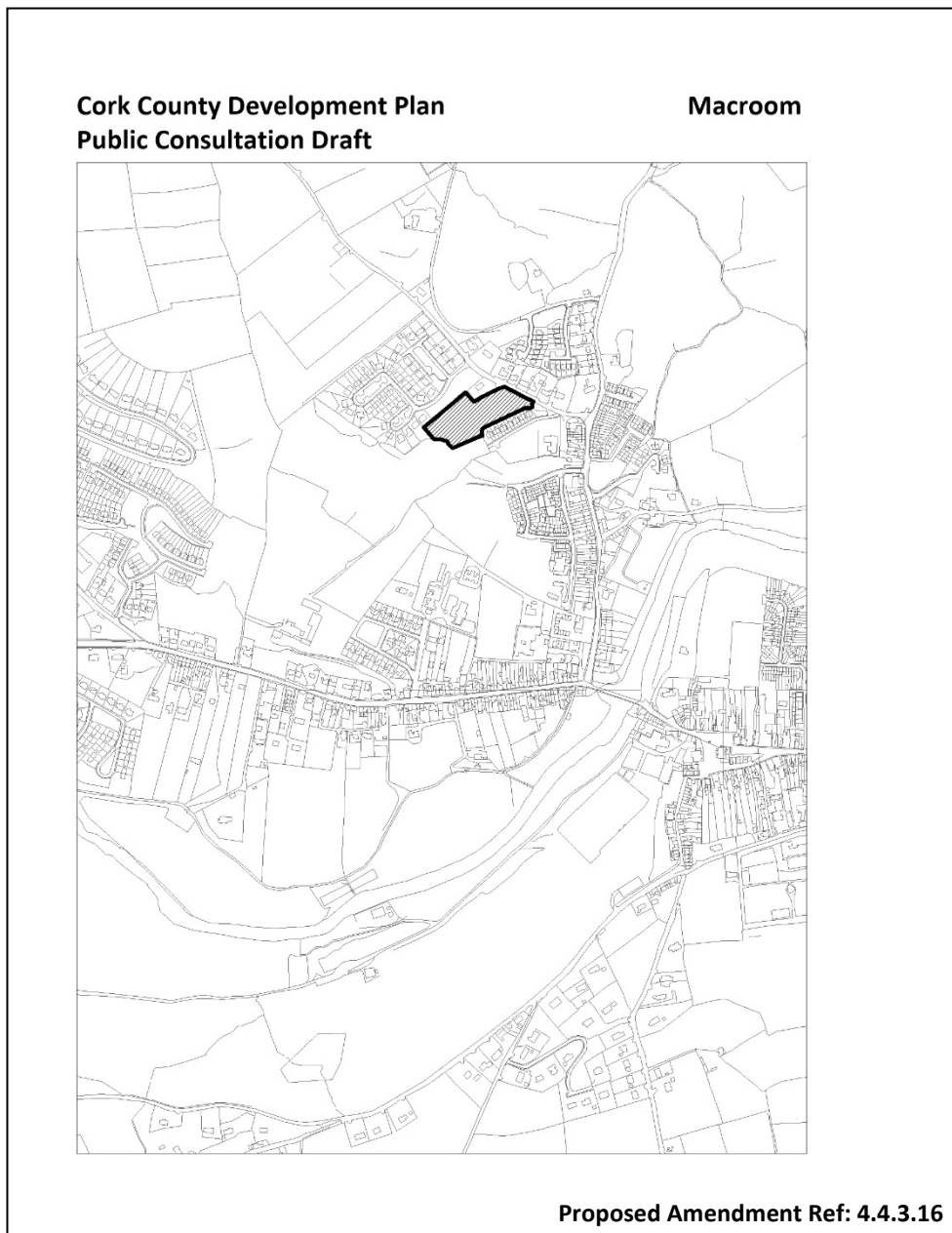
MACROOM: AMEND PART MM-R-03 TO ESTABLISHED RESIDENTIAL

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to change MM-R-03 as follows include eastern section in established residential.



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.4.3.17

MACROOM: EXTEND MM-R-03

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to include the following in MM-R-03 and revise the site area in the specific zoning objective.



MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.4.3.18

MACROOM: UPDATE TO FLOODING TEXT

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 4.3.26 by including additional text as follows:

*“Parts of Macroom have been identified as being at risk of flooding. The areas at risk follow the path of the Sullane River through the town **and** are illustrated on the ~~land use zoning~~ **settlement** maps. **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.**”*

It is proposed to amend paragraph 4.3.27.

4.3.27 The OPW has **a record of** ~~recorded 3~~ flood events in the town since **1986** ~~and 2008~~ and **they intend to carry out a** more detailed study **which** will review the hydrology and hydraulic analysis completed under the Lee Pilot CFRAM Study **to determine whether a flood protection scheme may be potentially viable for Macroom.**

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.19

MACROOM: INCLUDE * IN MM-U-03 AND IN MM-U-04

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 MM-U-04 and MM-U-03 to include an * which references flood risk and the need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

- MM-U-03 Facilitate a number of road improvements and upgrades along the following local routes:
- (i) Coolyhane Road: This will also require a realignment with the N22 Macroom Bypass.
 - (ii) Mill Road: Partly in place, intended to be developer driven.
 - (iii) Chapel Hill – Cork Street: Online improvements to facilitate better connectivity with Cork Street.
 - (iv) New Road: Footpath and public lighting improvements. *
- MM-U-04 Facilitate the maintenance of a pedestrian walkway on the north face of the Macroom River Bridge and consider the possibility of providing two pedestrian bridges over the Sullane at the following locations:
- (v) Mill Lane – Town Centre
 - (vi) Castle Demesne - Masseytown *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.20

MACROOM: PROVISION OF A SERVICE STATION ALONG THE N22

ORIGIN OF AMENDMENT

This amendment is required following representations from some Elected Members of the Macroom Municipal District, following the Special Municipal District Meeting for the Macroom MD on the 22nd of October.

PROPOSED AMENDMENT

1. Include a new paragraph after 4.3.16 as follows:

It is recognised that the siting of a service area along the route of the N22 Baile Bhuirne to Macroom Bypass could benefit commercial, business, and private drivers. Any future Service Area proposals shall be in line with Transport Infrastructure Ireland's (TII) policy on service areas 'The Location and Layout of Service Areas DN-GEO-03028 (April 2017)'. This document also sets out the criteria for site selection providing advice on general layouts, minimum facilities requirements for users, parking layout and capacity arrangements etc. It is considered that such a facility could be supported at a suitable location in accordance with the National Policy and Guidance.

Careful consideration will need to be given to the scale of out-of-town retail uses as part of the service station and the impact this could have on Macroom Town Centre should be fully considered in such a proposal.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.3.21

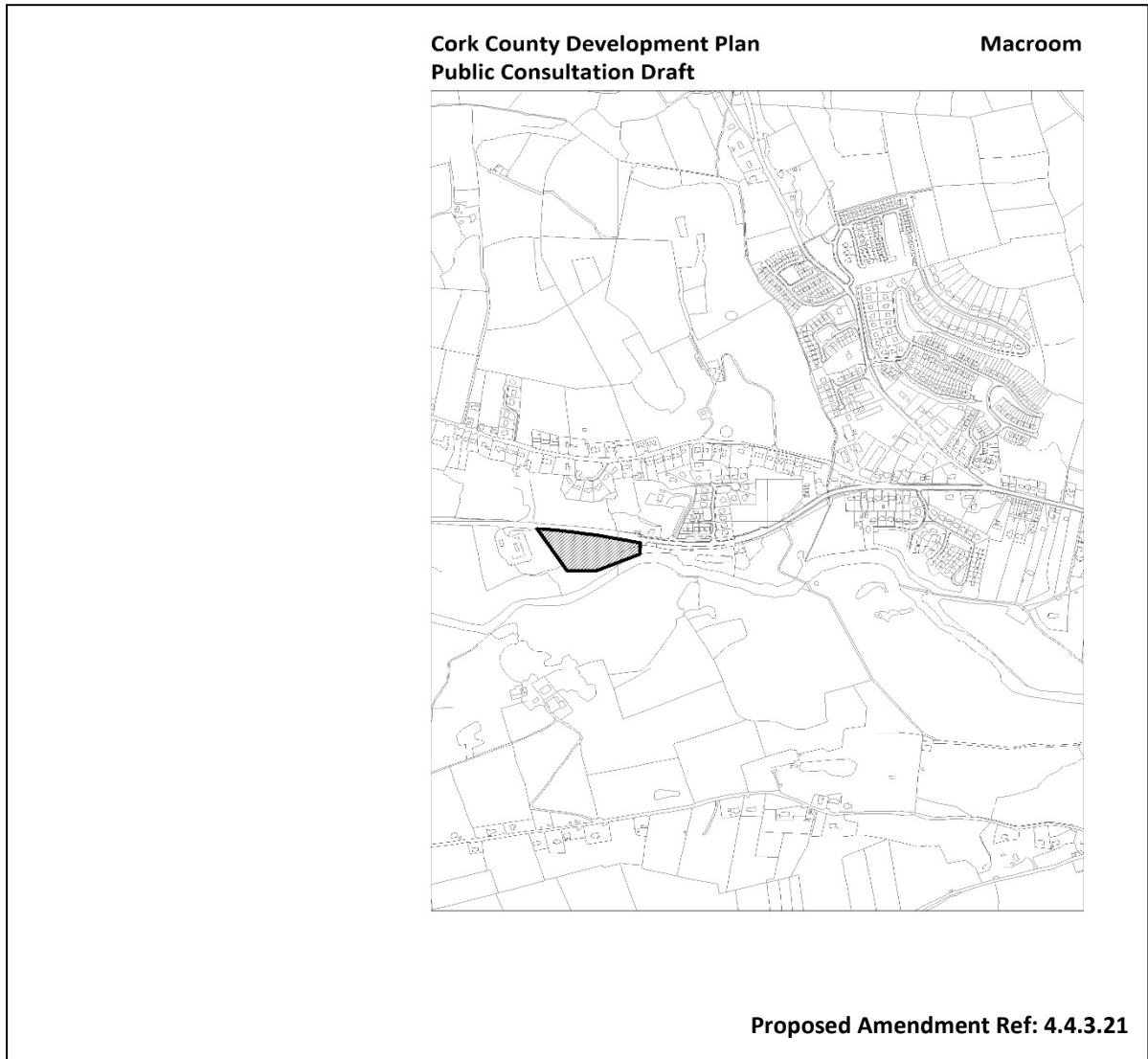
MACROOM: INCLUDE A NEW BUSINESS ZONING (MM-B-01)

ORIGIN OF AMENDMENT

This amendment is required following representations from some Elected Members of the Macroom Municipal District, following the Special Municipal District Meeting for the Macroom MD on the 22nd of October.

PROPOSED AMENDMENT

1. Amend the settlement map to include a new business zoning (MM-B-01) in the following location:



2. Include a new business zoning MM-B-01 as follows:

MM-B-01: Business Development suitable for the provision of a garden centre, petrol filling station or other suitable employment / business uses. (1.7 Ha)

MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.4.3.22

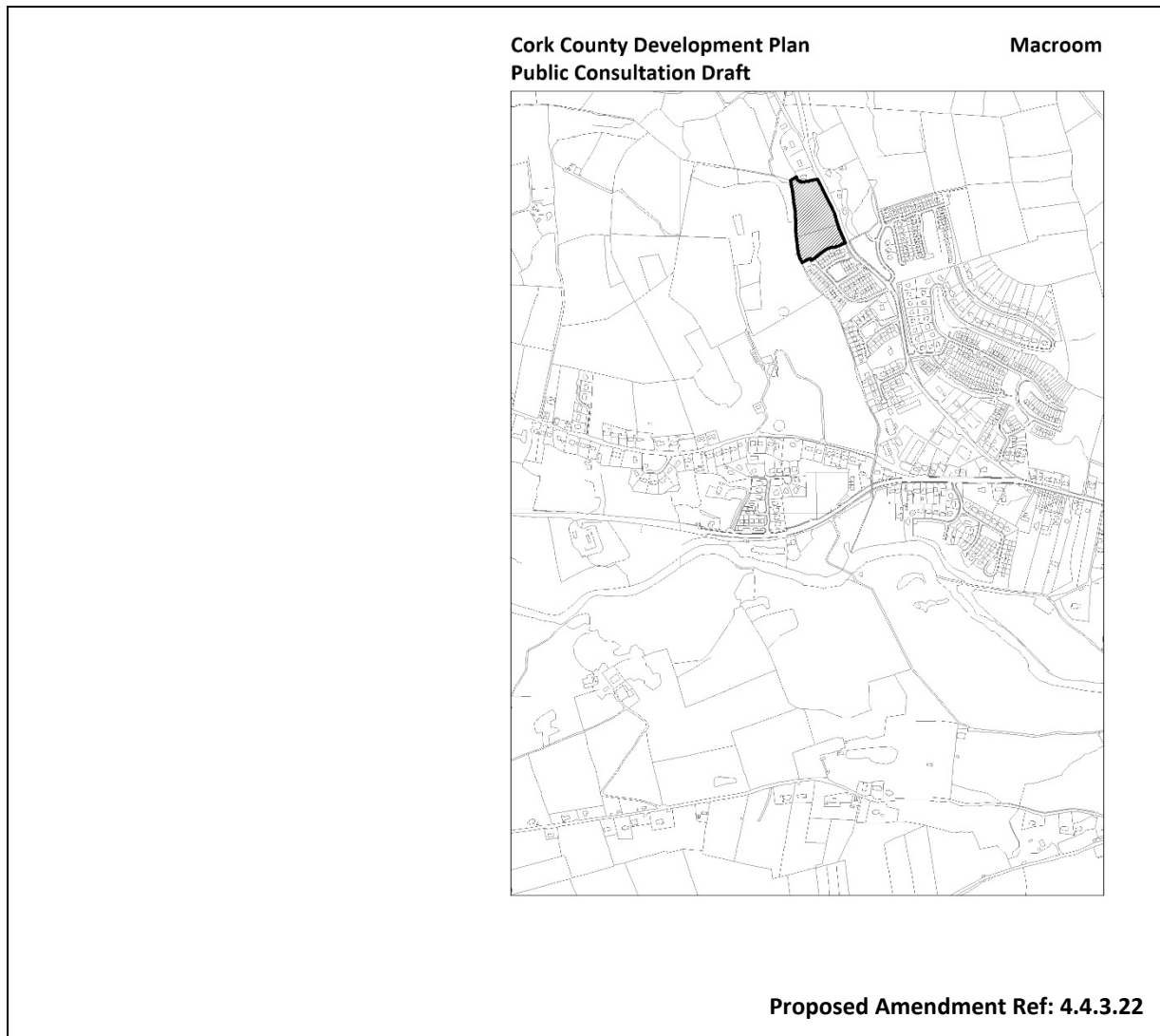
MACROOM: CHANGE THE CURRENT DRAFT PLAN ZONING MM-R-04 TO EXISTING RESIDENTIAL

ORIGIN OF AMENDMENT

This amendment is required following representations from some Elected Members of the Macroom Municipal District, following the Special Municipal District Meeting for the Macroom MD on the 22nd of October.

PROPOSED AMENDMENT

1. Amend the settlement map to change the current draft plan zoning MM-R-04 to existing residential as development has commenced and is substantially underway.



2. It is also proposed to Delete the current draft MM-R-04: MM-R-04 Medium A Density Residential Development. Consideration needs to be given to the proximity of the site to the Codrum Woodland which is an area identified to be of local biodiversity value. There is a stream on the western boundary of this zone which should be retained and protected. 1.6 Ha

MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.4.3.23

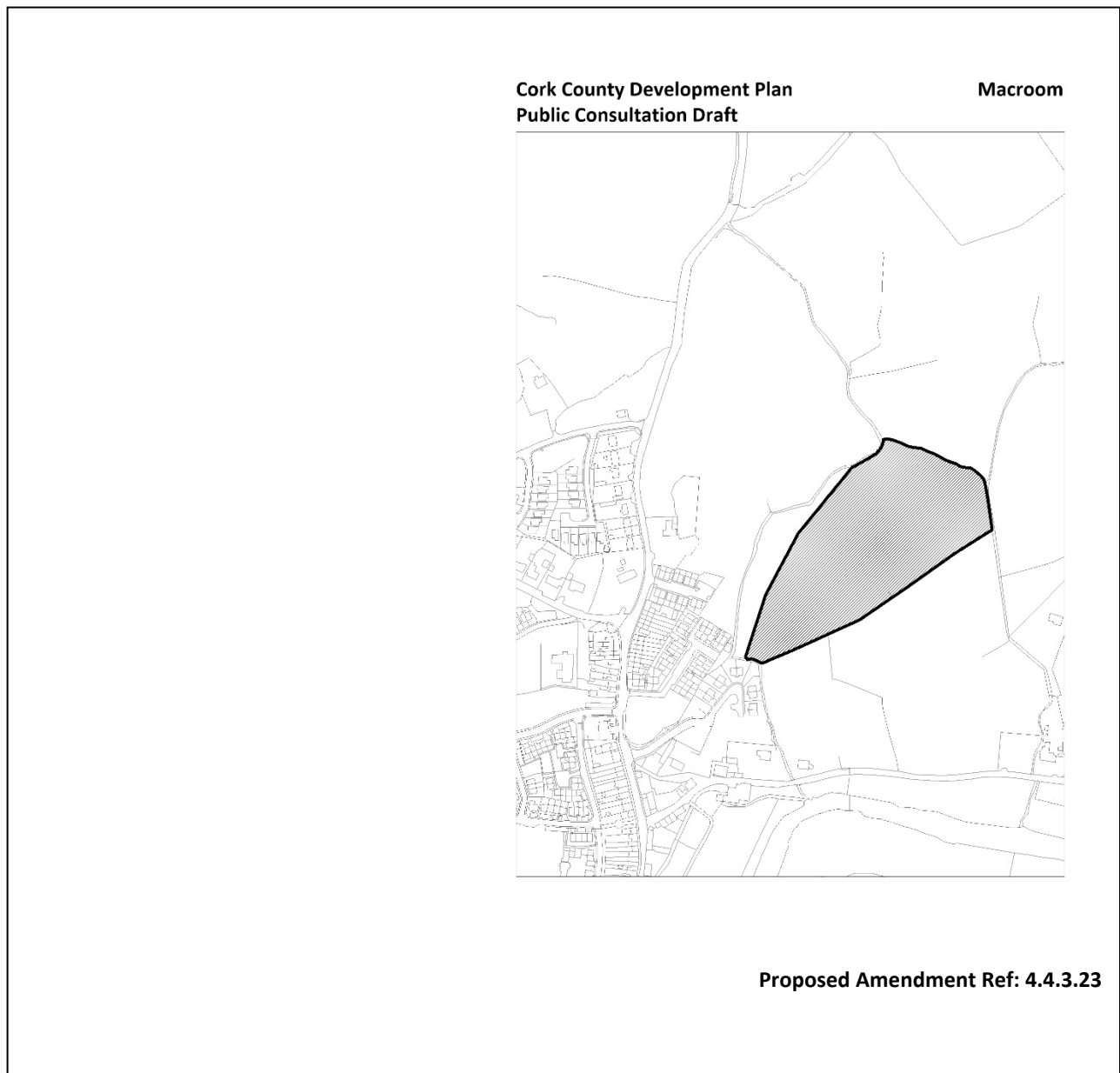
MACROOM: CHANGE THE CURRENT DRAFT PLAN ZONING MM-B-01 TO A NEW RESIDENTIAL ZONING MM-RAP-05 (ADDITIONAL RESIDENTIAL PROVISION)

ORIGIN OF AMENDMENT

This amendment is required following representations from some Elected Members of the Macroom Municipal District, following the Special Municipal District Meeting for the Macroom MD on the 22nd of October.

PROPOSED AMENDMENT

1. Amend the settlement map to change part of the current draft plan zoning MM-B-01 to a new MM-RAP-05 (Additional Residential Provision) zoning objective in the following location:



2. Include a new zoning objective MM-RAP-05 (Additional Provision):

Medium B Density Residential Development. Part of the northern boundary of the site is contiguous to an area identified to be of local biodiversity value, the Coolyhane Valley, and this should be reflected and protected in the overall layout for the development of the site. There is a stream on the south-eastern boundary of this site which should be retained and protected.

3. Change the remainder of the former MM-B-01 zone to established Residential uses.



Proposed Amendment Ref: 4.4.3.23

MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.4.3.24

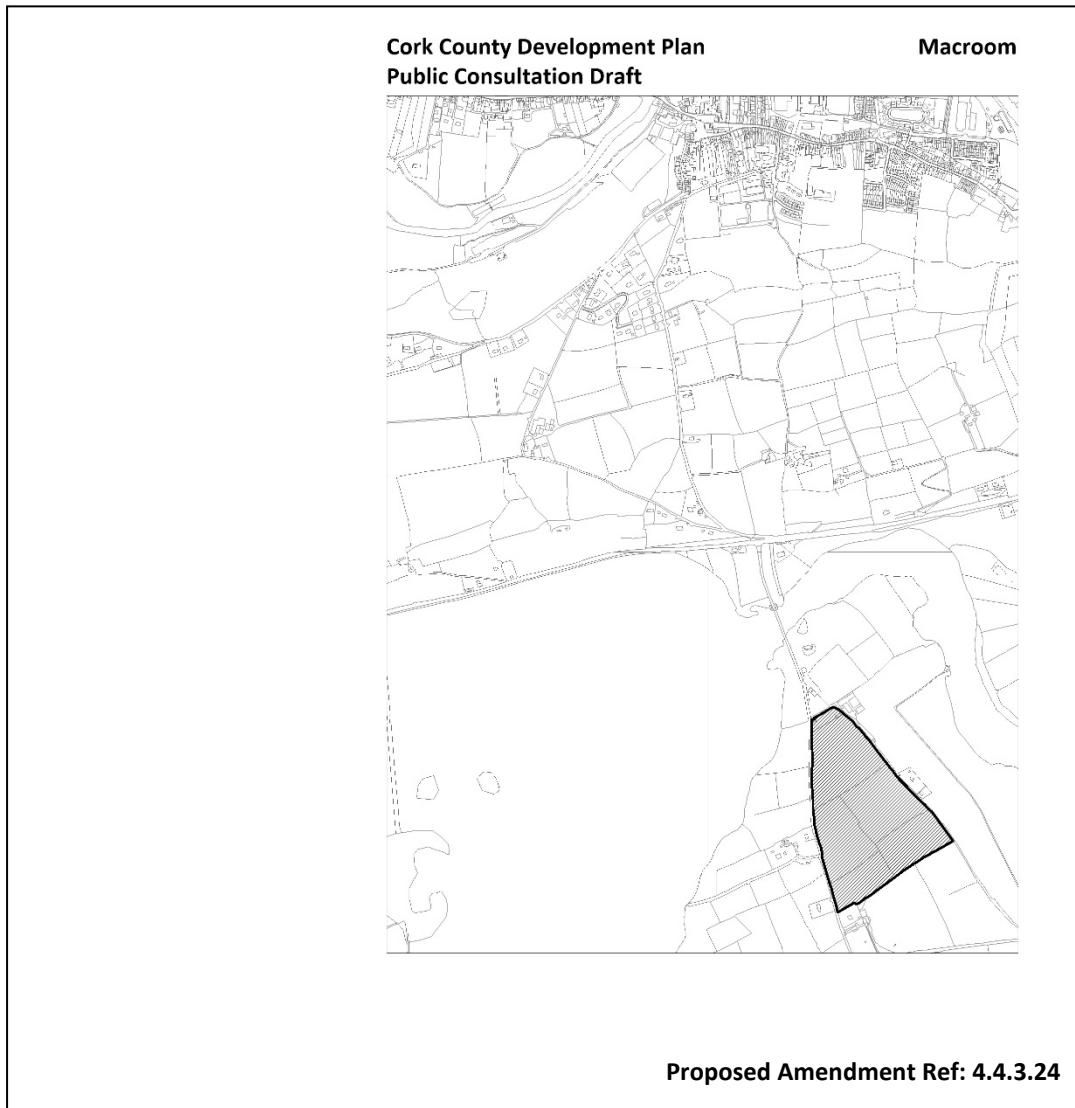
MACROOM: DISCONTINUE MM-I-01

ORIGIN OF AMENDMENT

This amendment is required to address issues raised during the preparation of the amendments to the draft plan.

PROPOSED AMENDMENT

1. Amend the settlement map to discontinue the current draft plan zoning MM-I-01: These lands will revert to the Green Belt around Macroom MM-GB-01.



2. Delete the current draft MM-I-01:
MM-I-01 ——— Large Scale Industrial Development. ——— 16.8 Ha

MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.4.3.25

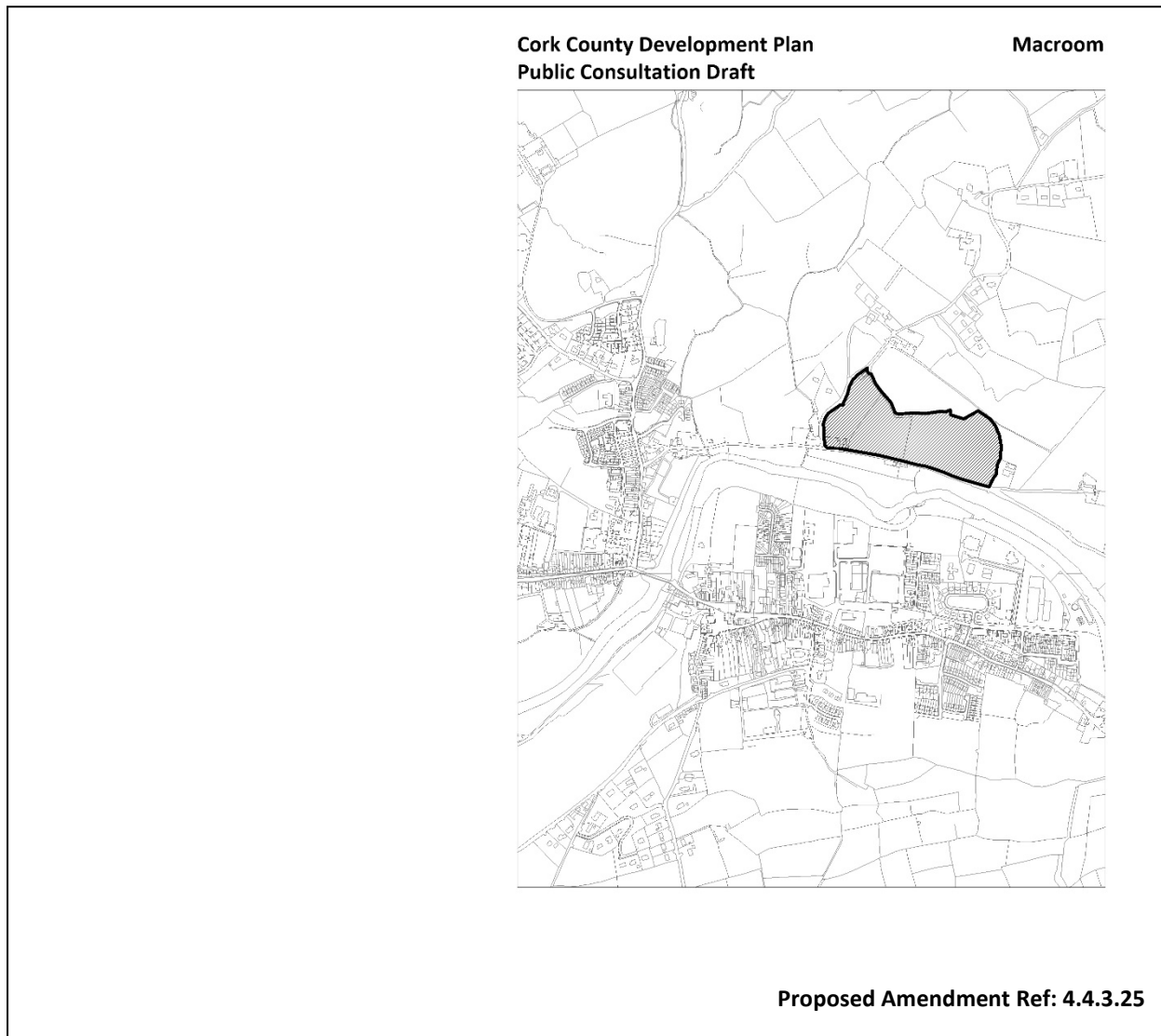
MACROOM: INCLUDE A NEW BUSINESS ZONING OBJECTIVE MM-B-02

ORIGIN OF AMENDMENT

This amendment is required following representations from some Elected Members of the Macroom Municipal District, following the Special Municipal District Meeting for the Macroom MD on the 22nd of October.

PROPOSED AMENDMENT

1. Amend the settlement map to include a new zoning MM-B-02 zoning objective in the following location:



2. Include a new zoning objective MM-B-02 as follows:

*MM-B-02: Business and General Employment Uses. Development of this site will require road improvements along Mill Road as well as improved pedestrian and cycle connectivity to surrounding area including the town centre. **

MAP AND TEXT CHANGE

Main Town:

Millstreet

PROPOSED AMENDMENT NO. 4.4.4.1

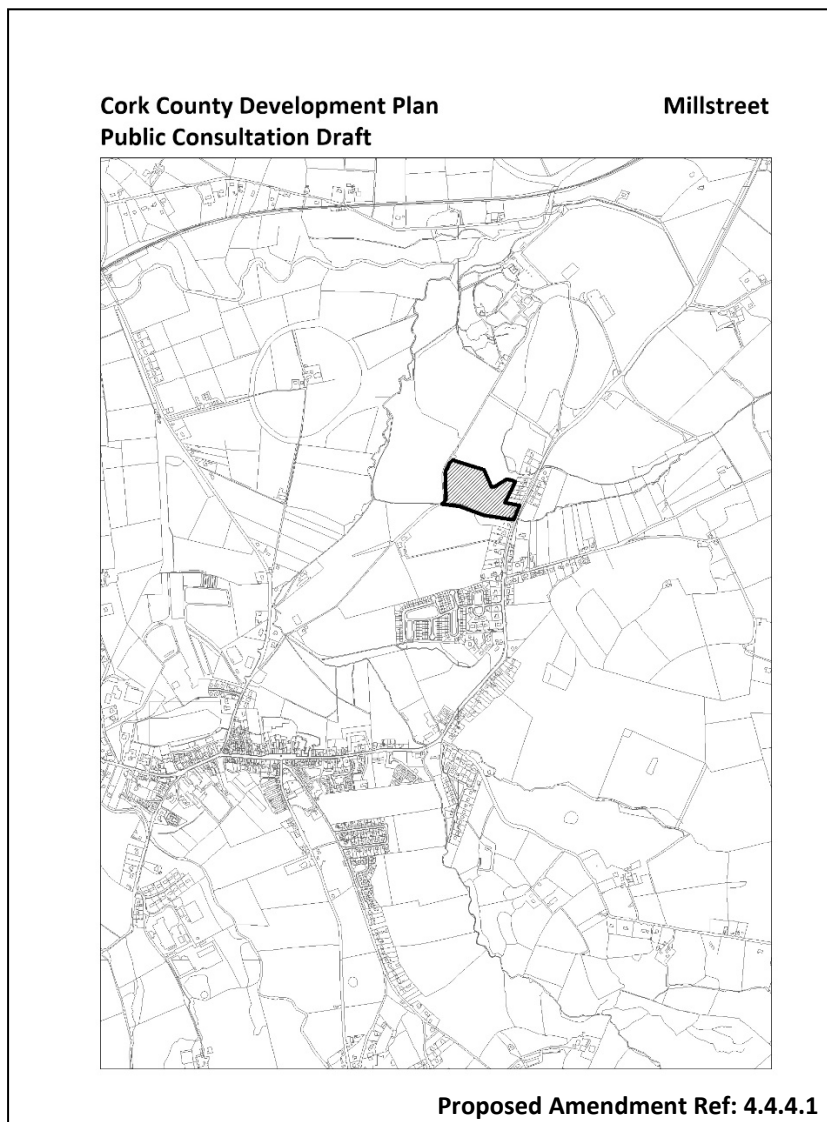
MILLSTREET: AMEND THE AREA OF MS-B-02 TO REMOVE AREA AT RISK OF FLOODING ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to remove the following area from the MS-B-02 Zoning area and include it within the Town Green Belt (GB) outside of the development boundary as it is a flood risk area.



MAP AND AREA CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.2

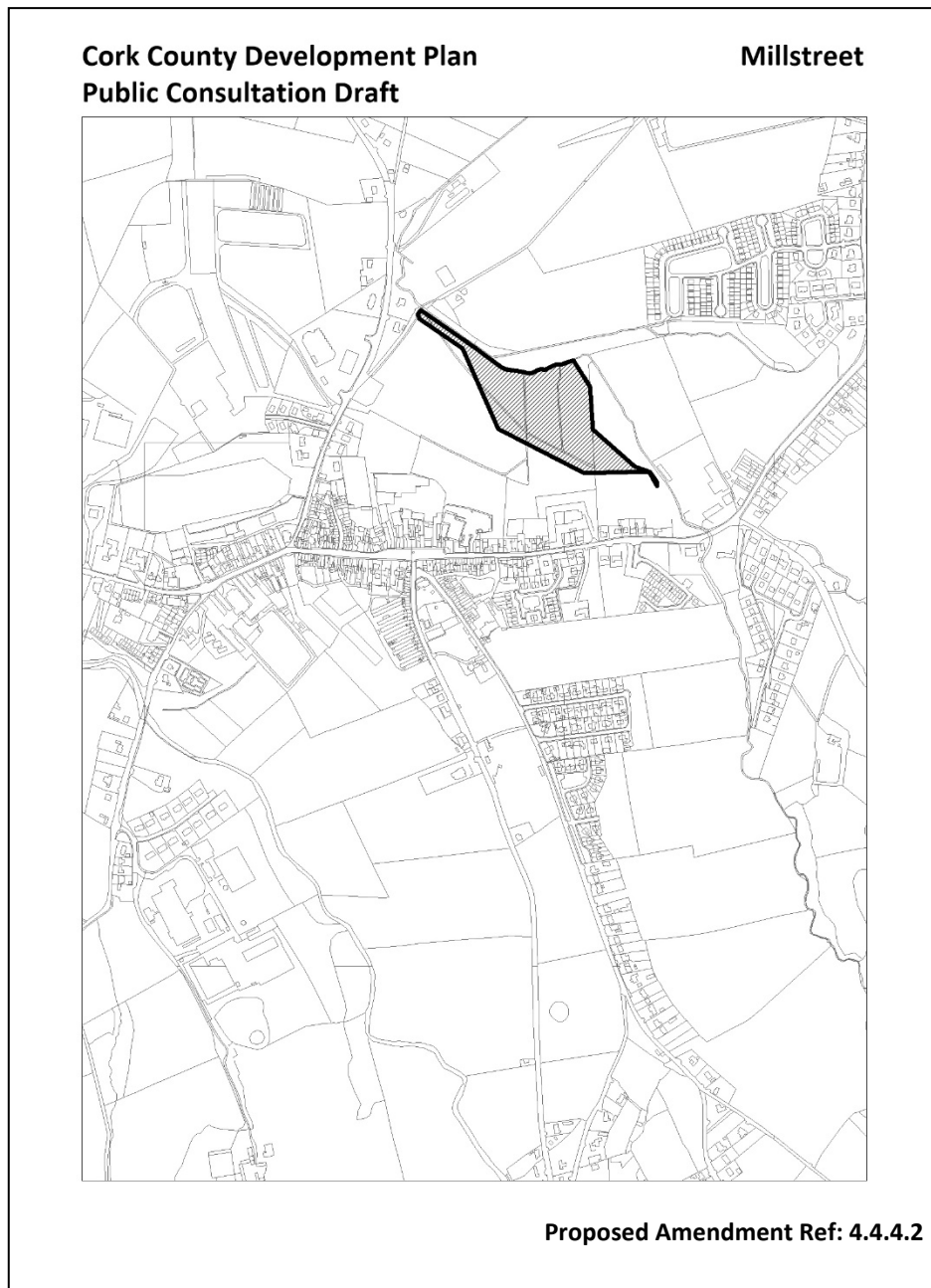
MILLSTREET: AMEND THE AREA OF MS-B-03 TO REMOVE AREA AT RISK OF FLOODING ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to remove the following area from the MS-B-03 Zoning and include it within the Town Green Belt (GB) outside of the development boundary as it is a flood risk area.



MAP AND AREA CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.3

MILLSTREET: AMEND MS-GA-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 Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

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

Use as a playing pitch and pitch and putt course. [*](#)

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.4

MILLSTREET: AMEND MS-GA-02 TO REMOVE REFERENCES AND 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

It is proposed to make a change to the draft plan to delete all references to flood risk including the * requesting FRA from objective MS-GA-02 as it is no longer in the Flood Zone.

Playing pitch. ~~Parts of this site are at risk of flooding.~~ *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.5

MILLSTREET: AMEND MS-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 Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

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

Medium C Density Residential Development. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.6

MILLSTREET: AMEND MS-T-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 Strategic Flood Risk Assessment

PROPOSED AMENDMENT

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

Town Centre uses. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.7

MILLSTREET: AMEND MS-U-03 TO ADD [*] 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

It is proposed to make a change to the draft plan to add the * requesting FRA from objective MS-U-03 as it is in the Flood Zone.

Pedestrian walk through scenic landscape to town centre along the banks of the Finnow.
Riverside walks should 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. 4.4.4.8

MILLSTREET: AMEND MS-X-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 Strategic Flood Risk Assessment

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to remove the * requesting FRA from objective MS-X-01 as it is no longer in the Flood Zone.

Green Glens Arena – uses in keeping with its permitted use as a facility for the staging of public events. A key objective is to maintain the largely open space character of these lands while facilitating development that is in keeping with its current use as an events centre catering for both indoor and outdoor events. Proposals should make provision for the protection of the broadleaved woodland on the site because of its ecological and visual value. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.9

MILLSTREET: AMEND MS-X-02 TO REMOVE THE ZONING AND DESIGNATE AS EXISTING RESIDENTIAL / MIXED RESIDENTIAL AND OTHER USES ARISING FROM THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

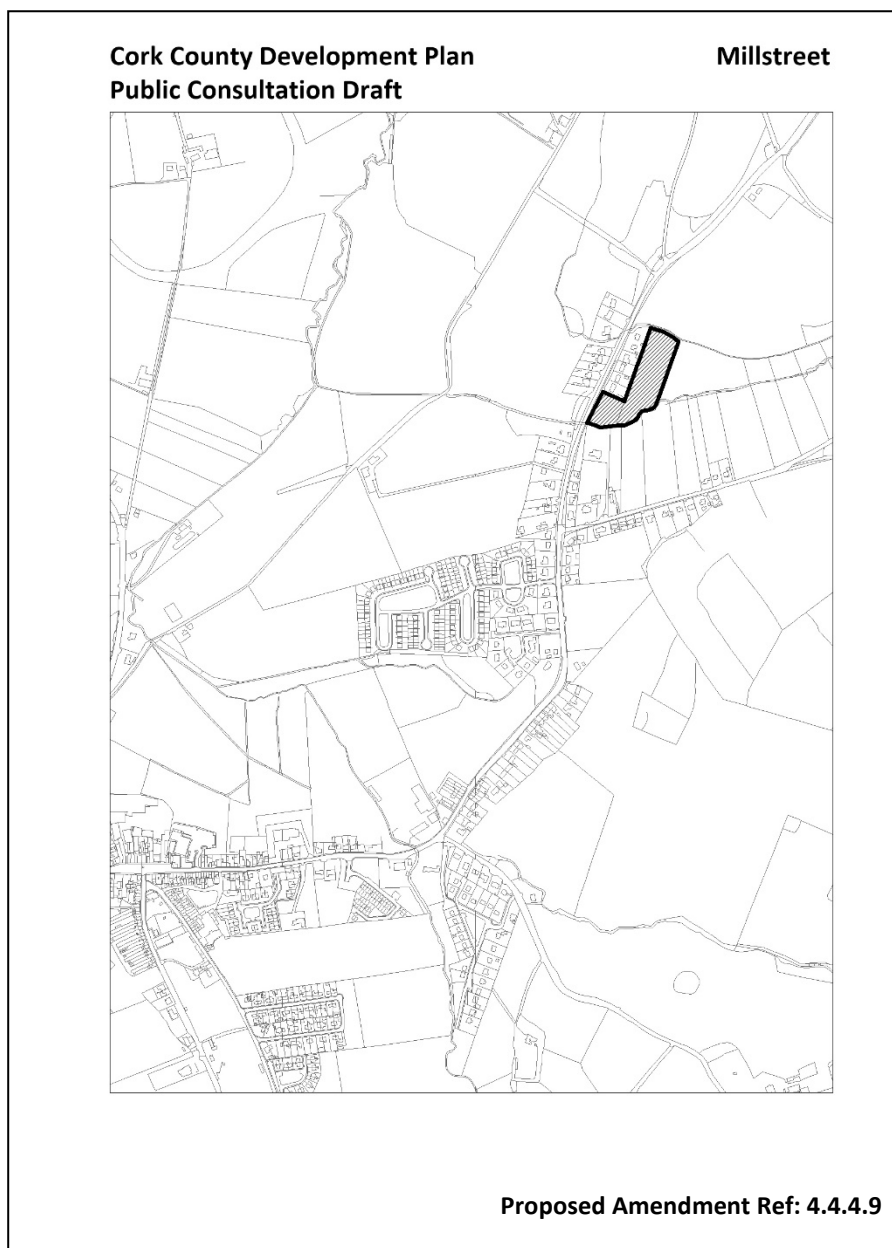
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to remove MS-X-02 as a substantial part of the site is within Flood Zone A. It is proposed to designate this site as existing residential / mixed residential and other uses.

*Provision of a Nursing Home. It is important that the stream and the riverbank are retained and protected for their contribution to local biodiversity.**



TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.4.4.10

MILLSTREET: 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. It is proposed to make a change to the draft plan to delete the Figure 4.5 Green Infrastructure Map for Millstreet to reflect changes to the zoning and flood maps proposed through other amendments.

MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.11

MILLSTREET: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

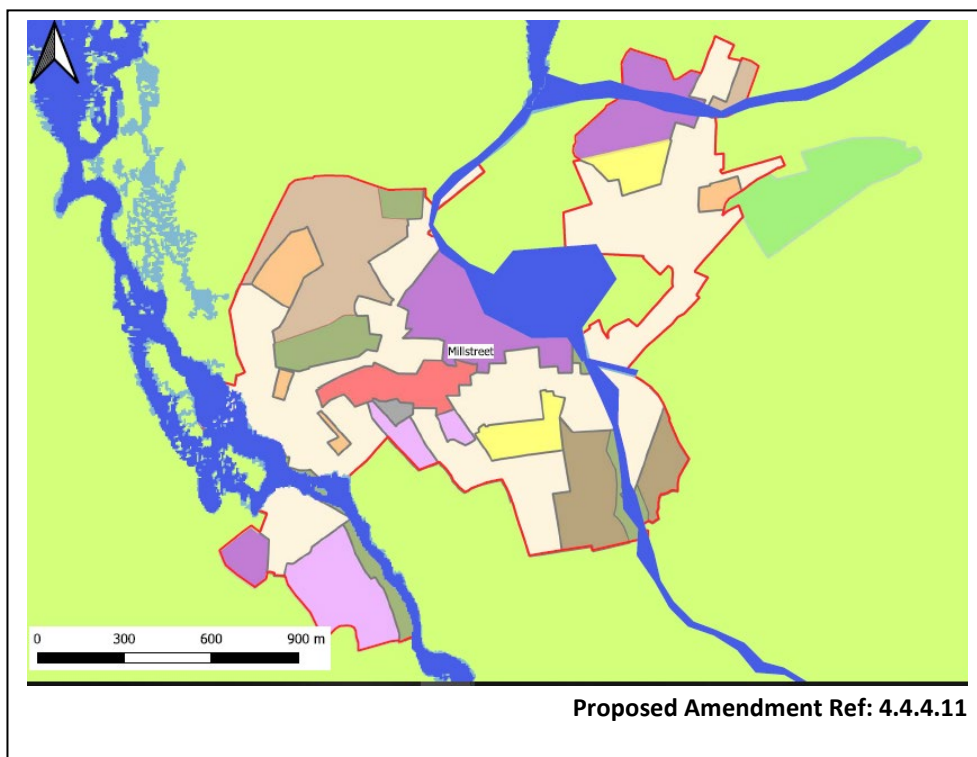
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map to include updated flood zones.

(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. 4.4.4.12

MILLSTREET: DELETE MS-U-01 PROPOSED RELIEF ROAD

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by a submission and the Roads Directorate CCC.

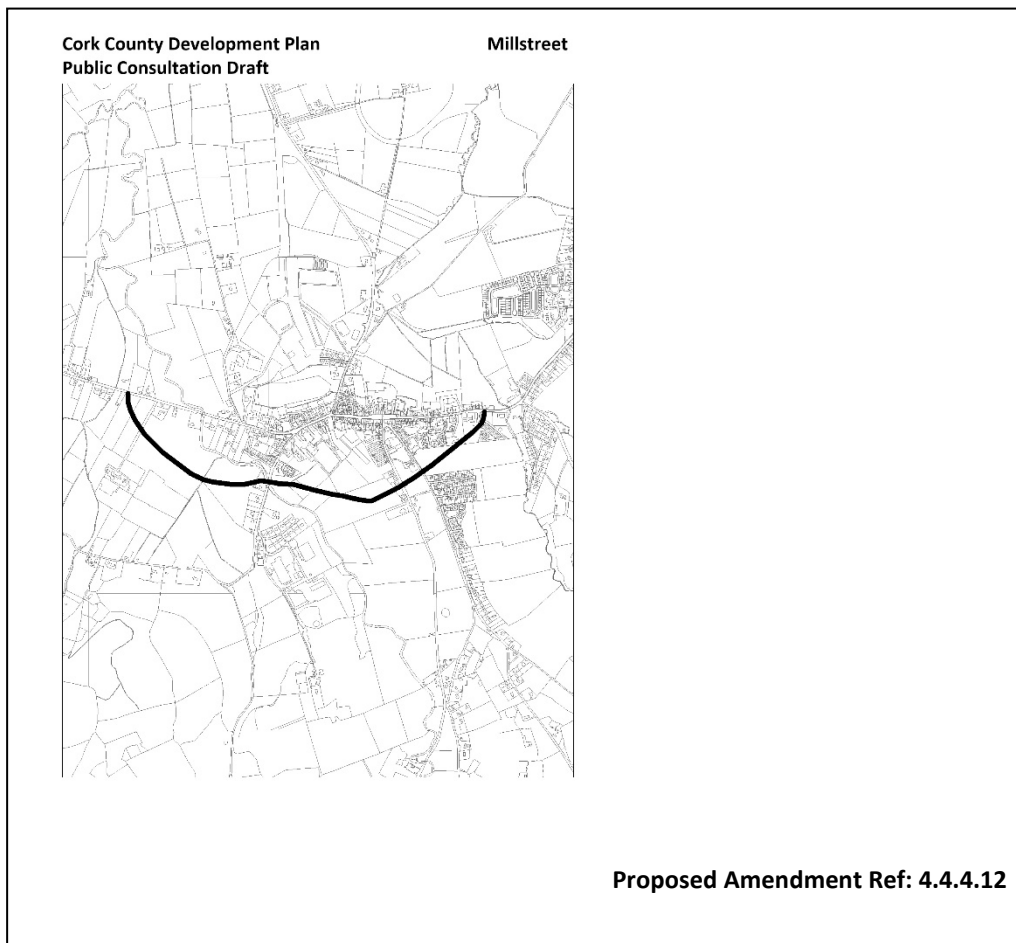
PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to delete objective MS-U-01 from the Zoning Map and also the following written objective:

~~MS-U-01 (Relief Road).~~

2. This will also require a deletion from paragraph 4.4.27:

~~It is proposed to construct a relief road to the south of the town which should divert a considerable amount of traffic away from the centre and possibly provide development opportunities.~~



MAP AND TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.13

MILLSTREET: 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 4.4.8 Millstreet Population, Housing Supply and Residential Land Area, amend table 4.4.9 Millstreet Population 2006-2028, to reflect changes to the Core Strategy.
2. Update and Amend MS-GO-01 to reflect changes to the Core Strategy.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.14

MILLSTREET: UPDATE REGARDING PEDESTRIAN AND CYCLIST FACILITIES AND REMOVE REFERENCE TO THE RELIEF ROAD

ORIGIN OF AMENDMENT

This amendment is required to address issues from a number of submissions to the draft plan.

PROPOSED AMENDMENT

1. Amend Paragraph 4.4.29 as follows:

Pedestrian/Cycling Facilities

4.4.29 Pedestrian access around Millstreet is generally quite good although some improvements could be made in the context of servicing some of the existing residential zonings especially to the west and south east ~~and around the schools~~. Improved facilities for cycling are also required and a reduction in traffic congestion ~~following construction of the relief road may greatly improve the cycling environment~~ This will require improved and increased pedestrian crossing points, dropped curves, tactile paving and traffic calming measures.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.15

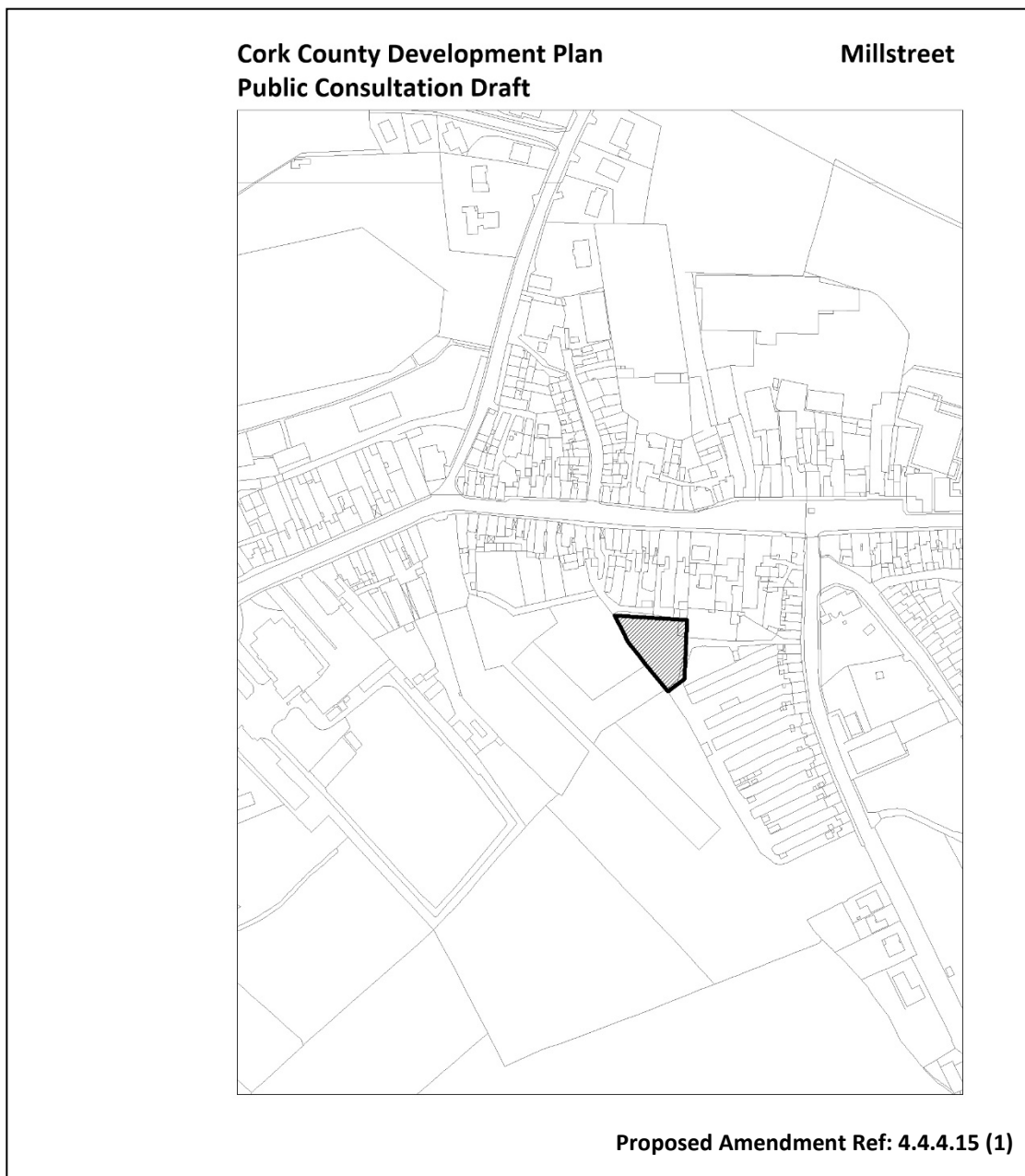
MILLSTREET: DELETE MS-U-04 AND REPLACE WITH TOWN CENTRE AND EXISTING MIXED GENERAL BUSINESS INDUSTRIAL USES

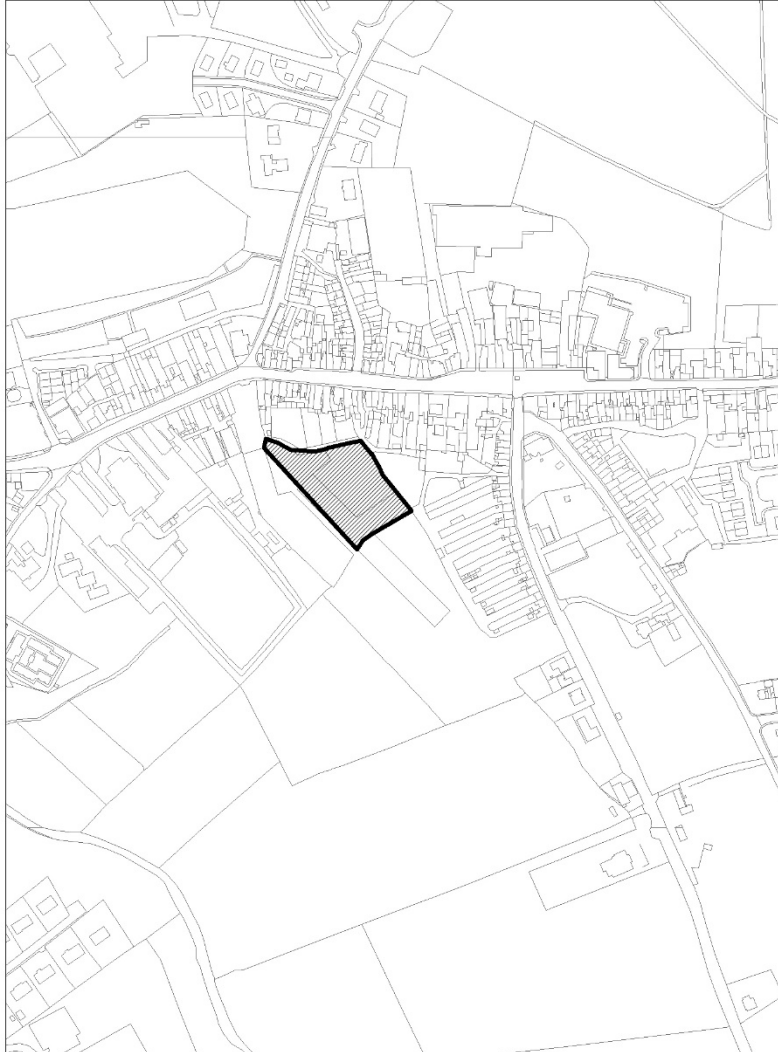
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. Delete objective MS-U-04: ~~MS-U-04 Proposed car parking subject to satisfactory access and a requirement for a surface water drainage plan.*~~
2. Replace with Town Centre zoning on the portion to the east (see map Reference 4.4.4.15(1) and Existing Mixed General Business Industrial Uses to the west (see map Reference 4.4.4.15(2)). This is to reflect a recent permission for a business on Main Street with associated car park and the building on the remainder of the site which is designated existing employment uses.





Proposed Amendment Ref: 4.4.4.15 (2)

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.4.4.16

MILLSTREET: MS-GO-03 MENTION OF LACKABAWN WOODLAND

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by a submission to the draft plan.

PROPOSED AMENDMENT

1. Amend objective MS-GO-03 as follows:

MS-GO-03: The green infrastructure, biodiversity and landscape assets of Millstreet include the Finnow and Tanyard streams, [the Lackabawn Woodland](#) and [other](#) associated woodland and wetland habitats as well as other green infrastructures in the town. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.4.17

MILLSTREET: REPLACE PART OF MS-AG-01 WITH AN EXTENSION OF MS-R-02

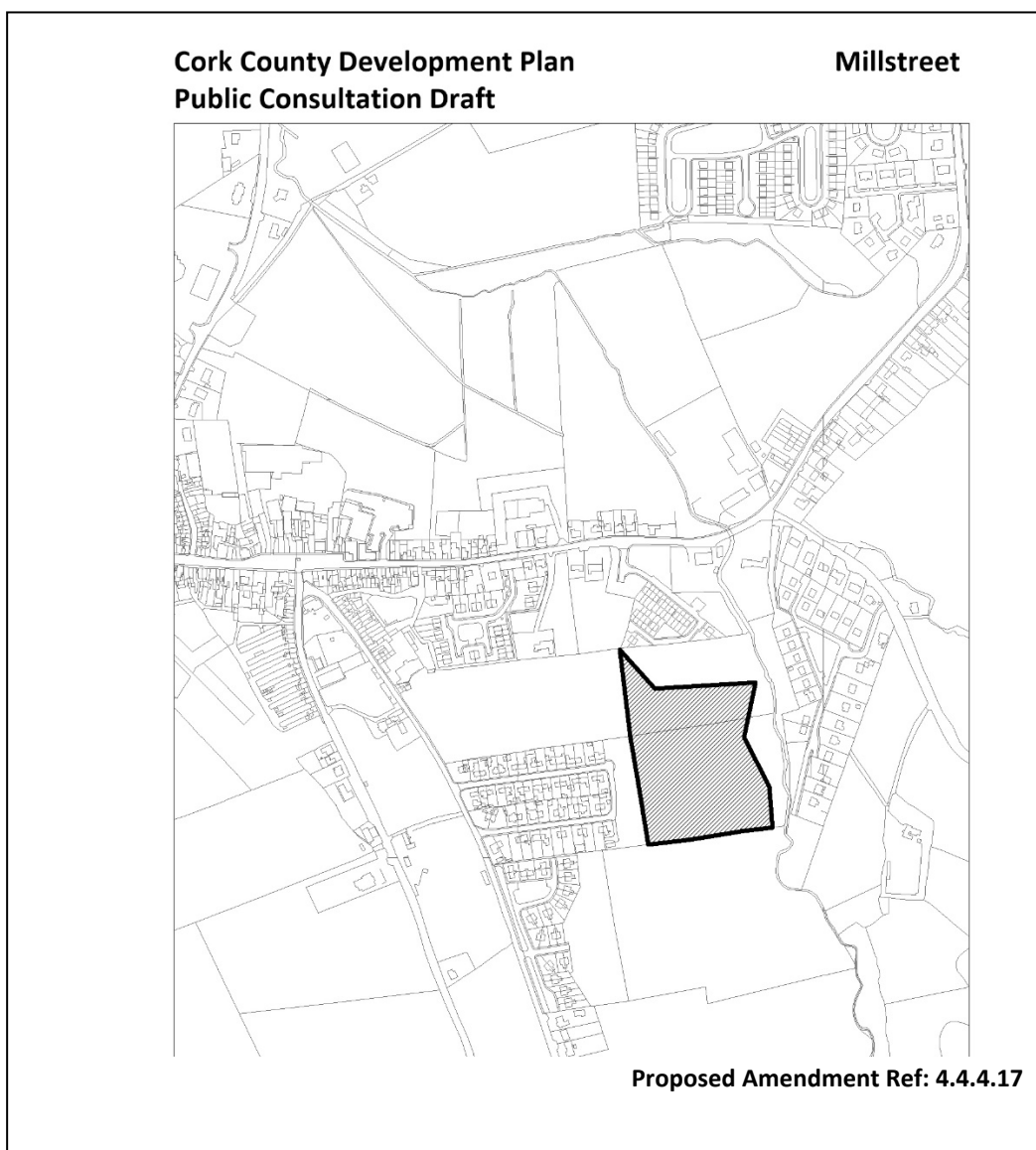
ORIGIN OF AMENDMENT

This amendment is required to address issues raised in the Core Strategy for Millstreet.

PROPOSED AMENDMENT

1. Remove this area currently zoned MS-AG-01 and replace with an extension of MS-R-02 (additional 3 Ha).
2. Revise the Specific Zoning Objective MS-R-02 as follows:

MS-R-02 Medium B Density Residential Development. Development to ~~provide part of the proposed access road MS-U-01 which traverses the site and~~ provide good pedestrian and cycleways to the town centre. The existing stone wall along the western boundary of the site should be retained where practicable. ~~Careful consideration will be given to the eastern boundary of the site along the MS-GC-04 (Tanyard Stream).~~ 5 Ha (Total)



3. Reduce the area of MS-AG-01 by (3 Ha).

TEXT AND MAP CHANGE

PROPOSED AMENDMENT NO. 4.4.4.18

MILLSTREET: UPDATE FLOOD RISK MANAGEMENT TEXT

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 4.4.34 by including additional text as follows:

“Millstreet has been identified as being at risk of flooding and the areas at risk follow the path of the Finnow River around the town and its hinterland. Government Guidelines require, and it is an objective of this plan, that development is avoided in areas at risk of flooding notwithstanding the presence of flood defences. *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 site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.* More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is *also* given in the ‘Planning System and Flood Risk Management’; Guidelines for Planning Authorities, issued by the Minister of the Environment, Heritage and Local Government in 2009.”

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.5.1

KEY VILLAGES: UPDATE OVERALL SCALE OF NEW DEVELOPMENT

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

1. Include a new paragraph as follows:

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.

2. Update and Amend table 4.4.9 to reflect changes to the Core Strategy:

4.4.9 Key Villages Overall Scale of New Development				
Settlement Name	Existing Number of Houses Q1 2010 (Geodirectory)	Existing Number of Houses Q1 2015 (Geodirectory)	Existing Number of Houses Q1 2020 (Geodirectory)	Overall Scale of New Development to 2028 (No. of houses)
Béal Átha an Ghaorthaidh	97	96	96	29 20
Baile Mhic Íre / Baile Bhuirne	247	260	262	30
Coachford	163	181	181	116 95
Killumney/ Ovens	477	476	478	424
Total Key Villages	984	1,013	1,017	599 569

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

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.6.1

KILLUMNEY / OVENS: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

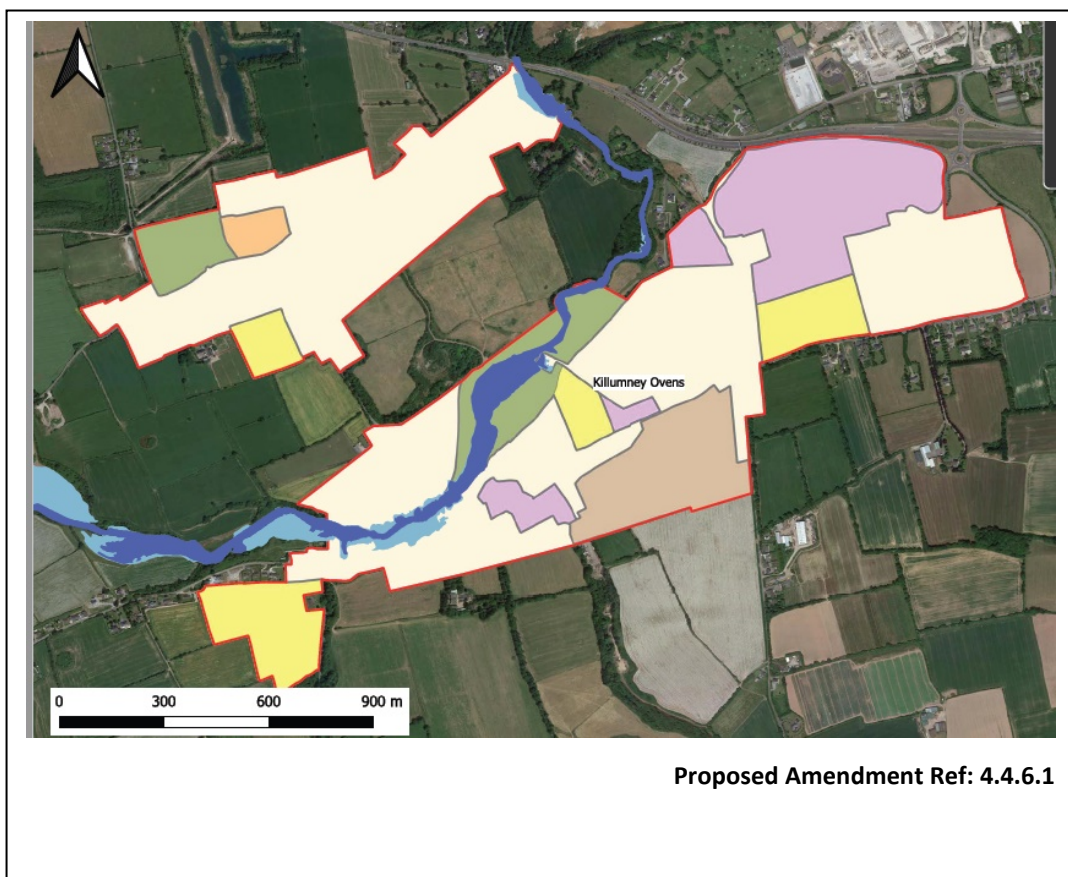
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1 Amend the settlement map to include updated flood zones.

(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. 4.4.6.2

KILLUMNEY / OVENS: AMEND OBJECTIVE KO-R-04

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by TII.

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to amend objective KO-R-04 as follows:

KO-R-04: Medium (A) Residential Development. *As the southern boundary of the site is contiguous with the N22 Proposed Corridor this needs to be taken into consideration in any further determination of the site layout and access arrangements.*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.6.3

KILLUMNEY / OVENS: UPDATE FLOOD RISK MANAGEMENT TEXT

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 4.6.13 by including additional text as follows:

“Parts of Killumney/Ovens have been identified as being at risk of flooding. The areas at risk follow the path of the River Bride through the village and are illustrated on the settlement map. *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 site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.6.4

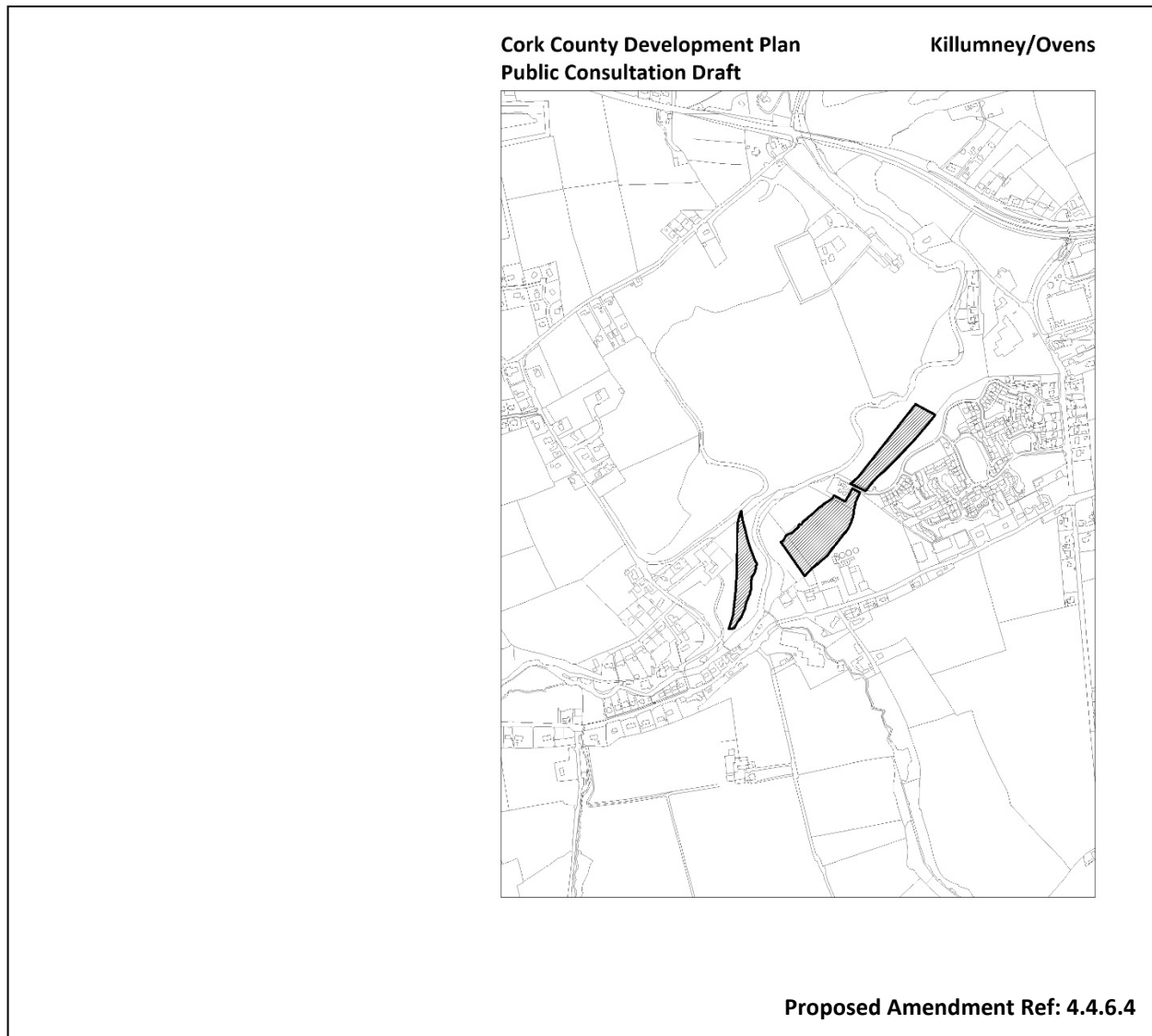
KILLUMNEY OVENS: AMEND KO-GC-02

ORIGIN OF AMENDMENT

This amendment is required following updated Strategic Flood Risk Assessment Mapping.

PROPOSED AMENDMENT

1. Amend the settlement map as follows to remove the following areas from the KO-GC-02 and include as existing residential uses:



2. Amend the KO-GC-02 Zoning Objective as follows:

KO-GC-02 Open space – **to protect the Bride river corridor and locally important biodiversity and habitat areas. Any development in this area would need to include a minimum of 30m boundary to the River Bride in the interest of protecting the riparian zone and minimising a risk of water pollution. ***

MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.4.6.5

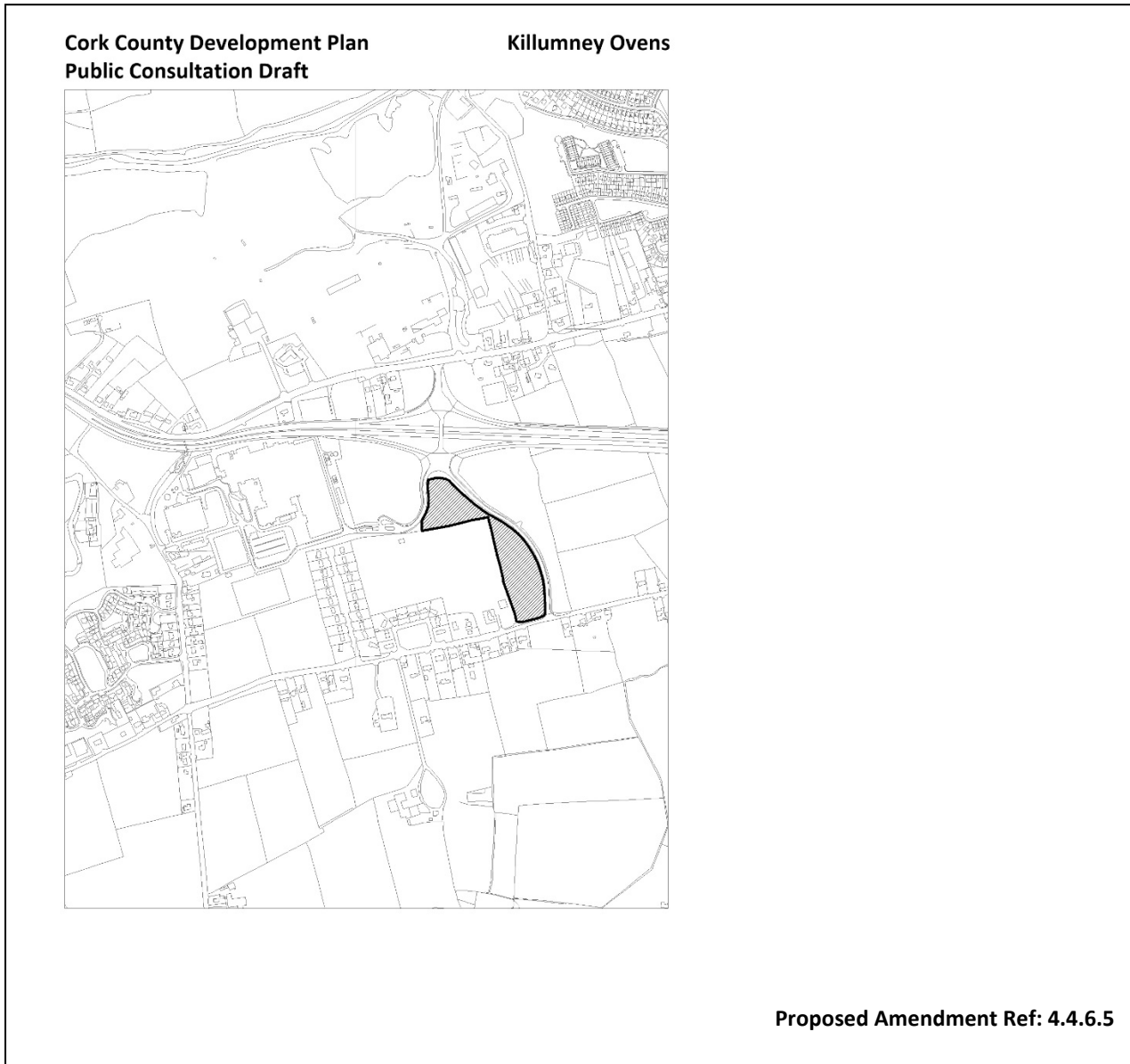
KILLUMNEY OVENS: NEW BUSINESS AND EMPLOYMENT ZONING

ORIGIN OF AMENDMENT

This amendment is required following representations from some Elected Members of the Macroom Municipal District, following the Special Municipal District Meeting for the Macroom MD on the 22nd of October.

PROPOSED AMENDMENT

1. Amend the zoning map to include a new Business and Employment Use Zoning KO-B-01 at the following location:



2. Include a new Business and General Employment Zoning Objective as follows:

KO-B-01 **Business and General Employment Uses.** **3.6 Ha**

MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.4.6.6

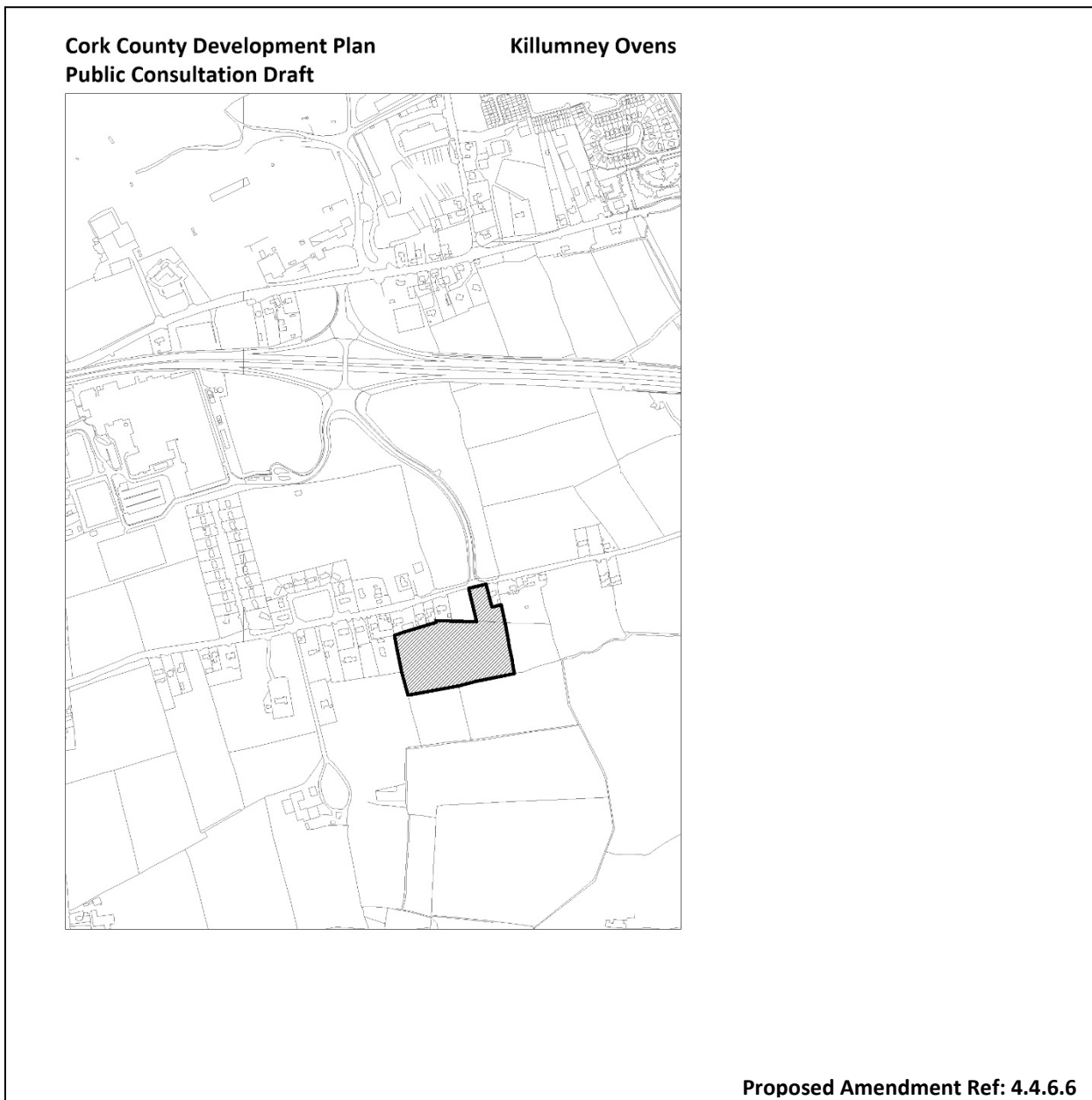
KILLUMNEY OVENS: NEW COMMUNITY ZONING OBJECTIVE FOR A DEMENTIA CARE HOME WITH INDEPENDENT LIVING UNITS AND STEP-DOWN CARE FACILITY

ORIGIN OF AMENDMENT

This amendment is required following discussions at the Special Development Committee Meeting held on 23rd November 2021.

PROPOSED AMENDMENT:

1. Amend the zoning map to include a new community zoning objective at the following location:



2. Include a new Community Uses Zoning Objective as follows:

KO-C-02 Provision for a Dementia Care Home with independent Living Units and Step-Down Care Facility.

MAP AND TEXT CHANGE

PROPOSED AMENDMENT NO. 4.4.7.1

BÉAL ÁTHA AN GHAORTHAIDH: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

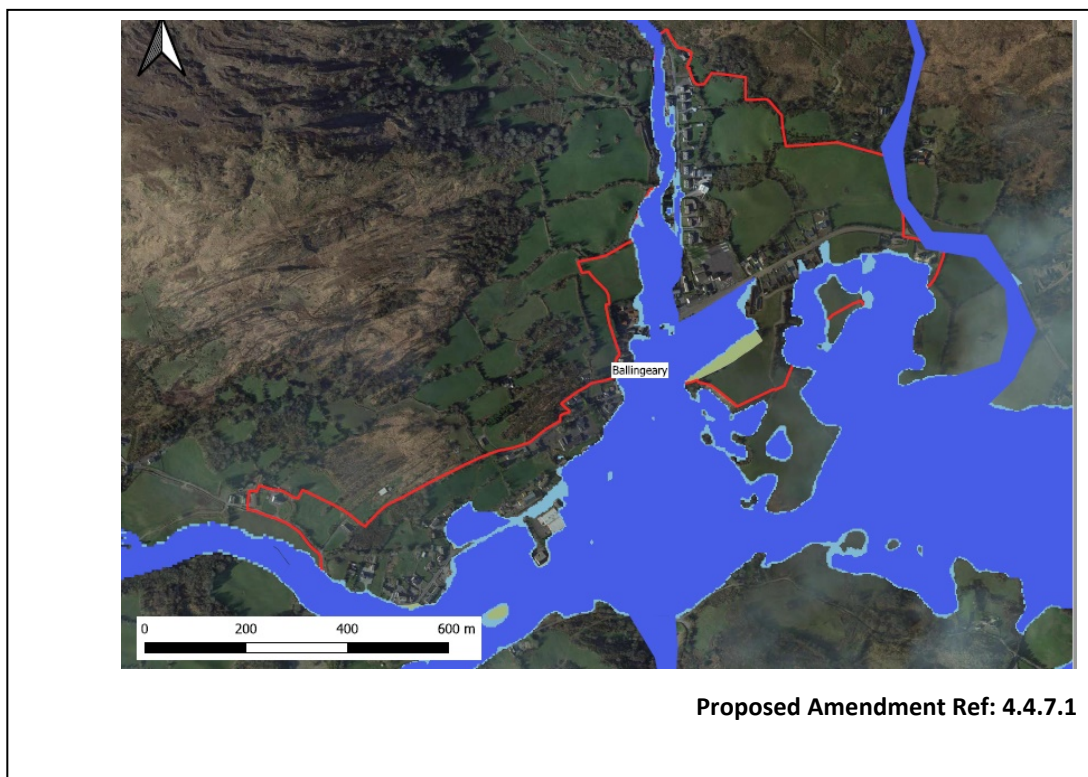
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1 Amend the settlement map to include updated flood zones.

(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. 4.4.7.2

BÉAL ÁTHA AN GHAORTHAIDH: BIA GAN BREISE

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by a submission to the draft plan.

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to update the following text to paragraph

4.7.16 Udarás na Gaeltachta, which promotes employment opportunities within Gaeltacht areas, has some industrial premises within the village, including Bard na Glean **and Bia Gan Breise** ~~Dexgreen Teoranta~~ which are located to the southwest of the village centre. This County Development Plan includes an objective which states that development should be encouraged within the Gaeltacht which provides employment or social facilities especially, but not exclusively, where these are of relevance to local young people

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.7.3

BÉAL ÁTHA AN GHAORTHAI DH: UPDATE FLOOD RISK MANAGEMENT TEXT

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

It is proposed to update paragraphs 4.7.13 and 4.7.14 by including additional text as follows:

“4.7.13 The River Lee rises to the west of the village, at Guagán Barra National Park. The Lee is joined by the Bunsheelin River at Béal Átha an Ghaorthaidh (Ballingeary) before flowing into Lough Allua, a chain of lakes to the east of the village. The OPW *has a record ~~one~~ of flood events* in Béal Átha an Ghaorthaidh (Ballingeary), *the most recent of which was recorded* in 2009 when torrential rain resulted in the Bunsheelin River bursting its banks at the eastern end of the village. The resultant floodwaters caused extensive flooding throughout the village.

4.7.14 Parts of Béal Átha an Ghaorthaidh (Ballingeary) have been identified as being at risk of flooding. The areas at risk follow the path of the Bunsheelin River through the village and are illustrated on the settlement map. The OPW have proposed a *new Flood Relief Scheme* to determine the most appropriate flood defence measures in the village (2019.) *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 site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.”*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.8.1

BAILE BHUIRNE / BHAILE MHIC ÍRE: AMEND U-01 ADD [*] 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

It is proposed to make a change to the draft plan to add the * requesting FRA from objective U-01 as it is in the Flood Zone.

Develop and maintain amenity walk connecting Home Farm and Baile Mhic Íre / Baile Bhuirne (Ballymakeery/Ballyvourney). *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.8.2

BAILE BHUIRNE / BHAILE MHIC IRE: AMEND U-02 ADD [*] 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

It is proposed to make a change to the draft plan to add the * requesting FRA from objective U-02 as it is in the Flood Zone.

Maintain amenity walk through Saint Gobnait's Wood. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.8.3

BAILE BHUIRNE / BHAILE MHIC IRE: AMEND U-04 ADD [*] 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

It is proposed to make a change to the draft plan to add the * requesting FRA from objective U-04 as it is in the Flood Zone.

Develop and maintain pedestrian access connecting Saint Gobnait's Shrine with Baile Mhic Íre / Baile Bhuirne (Ballymakeery/Ballyvourney). *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.8.4

BAILE BHUIRNE / BHAILE MHIC IRE: AMEND GC-03 ADD [*] 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

It is proposed to make a change to the draft plan to add the * requesting FRA from objective GC-03 as it is in the Flood Zone.

Maintain and protect the River Corridor and Flood Plain. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.8.5

BAILE BHUIRNE / BHAILE MHIC IRE: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

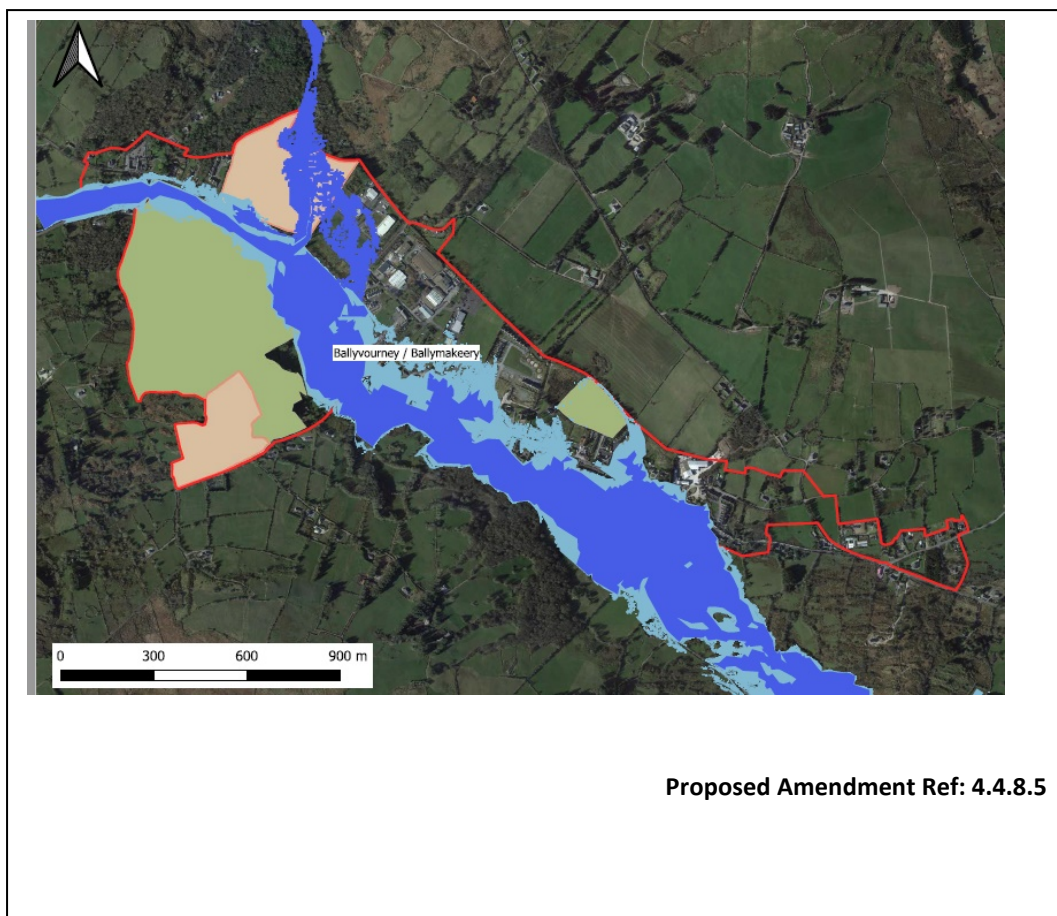
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map to include updated flood zones.

(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. 4.4.8.6

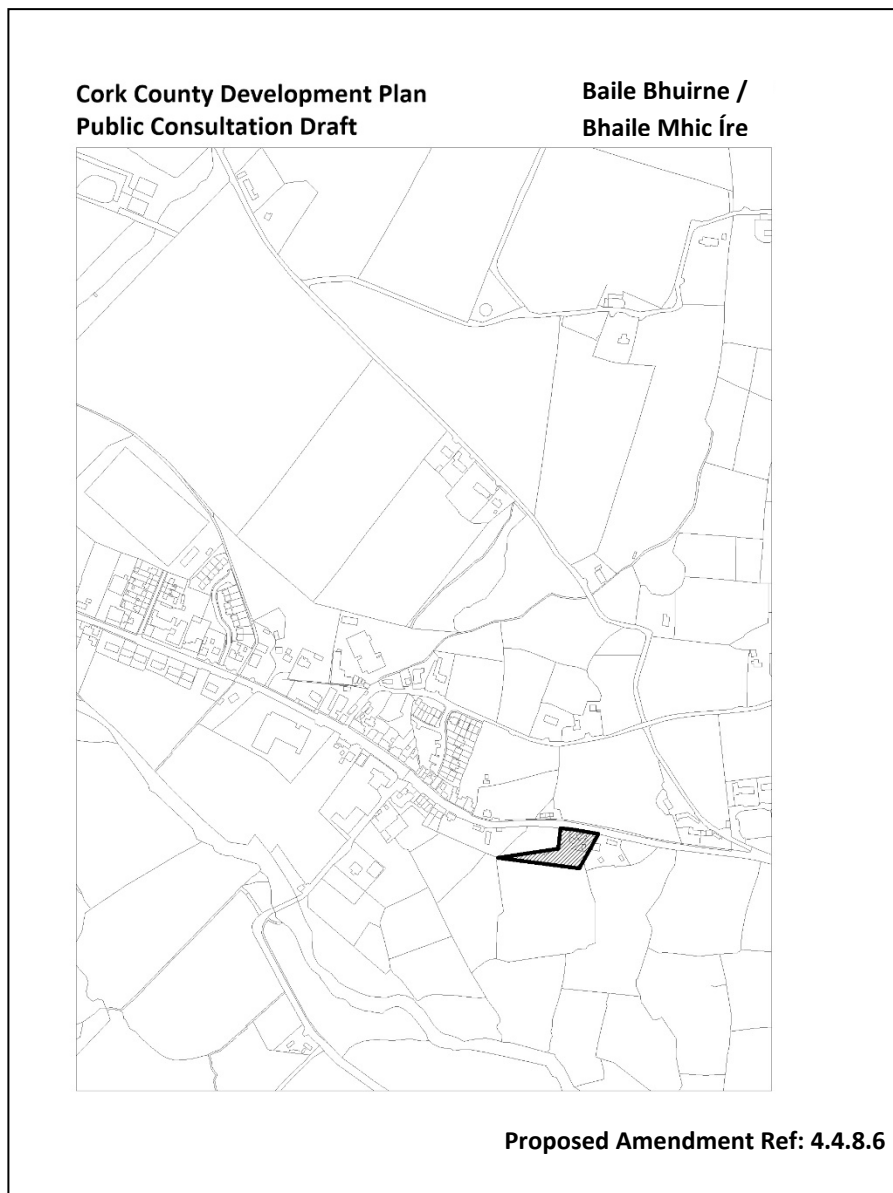
BAILE BHUIRNE / BHAILE MHIC IRE: AMEND DEVELOPMENT BOUNDARY

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by a submission to the draft plan.

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to include a site to the east of the settlement measuring 0.3 Ha.



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.8.7

BAILE BHUIRNE / BHAILE MHIC ÍRE: AMEND TEXT IN RELATION TO COMMUNITY FACILITIES AND COLÁISTE ÍOSAGÁIN

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by a submission to the draft plan.

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to add the following to paragraph 4.8.17:

4.8.17 Baile Mhic Íre / Baile Bhuirne (Ballymakeery/Ballyvourney) is an important local service centre, and has a number of important community facilities including a primary school, secondary school, church, health centre, library, convenience stores, GAA pitches, garda station, hotel, public houses and a certain amount of comparison shopping. *It is hoped that additional health centre related services will be provided in the village including provision of services and respite provision, a drop-in centre/gym facilities which was included as part of the Language Plan and to provide a drop-in centre for young people in the area and also the provision of creche facilities through Irish.*

~~In 2019 the Cork County Council granted permission for the change of use of Coláiste Ghobnatan to offices and part of the ground floor to an exhibition hall~~

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.8.8

BAILE BHUIRNE / BHAILE MHIC IRE: AMEND TEXT TO INCLUDE NEW PARAGRAPH ABOUT COLÁISTE IOSAGÁIN

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by a submission to the draft plan.

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to include a new paragraph under 4.8.20 'Employment and Economic Activity'

4.8.2X In recent years, Coláiste Íosagáin has been promoted as a Regional Development Centre. In 2019, Cork County Council granted permission for the change of use of Coláiste Íosagáin to offices and part of the ground floor to an exhibition hall. This is considered to be one of the most strategic projects currently underway for the Múscraí and is an exemplar (model) project for the Múscraí Gaeltacht.

Údarás na Gaeltachta is currently preparing a Masterplan for the overall development of the college campus. In partnership with Cork County Council and other development organisations in the county, a comprehensive development and training program will be run through this centre. There is also potential for Third Level Institutions to play a key role in this process as partners with Údarás na Gaeltachta in conjunction with the County Council itself.

The overall vision is for a Regional Development Centre that will include the following areas:

- Enterprise / Office Space*
- Baile Bhúirne GTeic*
- Training and Business Development Facilities*
- Tourist Facilities*
- Language and Culture Unit*
- Canteen facilities and breakout spaces*
- Supporting the development of networks for new companies*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.8.9

BAILE BHUIRNE / BHAILE MHIC ÍRE: UPDATE FLOOD RISK MANAGEMENT TEXT

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 4.8.16 by including additional text as follows:

“Parts of Baile Mhic Íre / Bhaile Bhuirne (Ballymakeery / Ballyvourney) have been identified as being at risk of flooding. The areas at risk follow the path of the Sullane River through the village and are illustrated on the settlement map. Baile Mhic Íre / Bhaile Bhuirne (Ballymakeery / Ballyvourney) Flood Relief Scheme is on the list of 118 Flood Relief Schemes in the Flood Risk Management Plans to be implemented under the 10-year €1 billion investment programme. Some of the works relevant to the Baile Mhic Íre / Bhaile Bhuirne (Ballymakeery / Ballyvourney) Flood Relief Scheme comprise of a combination of embankments, walls, channel straightening, bridge underpinning and localised dredging and is expected to provide protection against a 100-Year flood (1% Annual Exceedance Probability) for 80 Properties against fluvial 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 site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.9.1

COACHFORD: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

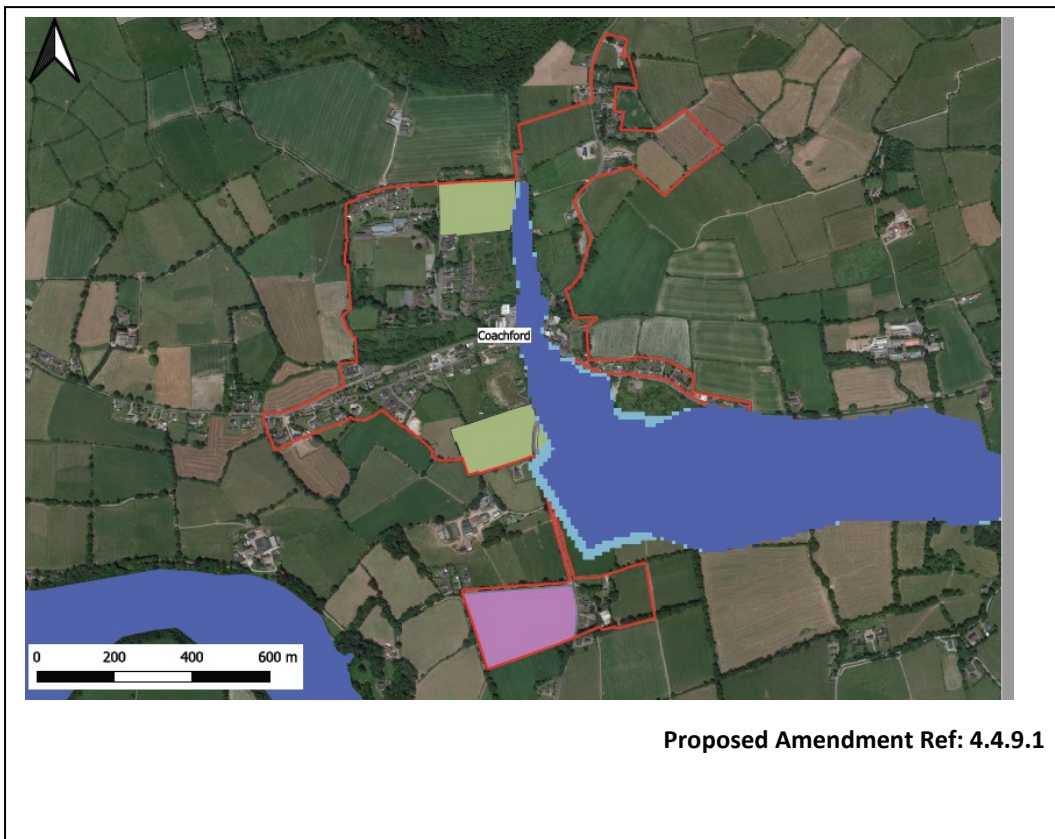
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. Amend the settlement map to include updated flood zones.

(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. 4.4.9.2

COACHFORD: INCLUDE ADDITIONAL TEXT REGARDING EMPLOYMENT OPPORTUNITIES

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by a submission to the draft plan.

PROPOSED AMENDMENT

1. It is proposed to make a change to paragraph 4.9.18 as follows:

4.9.18 There is very little employment within the village itself apart from local employment in the service and retail sector. *O'Donovan Engineering is an example of a local business, which creates local employment opportunities in the Coachford area. There is a business site which was originally zoned in 2011 for small/medium scale units however this remains undeveloped. It is proposed that all business lands will be surveyed within two years of the adoption of the County Development Plan in order to best place and meet the requirements of employment generating lands in County Cork (see Chapter 8 of Volume One for more policy guidance).*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.9.3

COACHFORD: UPDATE FLOOD RISK MANAGEMENT TEXT

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 4.9.16 by including additional text as follows:

*“Parts of Coachford have been identified as being at risk of flooding. The areas at risk follow the path of the River Lee (**partly culverted**) through the village and are illustrated on the settlement map. **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 site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.10.1

VILLAGES: UPDATE OVERALL SCALE OF NEW DEVELOPMENT

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

1. Include a new paragraph as follows:

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 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.

2. Insert Table Scale of Development for Villages Macro Municipal District here.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.11.1

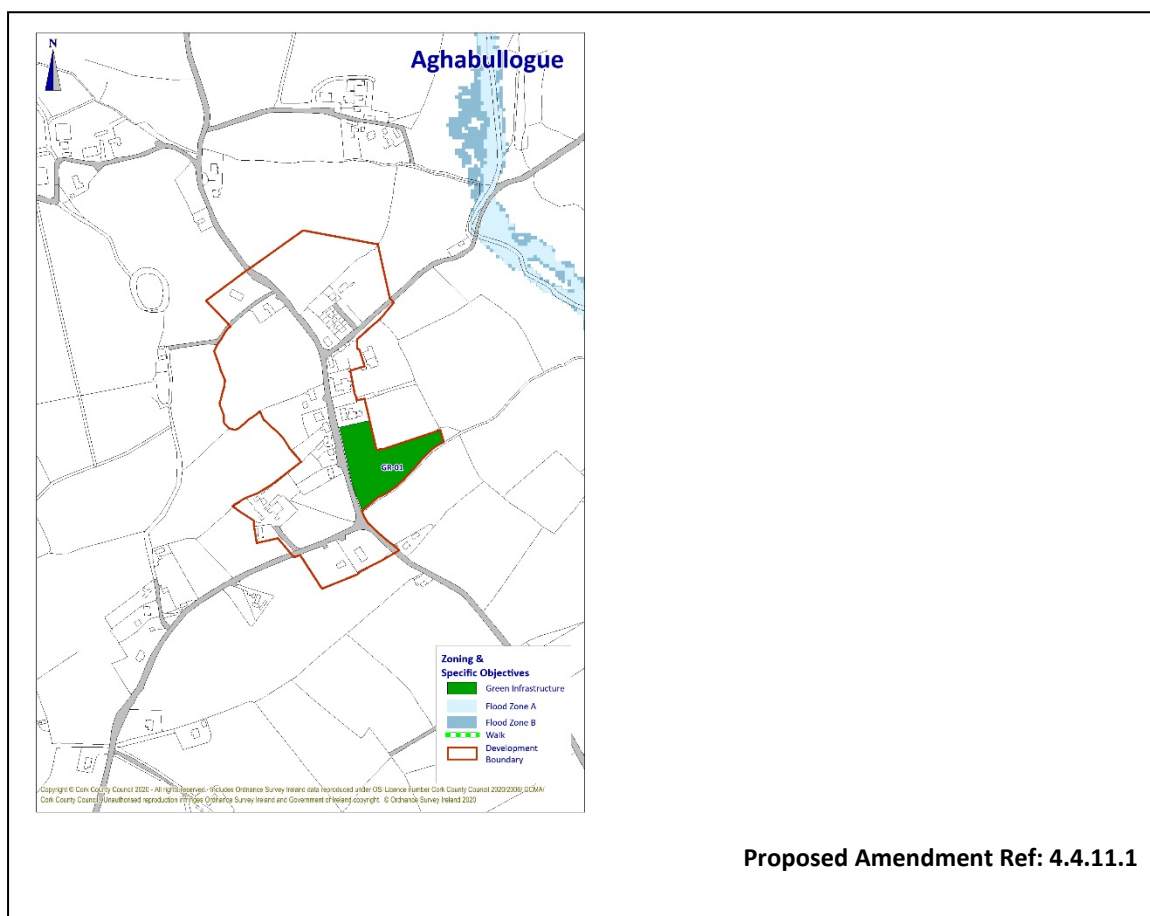
AGHABULLOGUE: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. Amend the settlement map to include updated flood zones.
(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. 4.4.12.1

AHERLA: AMEND GC-02 ADD [*] 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

It is proposed to make a change to the draft plan to add the * requesting FRA from objective GC-02 as it is in the Flood Zone.

Protect this area as part of the river corridor. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.12.2

AHERLA: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH 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 settlement map to include updated flood zones.

(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. 4.4.13.1

BALLYNORA: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

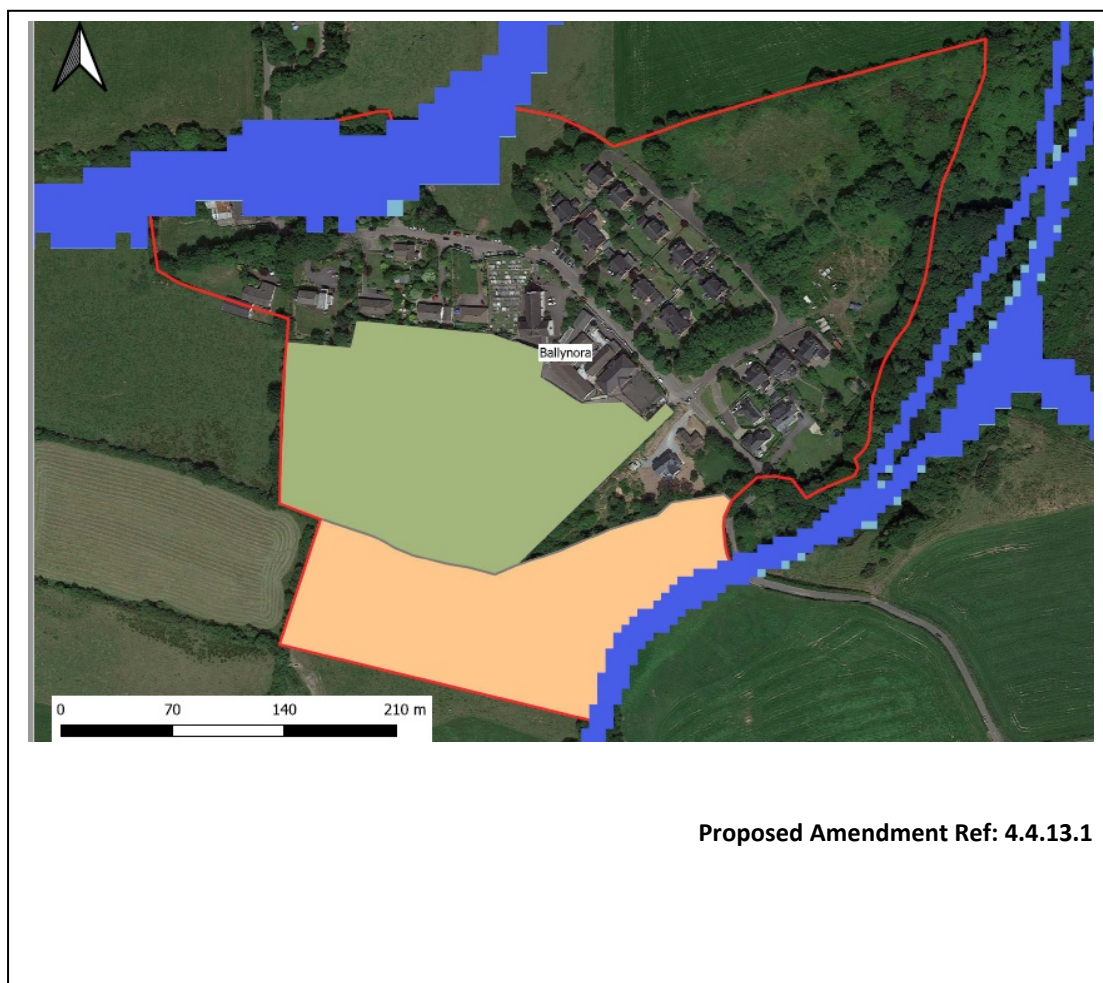
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map to include updated flood zones.

(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. 4.4.13.2

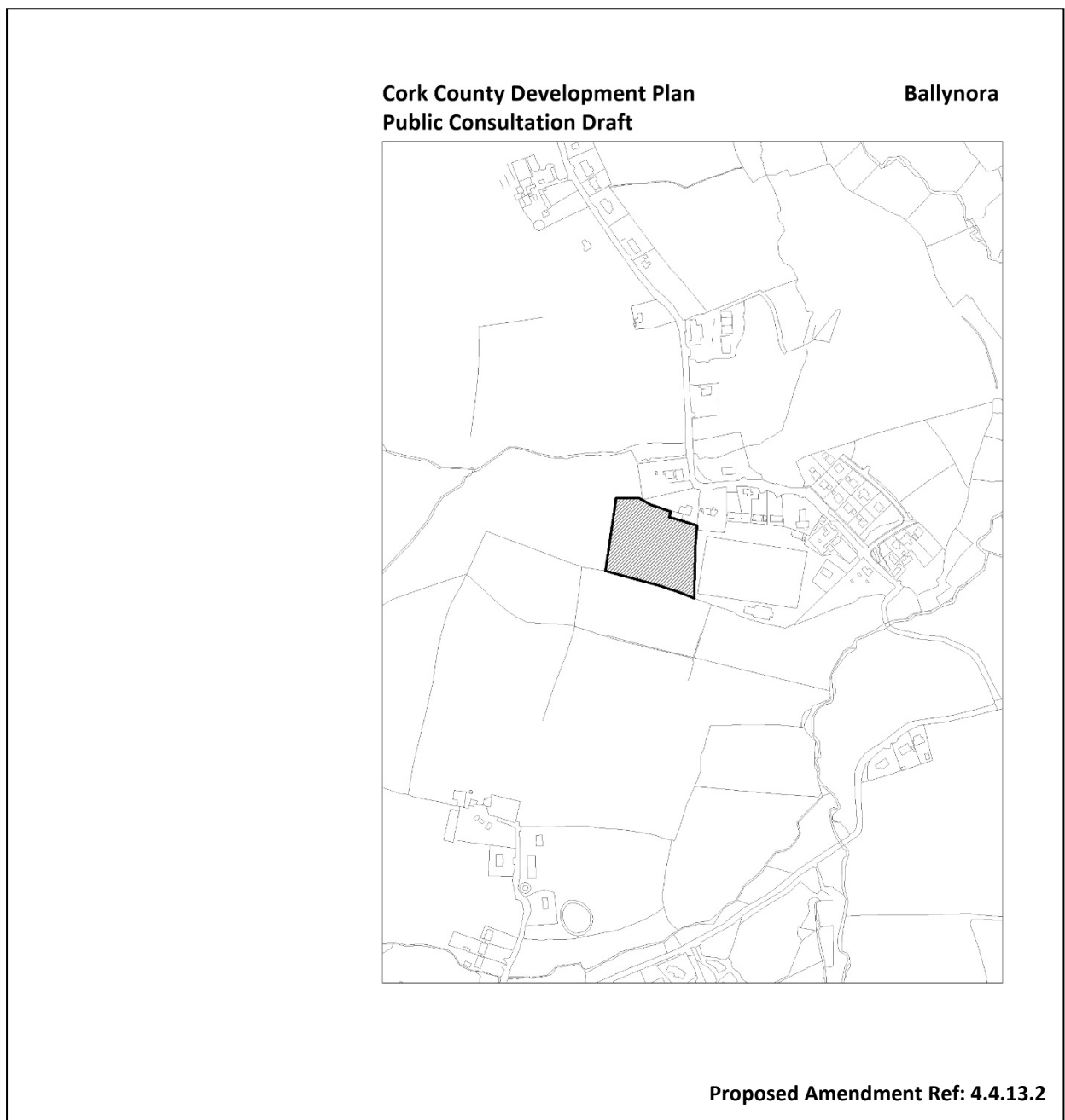
BALLYNORA: EXTEND DEVELOPMENT BOUNDARY TO THE WEST OF THE VILLAGE

ORIGIN OF AMENDMENT

This amendment is required following discussions at the Special Development Committee Meeting held on 23rd November 2021.

PROPOSED AMENDMENT

Amend the settlement map to include the following area within the development boundary.



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.14.1

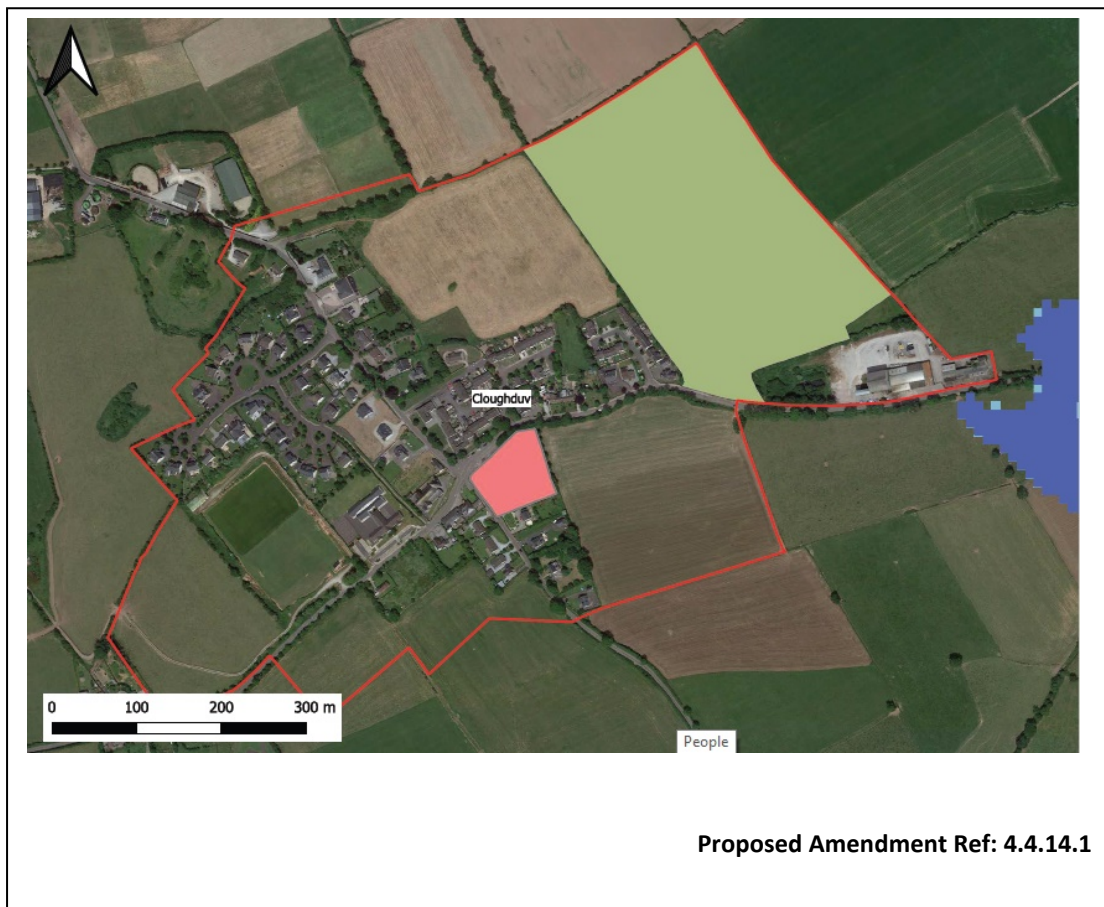
CLOGHDUV: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. 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. 4.4.15.1

CLONDROHID: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

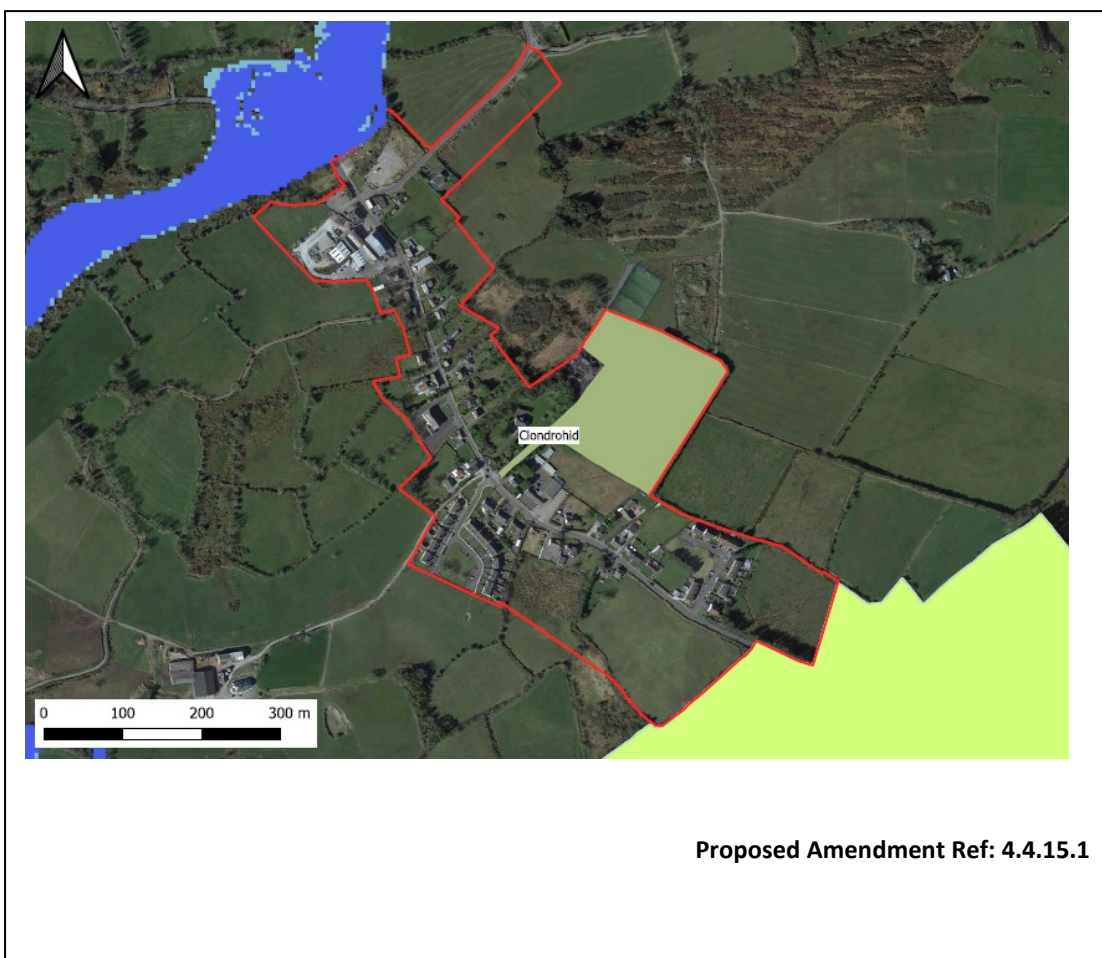
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. Amend the settlement map to include updated flood zones.

(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. 4.4.16.1

COURTBRACK: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE S STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

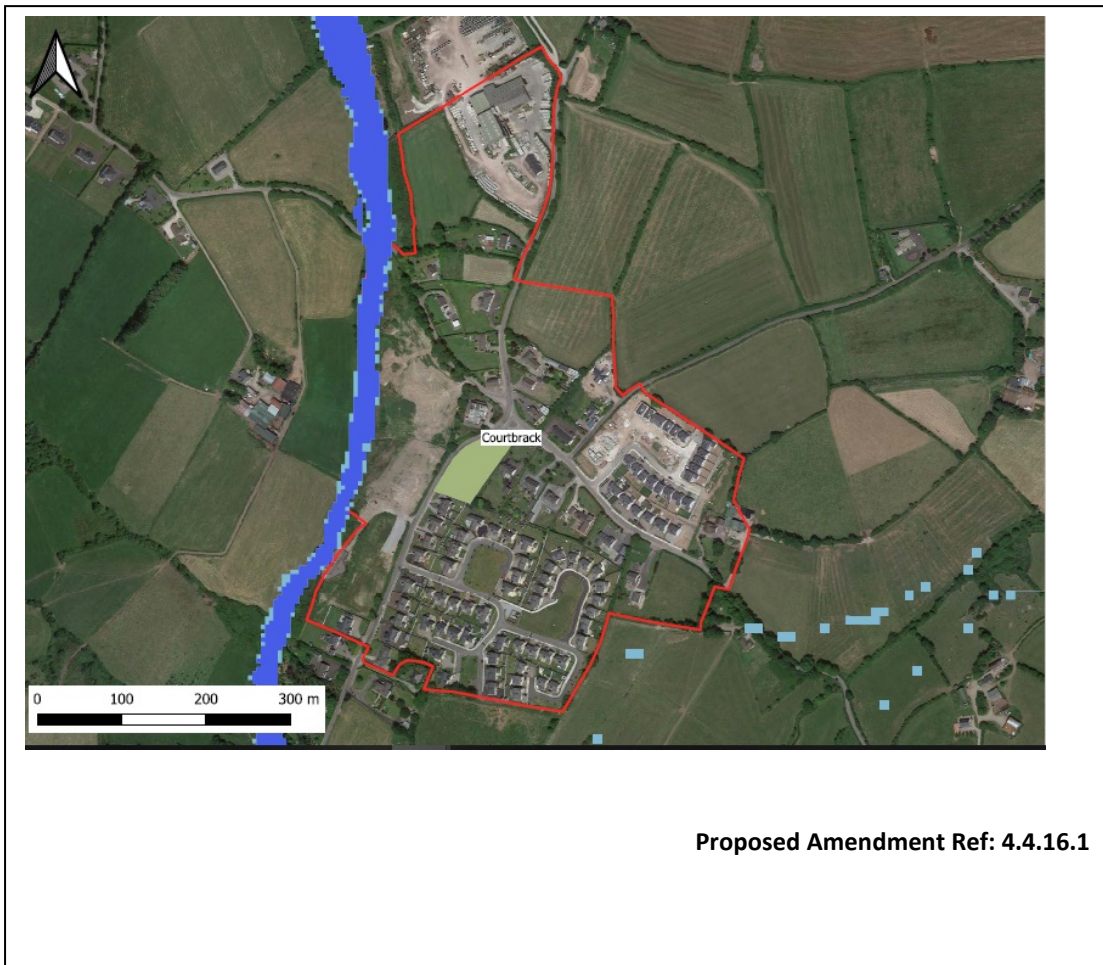
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. Amend the settlement map to include updated flood zones.

(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. 4.4.17.1

CROOKSTOWN: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

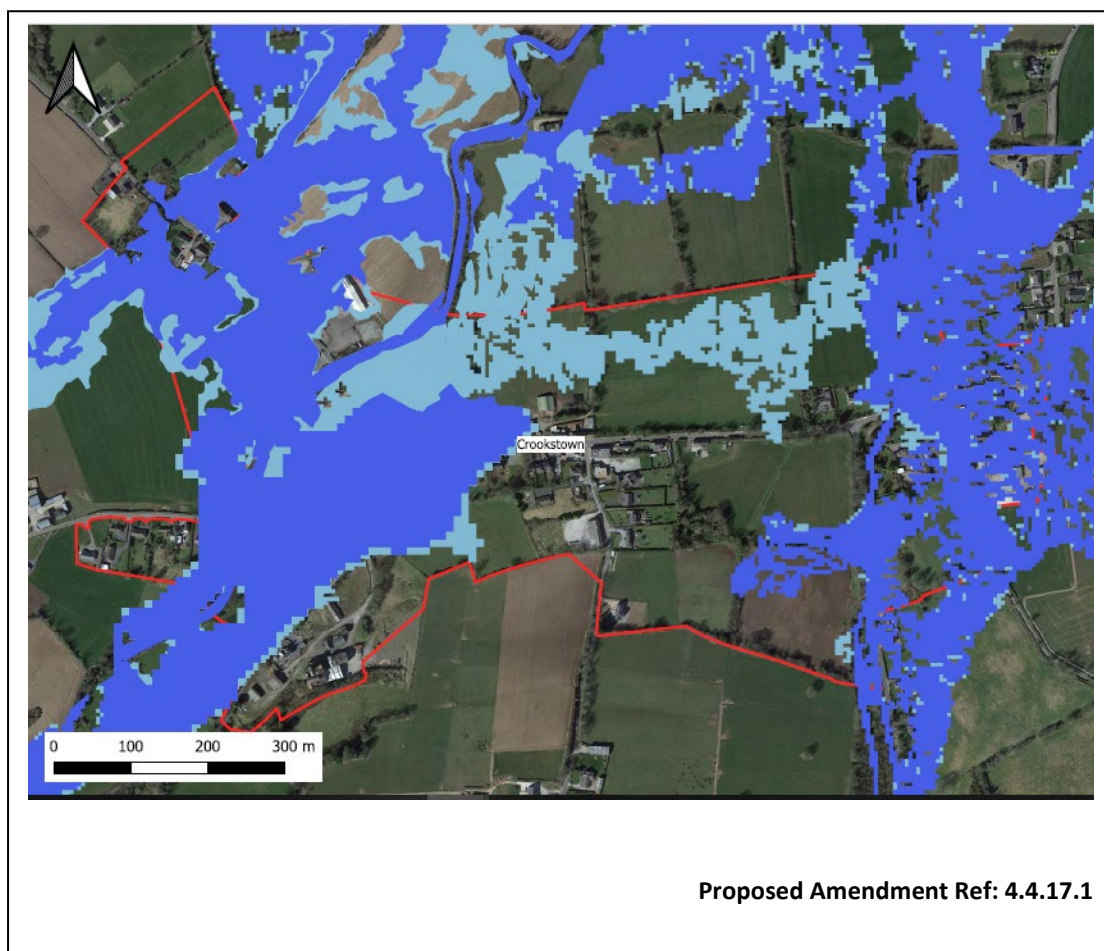
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map to include updated flood zones.

(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. 4.4.18.1

INCHIGEELAGH: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

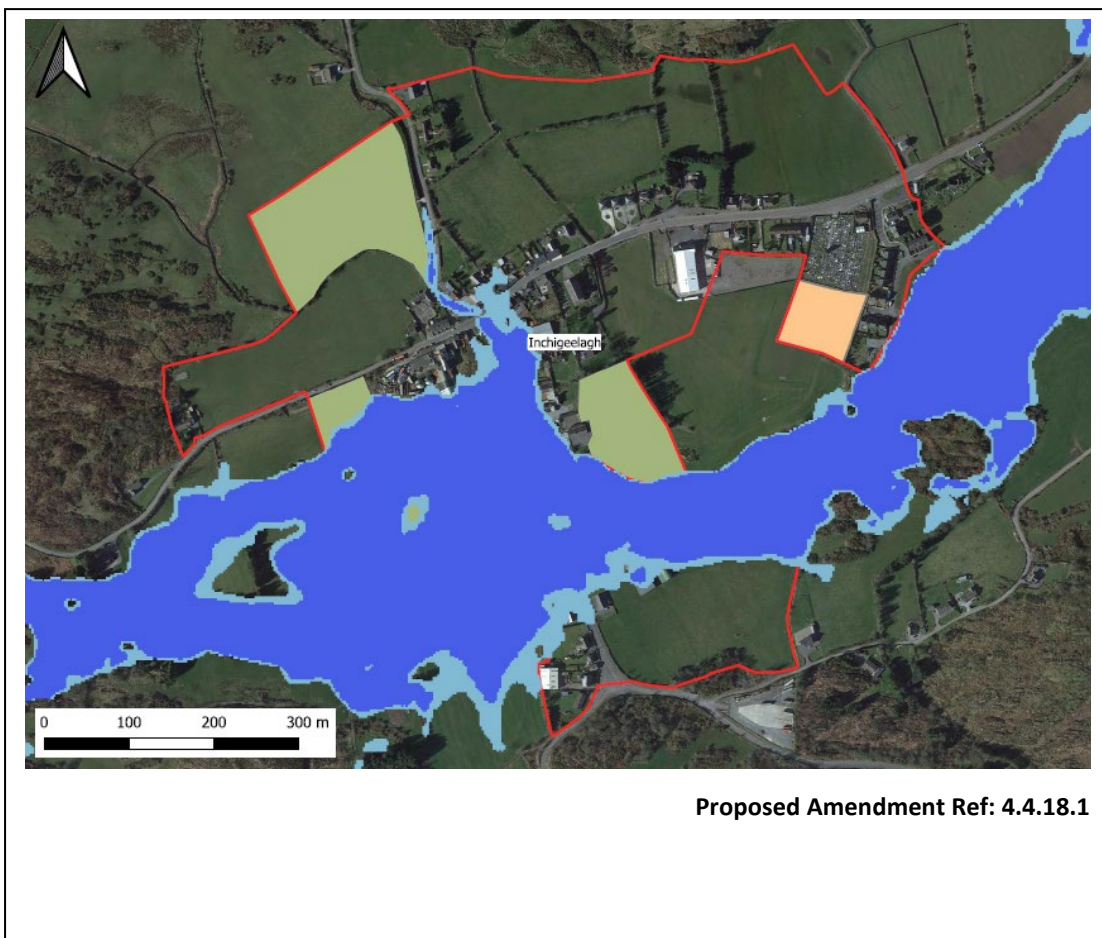
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map to include updated flood zones.

(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. 4.4.18.2

INCHIGEELAGH: AMEND GC-02 ADD [*] 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

It is proposed to make a change to the draft plan to add the * requesting FRA from objective GC-02 as it is in the Flood Zone.

This area is comprised mainly of the floodplain of the River Lee and should generally be retained free from development. Some opportunities may exist for recreational or amenity purposes on part of the site. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.18.3

INCHIGEELAGH: AMEND U-01 ADD [*] 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

It is proposed to make a change to the draft plan to add the * requesting FRA from objective U-01 as it is in the Flood Zone.

Provide amenity walk along the bank of the River Lee. Riverside walks should 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. 4.4.18.4

INCHIGEELAGH: AMEND U-02 ADD [*] 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

It is proposed to make a change to the draft plan to add the * requesting FRA from objective U-02 as it is in the Flood Zone.

This area is comprised mainly of the floodplain of the River Lee and should generally be retained free from development. Some opportunities may exist for recreational or amenity purposes on part of the site. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.18.5

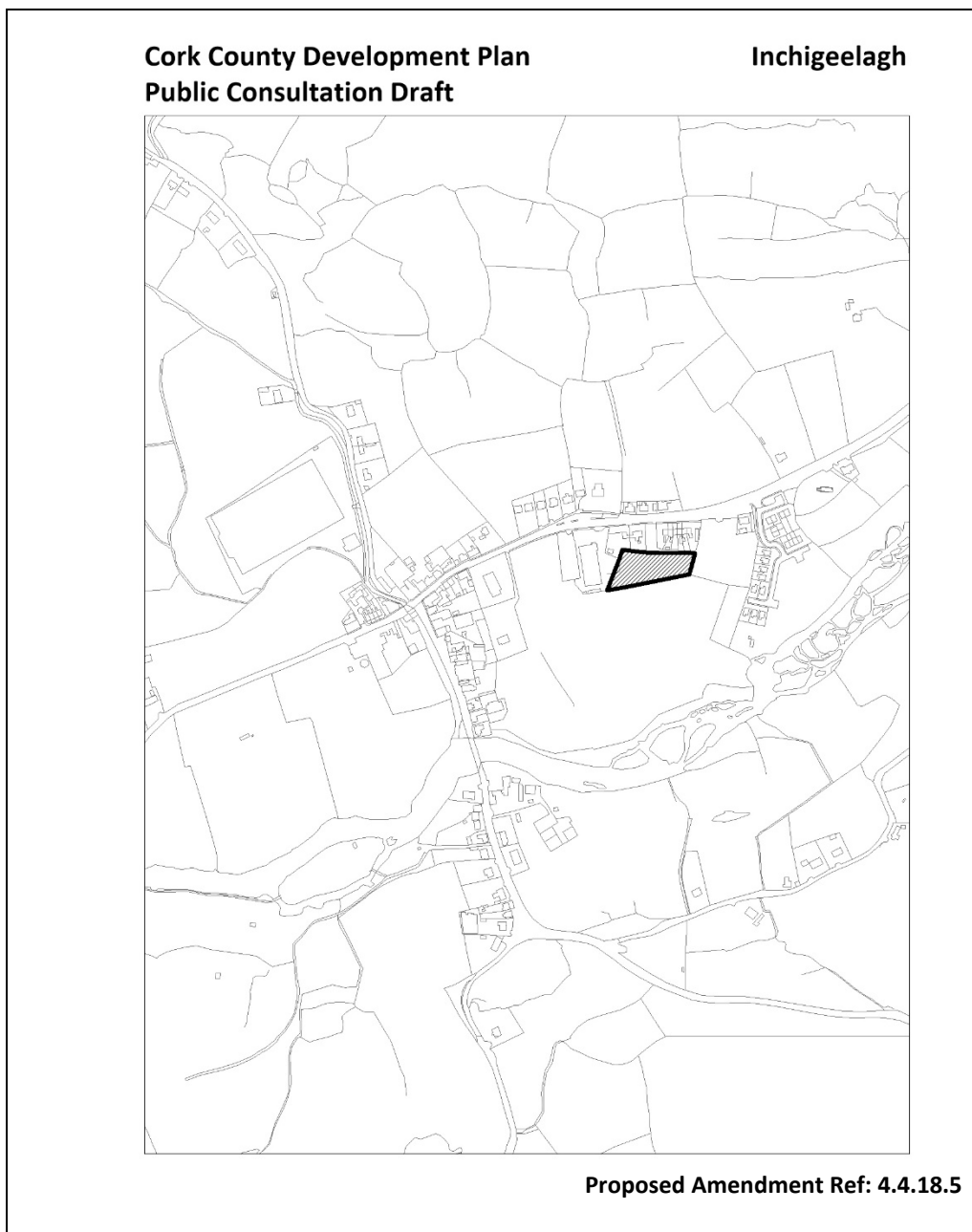
INCHIGEELAGH: AMEND THE DEVELOPMENT BOUNDARY TO FOLLOW A MORE RATIONAL FIELD BOUNDARY LINE.

ORIGIN OF AMENDMENT

This change has come about following a request from a member of Council.

PROPOSED AMENDMENT

It is proposed to make a change to the development boundary of Inchigeelagh to include the area shown on the map which follows a more identifiable field boundary line.



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.19.1

KILMURRY: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

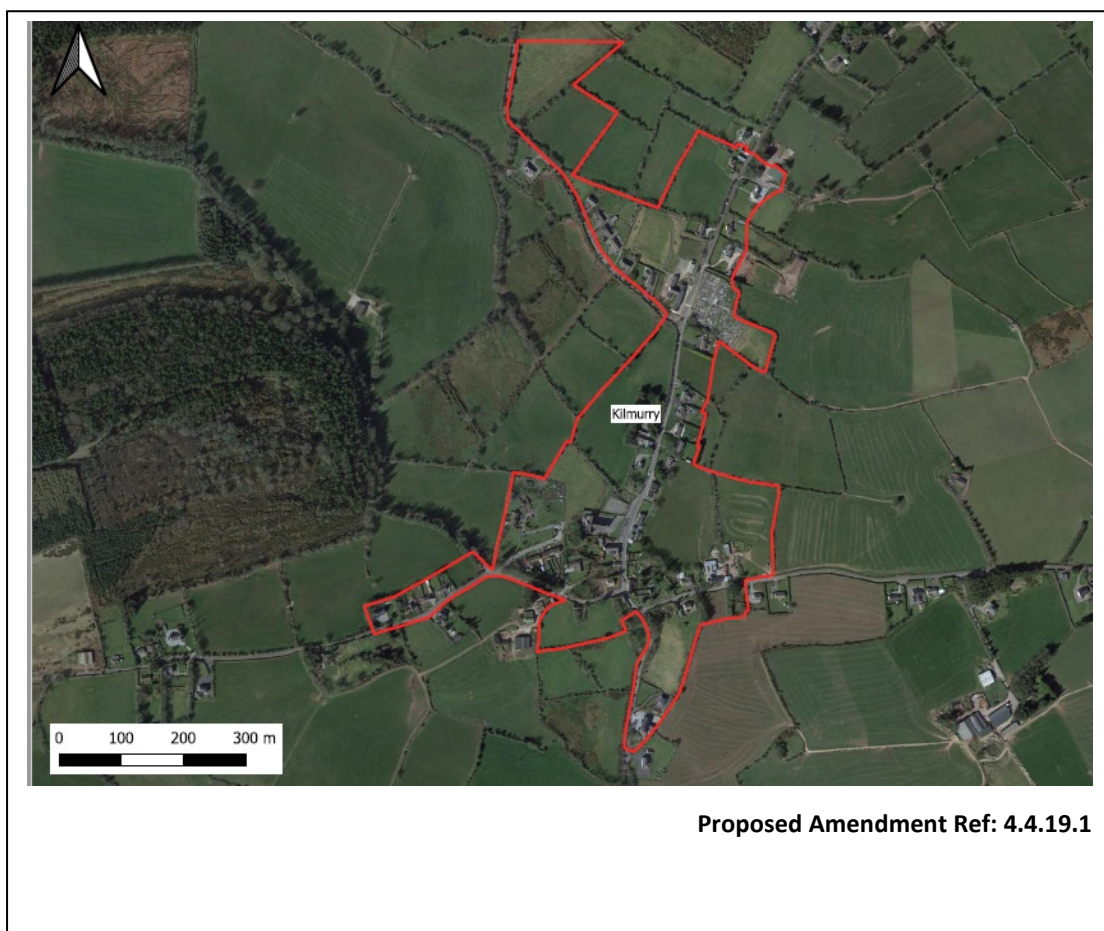
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map to include updated flood zones.

(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. 4.4.20.1

CILL NA MARTRA (KILNAMARTYRA): AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

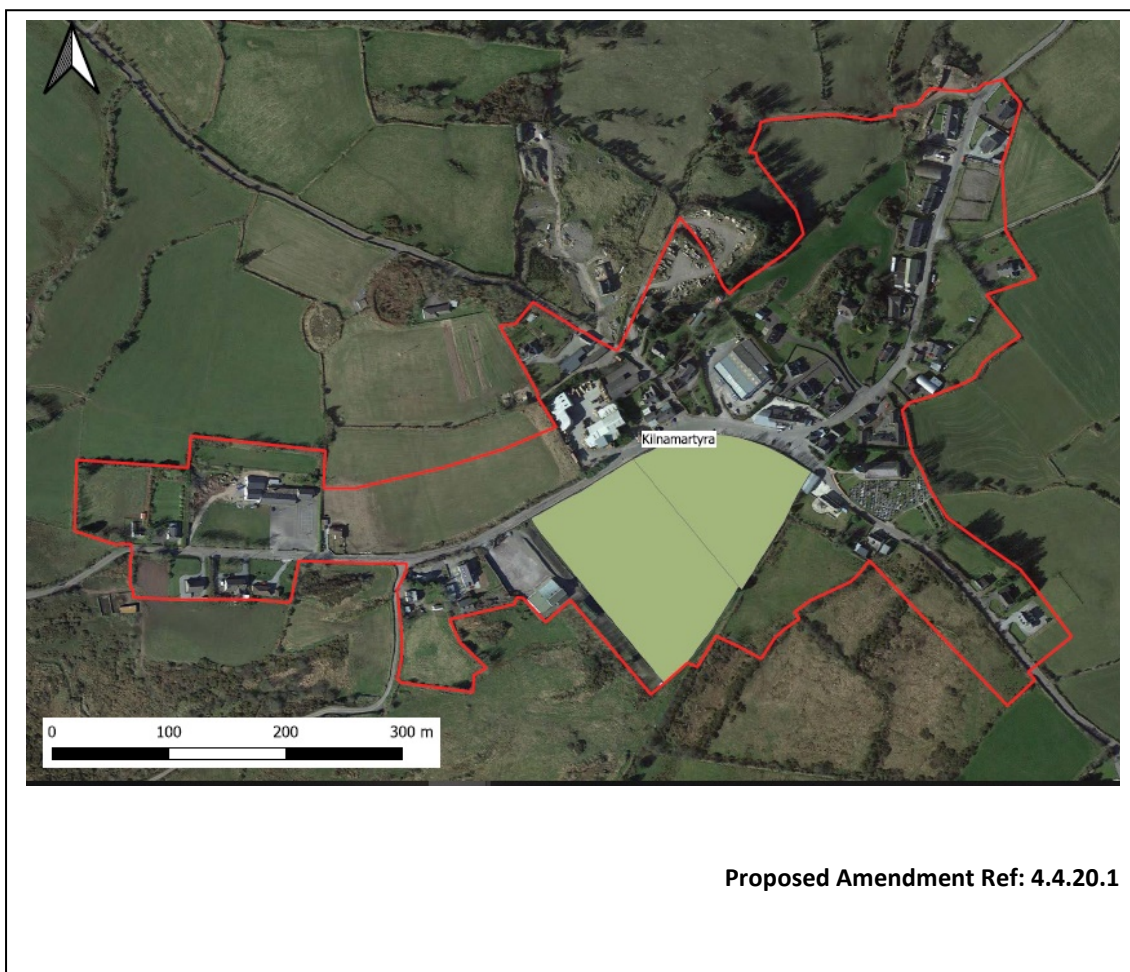
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map to include updated flood zones.

(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. 4.4.21.1

MODEL VILLAGE DRIPSEY: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

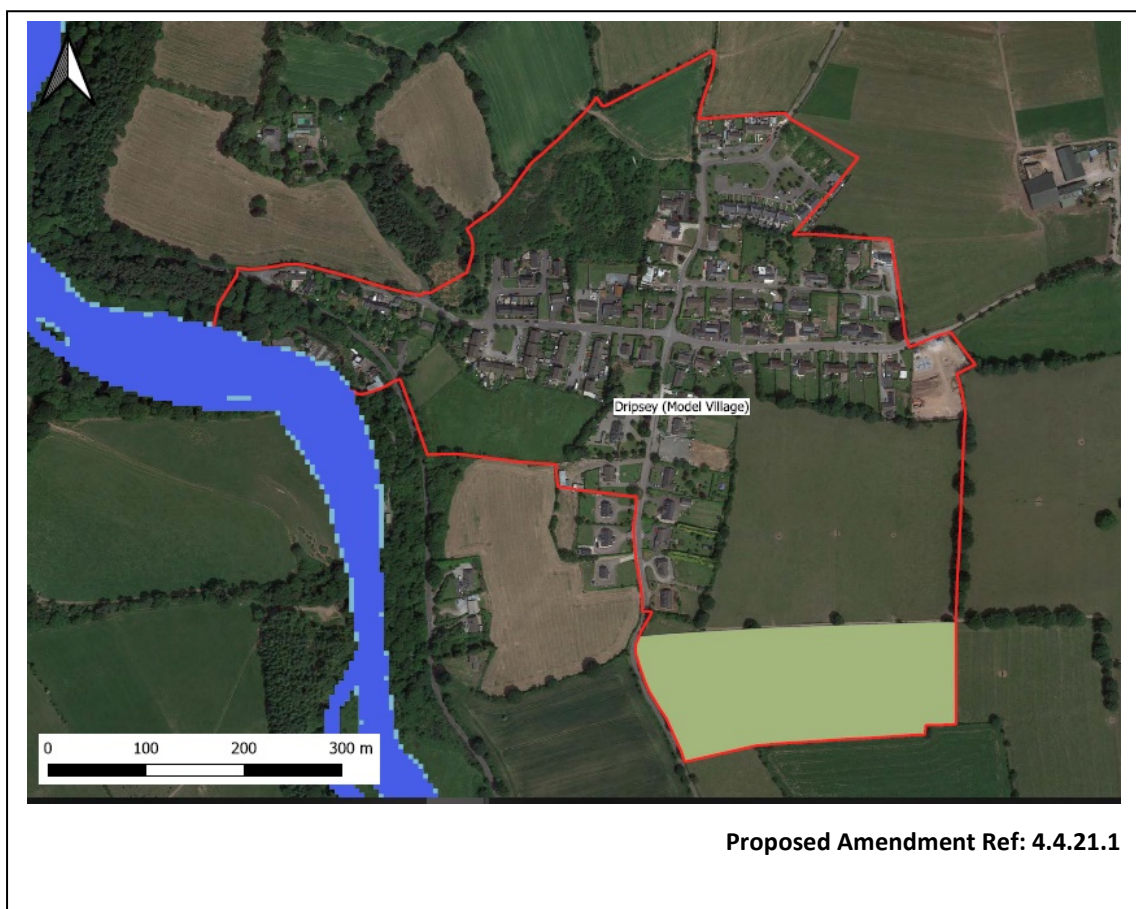
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map to include updated flood zones.

(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. 4.4.22.1

RYLANE / SEISCNE: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

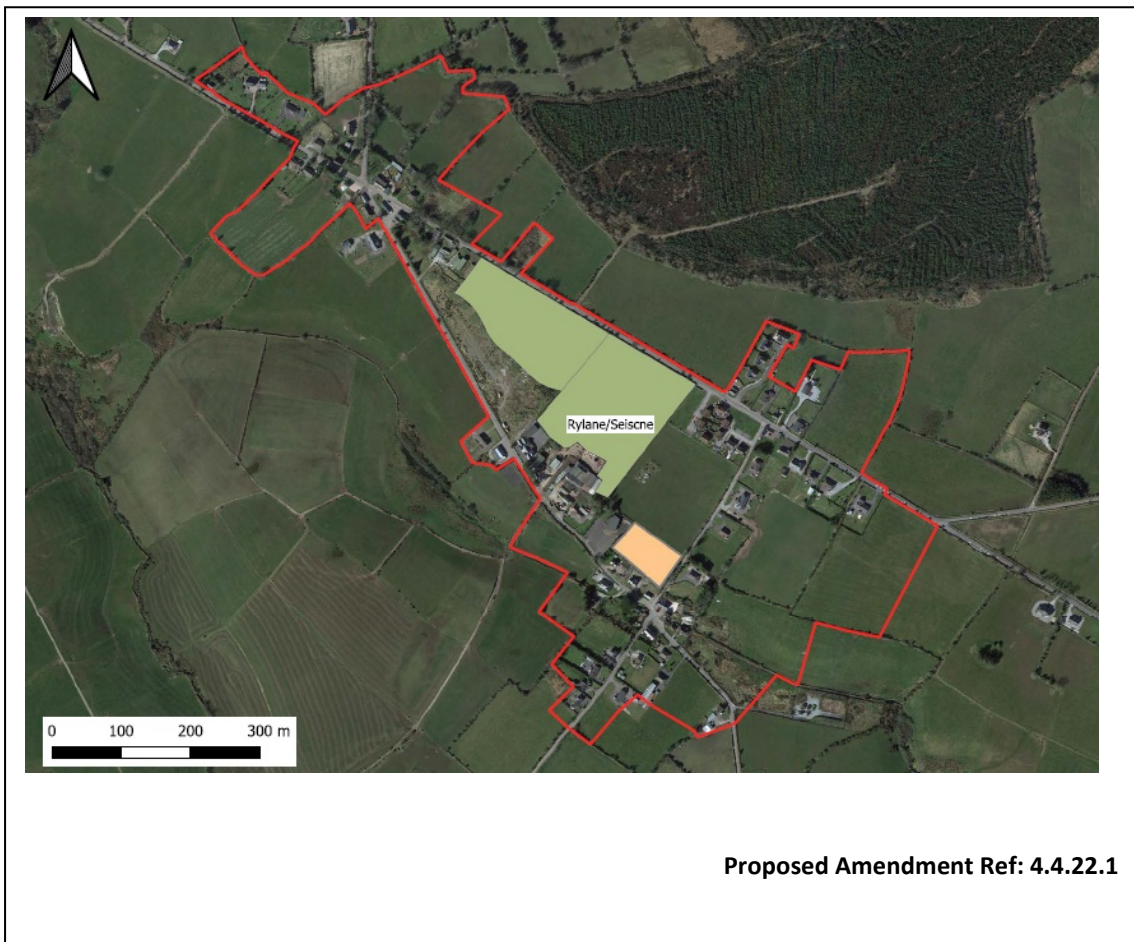
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map to include updated flood zones.

(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. 4.4.22.2

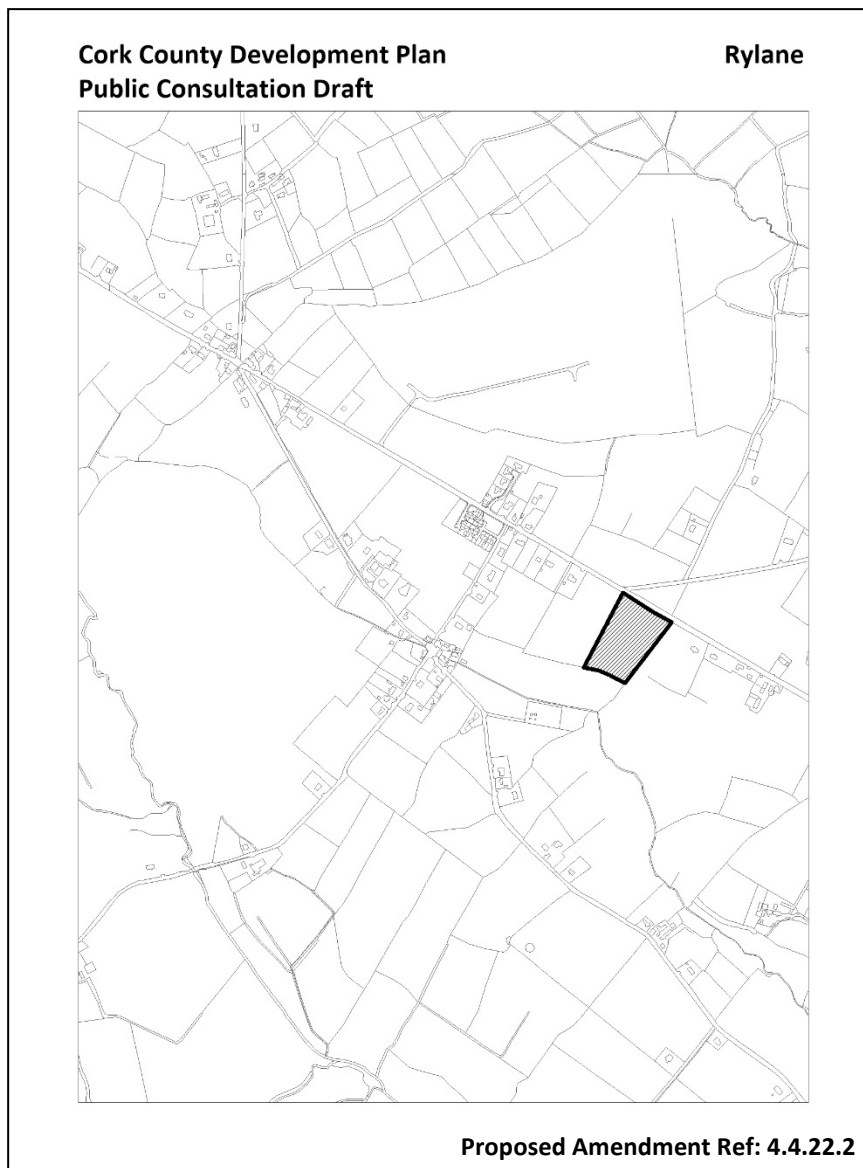
RYLANE / SEISCNE: EXTEND DEVELOPMENT BOUNDARY TO INCLUDE A SITE TO THE EAST OF THE VILLAGE

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by a submission to the draft plan.

PROPOSED AMENDMENT

1. It is proposed to make a change to the development boundary to include 1.7 Ha to the east of the village.



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.23.1

STUAKE / DONOUGHMORE: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

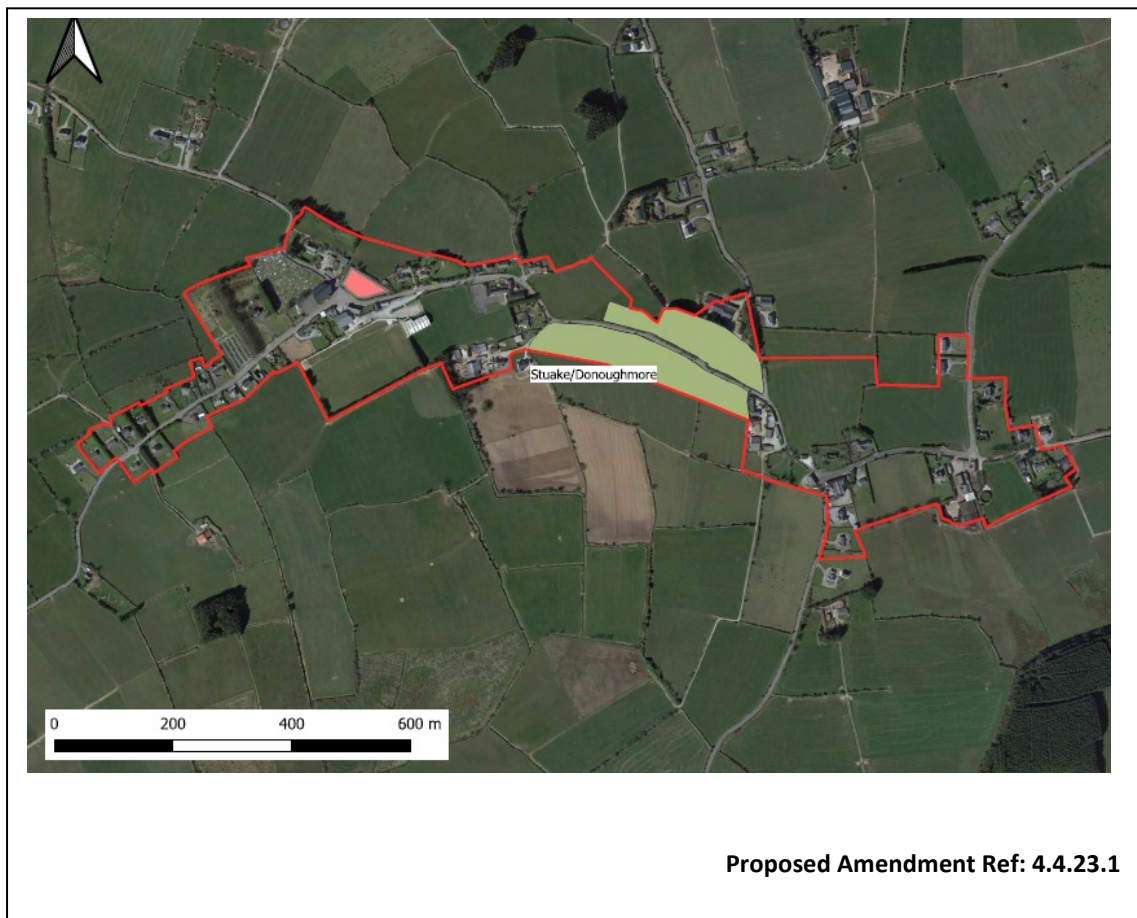
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

Amend the settlement map to include updated flood zones.

(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. 4.4.24.1

UPPER DRIPSEY: AMEND AND UPDATE MAPPING IN ACCORDANCE WITH THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

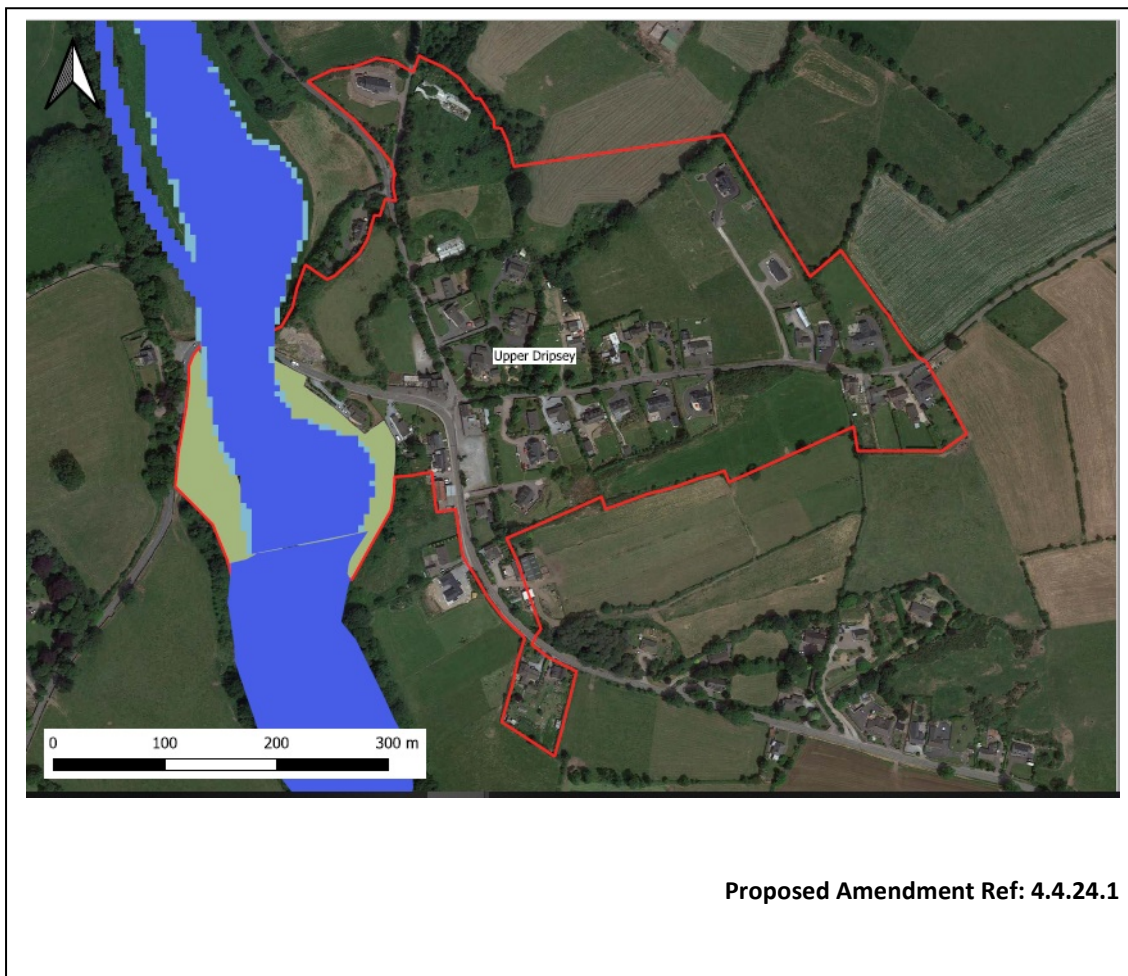
ORIGIN OF AMENDMENT

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

PROPOSED AMENDMENT

1. Amend the settlement map to include updated flood zones.

(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. 4.4.24.2

UPPER DRISPEY: AMEND GR-01 ADD [*] 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

It is proposed to make a change to the draft plan to add the * requesting FRA from objective GR-01 as it is in the Flood Zone.

Open space and amenity area. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.24.3

UPPER DRISPEY: AMEND GR-02 ADD [*] 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

It is proposed to make a change to the draft plan to add the * requesting FRA from objective GR-02 as it is in the Flood Zone.

Open space and amenity area, to include tree planting along eastern boundary. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.24.4

UPPER DRISPEY: AMEND U-01 ADD [*] 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

It is proposed to make a change to the draft plan to add the * requesting FRA from objective U-01 as it is in the Flood Zone.

Develop and maintain pedestrian walk, linking open space areas. *

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.24.5

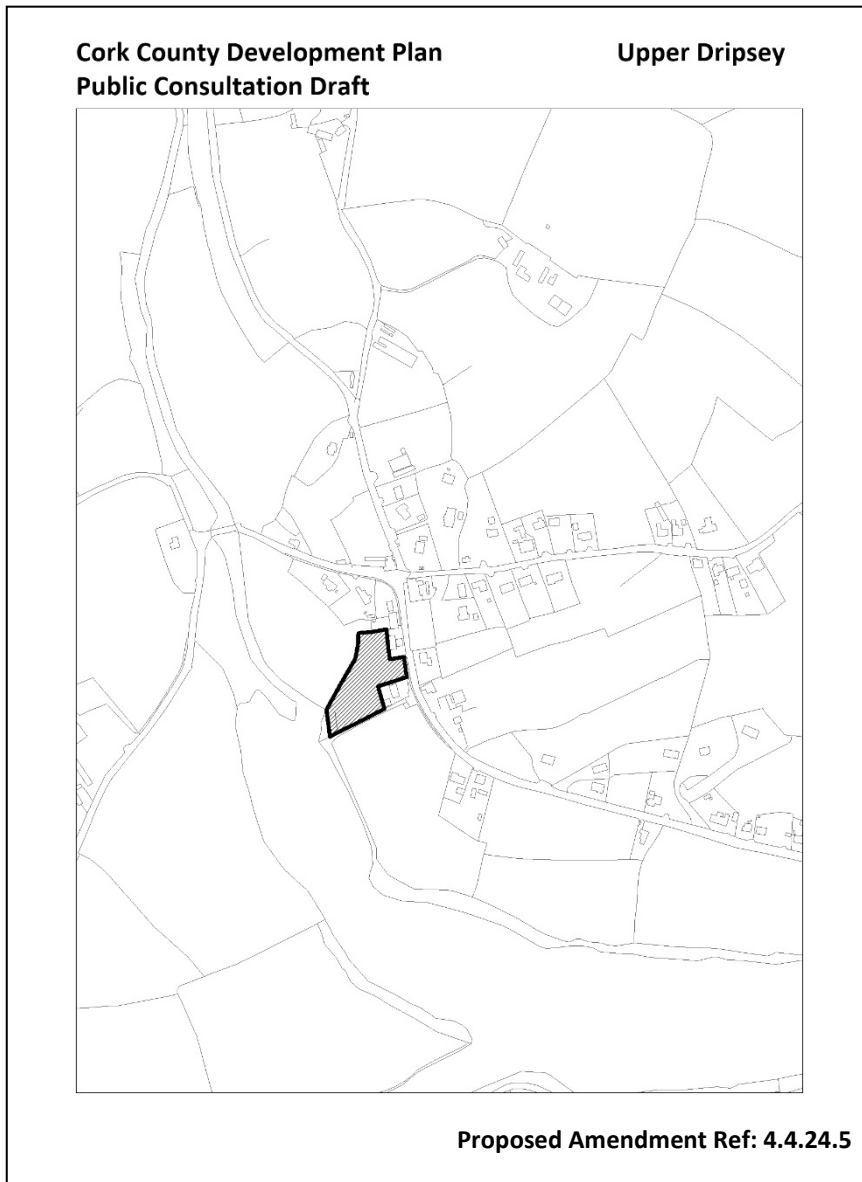
UPPER DRIPSEY: AMEND THE DEVELOPMENT BOUNDARY

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by a submission to the draft plan.

PROPOSED AMENDMENT

1. It is proposed to make a change to the draft plan to include this (0.5 Ha) area within the development boundary.



MAP CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.25.1

CHANGE ENGLISH NAME REFERENCE TO GUAGÁN BARRA (GOUGANE BARRA)

ORIGIN OF AMENDMENT

This change is to ensure full alignment with the Irish Languages Act 2003 and as indicated in a submission by Udarás ns Gaeltachta.

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to amend the English version of the Other Location Gougane Barra to its Irish version: Guagán Barra.

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. 4.4.26.1

INCLUDE REFERENCE TO INNISCARRA DAM IN OBJECTIVE DB-01

ORIGIN OF AMENDMENT

This change was suggested in the SEA Environmental Report to the Draft Plan.

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to amend objective DB-01 to include reference to Inniscarra Dam as follows:

Acknowledge the importance of Inniscarra Dam as a centre of renewable energy production.

TEXT CHANGE ONLY



Comhairle Contae Chorcaí
Cork County Council