

APPENDIX 2
AMENDMENTS RATIONALE
COUNCIL MINUTES 27TH MARCH, 2017

Page 50 – Ref No. 1

Cllr. B. Ryan proposed, second by Cllr. K. Conway, the following motion, relating to LAP 16/16/10864707 :-

“To include this site within the development boundary of Tower”

The Rationale put forward was as follows :

- Tower has now a population of 3300 and there exists a great need for additional housing to accommodate the growing numbers being employed in the Apple facility just 5 miles from Tower/
- These lands are 1.73 Hectares and will facilitate in the region 13 Dwellings in a well planned project.
- These lands are within the CSO defined boundary of Tower.
- These Lands have ample Water at the site and are in close proximity to Waste Water infrastructure.
- These lands are connected to the Town Centre by a Footpath which is fully light.
- These lands are in walking distance to Cloghroe N.S, Church,Shops,Medical Centre ,Pharmacy,Restraunts ,Pubs.There is a Bus service from Tower to Mahon on the half - hour.
- This development will in my opinion further enhance the Key Village of Tower.

Page 75 – Ref No. 2

Cllr. A. Coleman proposed, seconded by Cllr. A. Lombard, the following, relating to LAP ref 16/16/11701558 :

“To include this site within the development boundary of Belgooly.”

The Rationale put forward was as follows :

All of the existing lands within the boundary drain to the existing WWTP which is presently deficient and in need of an upgrade but is not on IW's investment programme. These lands provide the opportunity to supply low density development in a wooded setting which would add to the housing mix in Belgooly which is predominantly served by medium density estates.

Page 121 – Ref No. 3

Cllr. A. Barry proposed, seconded by Cllr. C. Rasmussen, the following, relating to LAP 16/16/12235953 :-

“To rezone this site to make provision for Low Density Individual Sites, ie Residential Medium B”

The Rationale put forward was as follows :

Due to the demand for serviced sites in the greater Glanmire area and its proximity to the metropolitan greenbelt which i agree should be protected. This location is ideal for this type of development and would be similar to the existing housing in the immediate area.

Page 121 – Ref No. 5

Cllr A. Barry proposed, seconded by Cllr. C. Rasmussen, the following, relating to LAP 16/16/11862502:-

“Medium density A residential with public open space amenity subject site specific flood risk assessment and appropriate mitigation measures as required.4 ha”

The Rationale put forward was as follows :

The east of these lands were previously zoned for “open space” in the Carrigtwohill North framework Masterplan 2015 on the basis of a high level assessment of flood risk in the area (JBA Study). At the time, concerns were raised over the certainty of some of the flood mapping which the report acknowledging the need for further investigation. The Chief Executive’s Report on the consultation for proposed Amendment No. 2 confirmed that land owners could put forward alternative zoning cases as part of the Cobh MD LAP review. A number of site-specific flood reports have been prepared which confirm that flood risk is not a significant issue with respect to these lands. The lands are not part of any natural flood plain for the Woodstock Stream and there is no recorded history of flooding here. Importantly, these assessments also confirm that modelled JBA extents for the site are inaccurate considering site conditions. A full topographical survey has been undertaken for the site which confirms that suggested water conveyance in the JBA would not occur as suggested in any unlikely event. A revised single zoning objective on these lands will allow for the flexible provision of residential development in suitable areas alongside a public open space amenity area and flood risk mitigation, as required. The site is ready to go in terms of development. All mains and water sewage are available for the site.

Page 123 – Ref No. 7

Cllr. C. Rasmussen proposed, seconded by Cllr. P. O’Sullivan, the following in relation to LAP 16/16/1177225:-

“To zone 5 ha to medium A Residential Development. Any development proposal on this site will be accompanied by a comprehensive visual impact assessment and landscaping proposals”

The Rationale put forward was as follows :

The site is located close to all local amenities, the contractor is ready to begin developing the site, he has a proven track record with a recent development which includes 32 houses all for social housing. Part of the site is suitable for further development as there is a fence dividing the last phase and the level of the ground is the same on both sides of the fence.

Page 123 – Ref No. 8

Cllr. M. D’Alton proposed, seconded by Cllr. S. McGrath, the following in relation to amendment no. 124, relating to LAP ref 16/16/12310895:-

To amend the wording to include .. “particularly for the adjacent residential settlement of Passage West”

The rationale put forward was as follows:

The settlement of Passage West is merely 500 metres across the water from Marino Point whereas the closest settlement in the Cobh Municipal District, i.e. the town of Cobh, is 1.5 km distant. Being directly across the water, should an activity establish at Marino Point which uses the quayside, there is no possibility of effective visual, noise or other mitigation for Passage West. The Passage West settlement has been severely negatively impacted before by industrial use at Marino Point. We do not want this to happen again.

Page 124 – Ref No. 10

10. Cllr. P. O’Sullivan proposed, seconded by Cllr. S. Sheppard, the following:-

“The motion consists of four elements and these changes will be required to be the subject of Environmental Reports including SEA/AA/SFRAt.

1. Zoning Objective LI-X-01:
 - i. Delete text reference b) from zoning objective
 - ii. Re-order a) to e) of zoning objective to a) to d)
 - iii. Include reference to public open space (22 acres)
 - iv. Edit the site area to reflect reduced area of LI-X-01
2. Insert new zoning objective LI-X-02 (formerly northern portion of LI-X-01 and also including western portion of LI-I-02) as, medium B density residential development, up to a maximum of 250 dwellings, incorporating a landscape buffer between the residential units and other uses. ^ (TIA and RSA required). Also insert site area.
3. Amend site area of LI-I-02.
4. Insert new zoning objective LI-X-03 (western portion of LI-O-01) as, lands are to remain predominantly open space and rural in character. Limited potential for individual services sites, at very low density and up to a maximum of 15 dwellings, subject to a single agreed

landscaping based scheme for all the lands. Any future development is dependent upon the provision of an adequate access. ^ (TIA and RSA required). Also insert site area.”

The Rationale put forward was as follows :

- Provide for additional housing to compliment existing employment provision.
- Sites proposed have access to all necessary services (gas, water, electricity) and are ready for development.
- Provision of open space designation for community purposes.
- Provision of serviced sites (15) in the L1-0-01 to address deficit in provision of one off sites in the Municipality. This provision would respect the sensitivities of Fota Island.

Page 125 – Ref No. 12

Cllr. P. O’Sullivan proposed, seconded by Cllr. Kevin Conway the following, relating to LAP ref : 16/16/12218526 :-

“To include a portion of 0-01 for Medium B Residential Development , along the roadside to make provision for 5 serviced sites”

The Rationale put forward was as follows :

Provide for 5 serviced sites, on the existing infill site. The provision of these sites would address the deficit in the provision of such one off type dwellings across the Municipality.

Page 126 – Ref No. 14

Cllr. G. Keohane proposed, seconded by Cllr. A. Barry, the following relating to LAP 16/16/11845938 :-

“Site to be zoned to Medium A Residential development, and this development shall make provision for the Link Road U-07, and the alignment of this route shall be agreed before any development shall commence”

The Rationale put forward was as follows :

Zone to Medium A, because it will address the housing need, the project is shovel ready and connectivity is not an issue. Medium A is in line with the rest of the houses in this Area.

Page 150 – Ref No. 15

Cllr. M. Hegarty proposed, seconded by Cllr. N. Collins, the following relating to LAP ref : 16/16/11878447 (Day, Aghada) :-

“To zone a part of the WG O- 06 lands from open space to existing built up area”

The Rationale put forward was as follows :

I propose to rezone part of the WG-0-06 lands from open spaces to “existing built-up area” for residential purposes as per map and submission submitted.

The 2.8ha site is located within the existing settlement boundary as is immediately adjacent to the villages southern boundary.

The 2006 LA identified the subject site as “Primary Open Space” but no specific objective was associated with this site. With the adoption of the 2011 LAP, the lands went from this general open space objective to the more specific 0-06 which had previously only referred to the lands to the north and which is intended to protect views from Cobh.

These lands were not visible from Cobh and therefore do not warrant this level of protection. Furthermore, the lands are located within the settlement boundary for Aghada and provide an ideal opportunity to provide additional developable lands with this key village encroaching on the greenbelt.

As Whitegate, Aghada is a Strategic Employment Hub for Energy and with the advent of new ownership of the Oil Refinery, it is essential that we provide for the extra expansion of this facility to provide lands for Residential Zoning for the employees and their families.

Page 150 – Ref No. 16

Cllr. M. Hegarty proposed, seconded by Cllr. N. Collins, the following, relating to LAP 16/16/11867193 (Forrest, Mogeely) :-

“To extend the development boundary of Mogeely by 3.3ha to the North of the Village”

The Rationale put forward was as follows :

A comprehensive flood risk assessment has been done for these lands and mitigation measures approved by Cork County Council under Cork County Council Registered Preference 15/6301 (permitted development for 12 houses and 4 serviced sites to the immediate south). The subject lands will be brought forward for development in conjunction with the previously permitted scheme. The Chief Executive’s Report on the public consultation for the Draft LAP acknowledges that large sections of Mogeely are identified as being at risk of flooding. The inclusion of these lands which are not at risk of flooding will help maximise opportunities to realise development objectives for the area.

Page 190 – Ref No. 18

Cllr. M. D’Alton proposed, seconded by Cllr. S. McGrath, the following in relation to Amendment Number 124, pertaining to 16/16/12387789 :-

“That the original path to the Martello Tower be identified on a map in the LAP, that a buffer zone be maintained around the curtilage of the tower and access paths, that any development will protect the line of sight between the Martello Tower and the other 4 fortifications which it was built to work in association with, that any development will protect the special function and integrity of the setting of the Martello Tower.”

The Rationale put forward was as follows :

- A Martello Tower is built on the high ground at the end of the Ringaskiddy peninsula. Through significant research, we have discovered that it is the largest Martello Tower of any reasonable condition standing in an original moat in the world. The site on which the Ringaskiddy Martello Tower was constructed was chosen specifically for its height; we know this because we have copies of the original Admiralty reports dated 1811.
- This Martello Tower was built to work with four other defence structures: a Martello Tower on Haulbowline Island, Fort Camden, Fort Carlisle and, critically, Fort Westmoreland on Spike Island. In fact a path was built between Fort Westmoreland and the Ringaskiddy Martello Tower. The line of that path is marked by Ordnance Stones which remain to this day and the path is still visible for some length along the ground. There was intervisibility between the five structures and their fields of fire were designed to be overlapping.
- I am familiar with only one comparable collection of defence structures in the world. These are in Canada. They were first protected collectively as a National Heritage Site and now, together with the Rideau Canal, have been designated a World Heritage Site. We have superior structures and the potential for the same designations incorporating historical structures as far upstream as Ballincollig. But if the intervisibility between the five fortifications is lost, we will lose that potential.
- The entire peninsula is within the historical industrial zoning. The land on which the Martello Tower stands is zoned right down to the water's edge for large stand alone industry.
- 45 submissions were made to the LAP consultation asking for the protections to the Martello Tower that I outlined in my resolution.
- Government guidelines in Architectural Heritage Protection: Chapter 13 explain how the attendant grounds of a structure are lands outside the curtilage of the structure but which are associated with the structure and are intrinsic to its function or setting.
- HE 4-1 of the Cork County Development Plan 2014 outlines our stated commitment to protect the attendant grounds of a protected structure.
- So what I am requesting is in line with both government guidelines and the County Development Plan.
- I am presuming that the reluctance to comply with the provision of the County Development Plan in this instance and to respond to what the 45 submissions are reasonably asking for is loss of zoned land. What this resolution calls for would affect approximately 30+ ha out of the 100+ already built on by industry and the 280 zoned for future industry.
- These requests are entirely reasonable. The path from this structure to Gobby Beach, its setting at the end of the Ringaskiddy peninsula and the direct line of sight between it and the other four defence structures are intrinsic to its function.

Page 190 – Ref No. 19

Cllr. S. McGrath proposed, seconded by Cllr. D. Canty, the following:-

“The North-Eastern Quadrant of RYi-15 to be amended to the same objective as RYi-19, ie rezoned from Industrial to Educational use”

The Rationale put forward was as follows :

I would like to reiterate my rationale for proposing to change the zoning on the north eastern quadrant of RY-I-15 from Industrial to Education (similar to RY-I-19). In my view, there is a significant amount of land in Ringaskiddy with an industrial zoning and given the close proximity of this site to the Third Level Educational Campus, it would be sensible to identify sufficient land for the future development of the Education facilities.

Page 201 – Ref No. 20

Cllr. F. O’Flynn proposed, seconded by Cllr. K. Dawson, the following relating to LAP 16/16/11871070 (Rossmore Civils):-

“That this site be rezoned for Business Use”

The Rationale put forward was as follows :

This is a Cork based Company with a large Munster base. This Site is ideal for the size and scale of businesses because of its location. Because of the large scale machinery access to the motorway here is ideal, has all the necessary services.

Page 201 – Ref No. 21

Cllr. F. O’Flynn proposed, seconded by Cllr. K. Dawson, the following, relating to LAP 16/16/11174165 (Mulcahy, Mitchelstown):-

“That 7ha along the roadside of this site be rezoned to Industrial Use.”

The Rationale put forward was as follows :

This site is ideal for industrial development because of its location adjacent to the town, is ideal for a large scale development because of the services and its location. Water, sewage, gas and 3 phase power.

Page 202 – Ref No. 22

Cllr. F. O’Flynn proposed, seconded by Cllr. K. Dawson, the following relating to LAP 16/16/12687244 (O’Brien, Mitchelstown):-

“10 HA of this site to be zoned to Industrial Use”

The Rationale put forward was as follows :

The proposed parcel of land is ideal for the attraction of a large scale development and outer investment in Mitchelstown because of its location to roundabout and adjacent to the Dublin Road and the Limerick Road entrances to Mitchelstown. Motorway also has the necessary services and road network is necessary for the future economic development of Mitchelstown and the surrounding area. Has water, gas, sewage and 3 phase power.

Page 202 – Ref No. 23

Cllr. F. O’Flynn proposed, seconded by Cllr. N. McCarthy, the following relating to LAP 16/16/11467129 (O’Brien, Mitchelstown):-

“5 acres of lands to the SE of Mitchelstown to be zoned as Medium B Residential”

The Rationale put forward was as follows :

To meet the large housing need in Mitchelstown and surrounding areas, site is ideally located on the outskirts of the town. Has sewerage, water, gas, footpath connection and public lighting, within walking distance of schools, church, playground, sporting facilities, leisure centre and local work areas like Dairygold Co-Op.

Page 225 – Ref No. 27

Cllr. J. Carroll proposed, seconded by Cllr. P.G. Murphy, the following, relating to LAP ref : 16/16/12502153:-

“To include these lands within the Development Boundary of Ballydehob”

The rationale behind this proposal was that the settlement of houses close to the playground should be included within the development boundary of Ballydehob.

Most people in the area, and in particular those living in the settlement, already assumed they were living in the settlement of Ballydehob.

Page 225 – Ref No. 28

Cllr. P.G. Murphy proposed, seconded by Cllr. D. Collins, the following, relating to a late submission from Mr John O’Keeffe, Ballydehob:-

“To include these lands within the Development Boundary of Ballydehob”

The Rationale put forward was as follows :

Extend the Development Boundary of Ballydehob. This is a small natural extension to the Development Boundary to include lands that are suitable for development and growth of Ballydehob Village.

Page 225 – Ref No. 29

Cllr. D. Collins proposed, seconded by Cllr. J. Carroll, the following, relating to LAP ref 16/16/12514401 :-

“That the GB12 Boundary would be extended to include these lands, as submitted”

The Rationale put forward was as follows :

To amend the boundary in the existing Gb1 and Gb2 zoning, to include additional lands in the town land of Colla Schull to accommodate a limited number of individual housing subject to proper planning criteria.