



# COMHAIRLE CONTAE CHORCAÍ

Minutes of Proceedings at Meeting of Cork County Council, held in the Council Chamber, County Hall, Cork on 27<sup>th</sup> March, 2017.

## ILATHAIR

Comhairleoir S. MacCraith, Méara Chontae

Comhairleoiri Mac Seafraida, Daltúin, Ní Fhúarthain, D. Ó Donnabháin, Ó Cainte, S. Ó Coileán, M. Ó Murchú, Ó hEarchaí, R. Mhic Cárthaigh, Ó Colmáin, Lombard, C. Ó Murchú, Ní Cochláin, S. Ó Donnabháin, G. Ní Mhuimhneacháin, Críod, Ó Gráda, Ó Luasaigh, Ó Riain Ó Conbhuí, P. Ó Suilleabháin, C. MacCárthaigh, Ó Ceocháin, Sheppard, De Barra, Ó Cadhla, Rasmussen, N. Ó Coileán, A. Ó Suilleabháin, Ó hEigeartaigh, S. NicCárthaigh, Léanacháin-Foghlú, N. MacCárthaigh, Ní Bhrian, Ó Floinn, Ó Dúghaill, Mhic Dháibhí, J. Uí Mhurchú, Ó Sé, G. Ó Murchú, Uí Mhaoláin, T. Ó Coileán, D. Ó Coileán, Ó Cearúill, C. Ó Suilleabháin, P.G. Ó Murchú, Uí hEigeartaigh, Ó hAodha, Ó hUrthuile.

## PRESENT

Councillor S. McGrath, County Mayor presided.

Councillors Jeffers, D'Alton, Forde, Ó Donnabháin, Canty, J. Collins, M. Murphy, Harris, R. McCarthy, Coleman, Lombard, K. Murphy, Coughlan, J. O'Donovan, G. Moynihan, Creed, O'Grady, Lucey, Ryan, Conway, P. O'Sullivan, K. McCarthy, Keohane, Sheppard, Barry, Ó Cadhla, Rasmussen, N. Collins, A. O'Sullivan, Ml. Hegarty, S. McCarthy, Linehan-Foley, N. McCarthy, O'Brien, O'Flynn, Doyle, Dawson, J. Murphy, O'Shea, G. Murphy, Mullane, T. Collins, D. Collins, Carroll, C. O'Sullivan, P.G. Murphy, Hegarty, Hayes, Hurley.

Chief Executive, Senior Executive Officer, Divisional Manager, North, South & West, Director of Planning, Mr. M. Lynch, Senior Planner, Ms. Patricia Griffin, Senior (Executive) Planning, Mr. Padraig Moore, Senior (Executive) Planning

## CONFIRMATION OF MINUTES

1/3-2

Proposed by Councillor N. Collins

Seconded by Councillor D. Canty

## RESOLVED:

“That the Minutes of Council Meeting held on 13<sup>th</sup> March, 2017, be hereby confirmed.”

Suspension of Standing Orders, to proceed to Item 4, and defer all other items, was agreed.

**CONSIDERATION OF THE CHIEF EXECUTIVE'S REPORT, PREPARED IN ACCORDANCE WITH SECTION 20(3)(C)(I) OF THE PLANNING & DEVELOPMENT ACT, 2000 (AS AMENDED), ON SUBMISSIONS RECEIVED IN RESPECT OF THE DRAFT LOCAL AREA PLANS FOR THE BANDON/KINSALE; BALLINCOLLIG/CARRIGALINE; BLARNEY/MACROOM; COBH; EAST CORK; FERMOY; KANTURK/MALLOW AND WEST CORK MUNICIPAL DISTRICTS AND CHIEF EXECUTIVE'S SUPPLEMENTARY REPORTS AND CONSIDERATION OF MOTIONS THEREON PROPOSING AMENDMENTS TO THE DRAFT PLANS IN ACCORDANCE WITH SECTION 20(3)(D)(II) OF THE PLANNING & DEVELOPMENT ACT, 2000 (AS AMENDED).**

**4/3-2**

The Chief Executive outlined the process to date, whereby we have had 3 days of Meetings to discuss the Local Area Plans. The 8 draft plans have been advertised with an excess of 1000 submissions received. He referred to the report issued to Members on 6<sup>th</sup> March and that amendments should be finalised today to go out to public consultation on 2<sup>nd</sup> May. The final Chief Executive Report will be ready for 2<sup>nd</sup> June and the adoption of the 8 Plans will take place in July and come into force 8 weeks later. He advised if Members are putting an amendment to vote, they need to give the rationale from a proper planning and development point of view.

The Chief Executive said that former Town Councils will only be dealt with at the next CDP review and any major issues can be done by amendment. He said the SLRs are needed to actively bring forward land for housing supply as there is only 1 ½ years supply in planning and to introduce a process of Active Land Management of a further 400 ha of land to deliver most capacity.

The Chief Executive said that there is significant focus on UEA's and Council is waiting for LIHAF announcement. He said the process has included a range of Municipal District meetings with lengthy debate and 3 days trying to reach resolution.

The Chief Executive thanked Members for their active engagement and co-operation and also thanked the staff of the PPU for their work. He said that some issues may not be agreed and there needs to be 50% of full Membership in favour of any proposal for it to be carried.

The Mayor reminded Members of their obligations under Ethics Legislation.

The Director of Planning outlined the process and the running order for the 8 MD's.

**KANTURK/MALLOW MUNICIPAL DISTRICT**

Ms. Patricia Griffin Senior Executive (Planning) outlined documents as circulated.

On the proposal of Cllr. J. P. O’Shea, and agreed, proposed amendments 1-103 as outlined in the Chief Executive’s Report were agreed.

Two additional amendments nos. 104 and 105 in relation to Bweeng were also agreed.

No	Ref	Bweeng	CE’s Report Page No.
104	KM.05.01.07.03	Extend development boundary to the north to include new open space zoning to reflect Community Field. (See attached map )	108/109
105	KM.05.01.07.04	Extend Development Boundary of the village to the north to provide road frontage to lands within the development boundary. (See attached map.)	108/109

The following were agreed subject to wording:-

Mallow – include the X08 site

Kanturk – rezone KK-O-07

Ballydesmond – extend development boundary

Kiskeam – extend development boundary

New Twopothouse – extend development boundary.

In addition, a modification was agreed to the text of the plan in relation to the Appropriate Scale of Growth for all Key Villages, Villages and Village nuclei, to be inserted as a footnote to the Table in Sections 4 and 5 of the Plan.

Ref.	Mallow	Draft Plan Page No.
KM.03.02.04	<p>Amend zoning map and text to omit Open Space Objective MW-0-05 proposed in Draft Plan and replace with 3 separate zonings and text as follows.</p> <p>a) MW-I-05 (a): Phase 1: Large scale stand alone industry subject to appropriate access being achieved from the non national road network. Development proposals shall be supported by the Traffic Impact Assessment and Road Safety Audit. Development shall be sited, designed and landscaped to minimize its visual impact. Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible and integrated into new development.</p> <p>b) <b>MW-I-05 (b): Phase 2: Industrial Development. Development on this site shall be served by the same access as that provided to</b></p>	75

Ref.	Mallow	Draft Plan Page No.
	<p>serve the I-05 (a) above and shall only proceed when development on I-05(a) is substantially complete.</p> <p>c) MW-O-05: Open space, sports, recreation and amenity.</p> <p><b>Note: This change affects map and text</b></p>	
	<b>Kanturk</b>	
<b>KM.03.03.10</b>	<p>Omit Open Space Objective KK-O-07 in Kanturk and include the land within an larger residential zone KK-R-03, and amend the text of the KK-R-03 as follows:</p> <p>Medium B Density Residential Development to include a mix of house types and sizes. Existing perimeter boundaries shall be retained save where necessary to ensure adequate sight distance. <b>Proposals shall give appropriate consideration to archaeology on the site and shall provide for the suitable protection/retention of mature trees and hedgerows where appropriate. In particular, trees and screening along the ridge to the south west should be retained for their visual contribution on arrival into the town from the north. Proposals should seek to provide a pedestrian link which would facilitate ease of access to the town park/town centre from the south western boundary of the site.</b></p> <p><b>Note: This change affects map and text</b></p>	83
	<b>Section 4 Key Villages</b>	
<b>KM.04.01.05</b>	<p>Insert following text as a footnote in Table 4.1 Appropriate Scale of Development</p> <p><b>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</b></p>	117
	<b>Ballydesmond</b>	
<b>KM.04.02.03</b>	<p>Include additional lands within the development boundary to the northwest of Ballydesmond.</p> <p><b>Note: This change affects map only</b></p>	
	<b>Section 5 Villages, Village Nuclei and Other Locations</b>	
<b>KM.05.01.03.07</b>	<p>Insert following text as a footnote in Table 5.1 Appropriate Scale of Development</p> <p><b>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set</b></p>	150

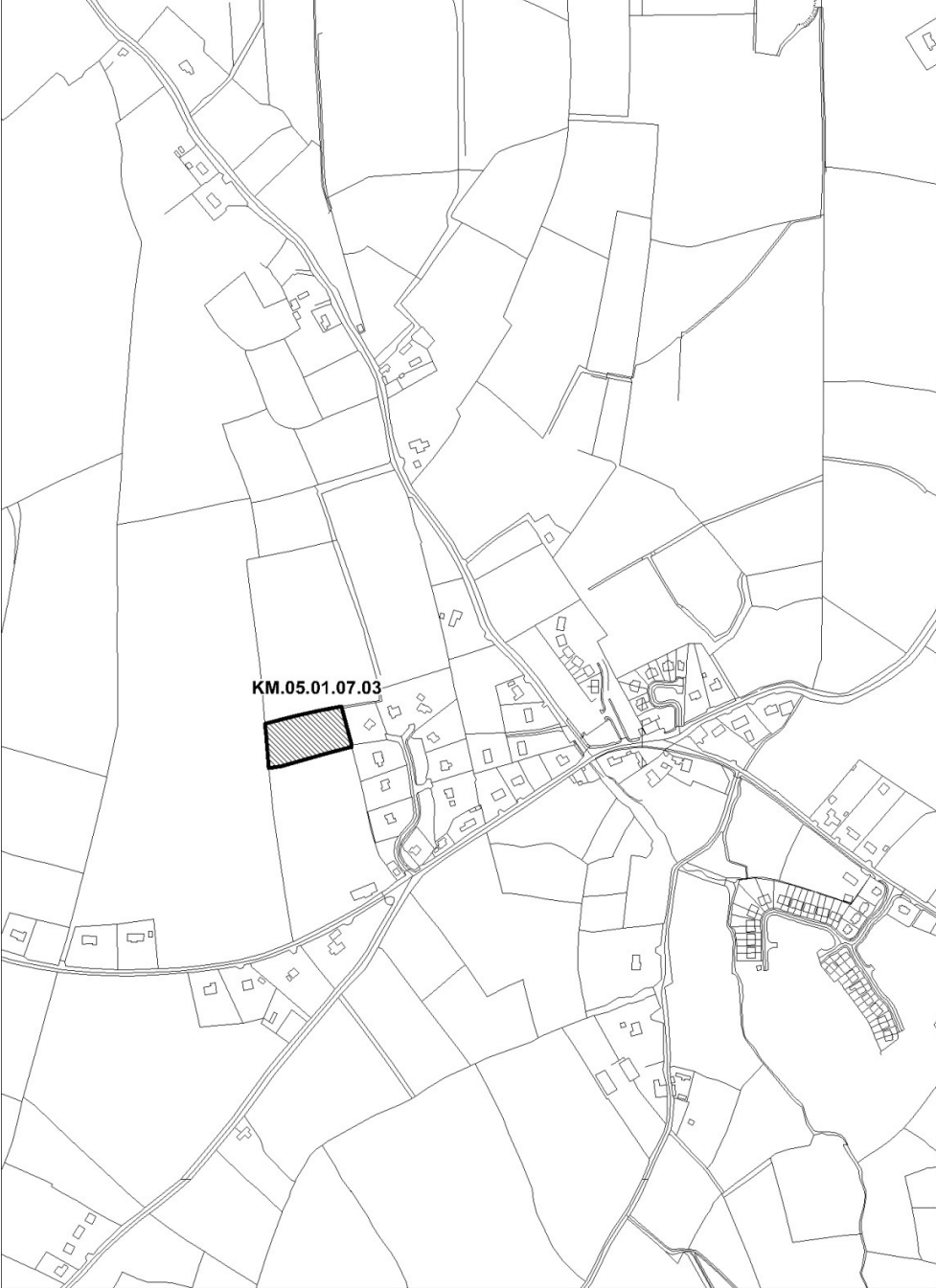
Ref.	Mallow	Draft Plan Page No.
	out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.	
	Kiskeam	
KM.05.01.18.02	Extend development boundary to the western side of Kiskeam.  <i>Note: This change affects map only</i>	181
	New Twopothouse	
KM.05.01.24.01	Extend development boundary and zone lands for educational use in New Twopothouse :  <b>C-01 Educational Use</b>  <i>Note: This change affects map and text</i>	192
KM.05.01.24.02	Extend development boundary to the north of the village of New Twopothouse.  <i>Note: This change affects map only</i>	192

The following Errata were agreed.

Ref.	Errata	CE's Report Page No.
	Section 1: Introduction	
KM 01.08.01	<p><i>The amendment as originally proposed refers to the inclusion of a new objective. What is actually proposed is new text in the plan, not a new objective.</i></p> <p><b>Include additional text in section 1.8 after Objective IN-01 as follows:</b></p> <p>Managing downstream flood impacts.</p> <p>When planning a development upstream of an area at risk of flooding, intending developers need to be mindful of the need to consider the potential downstream flood impacts of a development, even when the development itself is not in an area of flood risk. This relates in particular to the management of surface water and to the wider issues of pluvial flood risk, which may have downstream impacts. Detailed assessment of the</p>	94

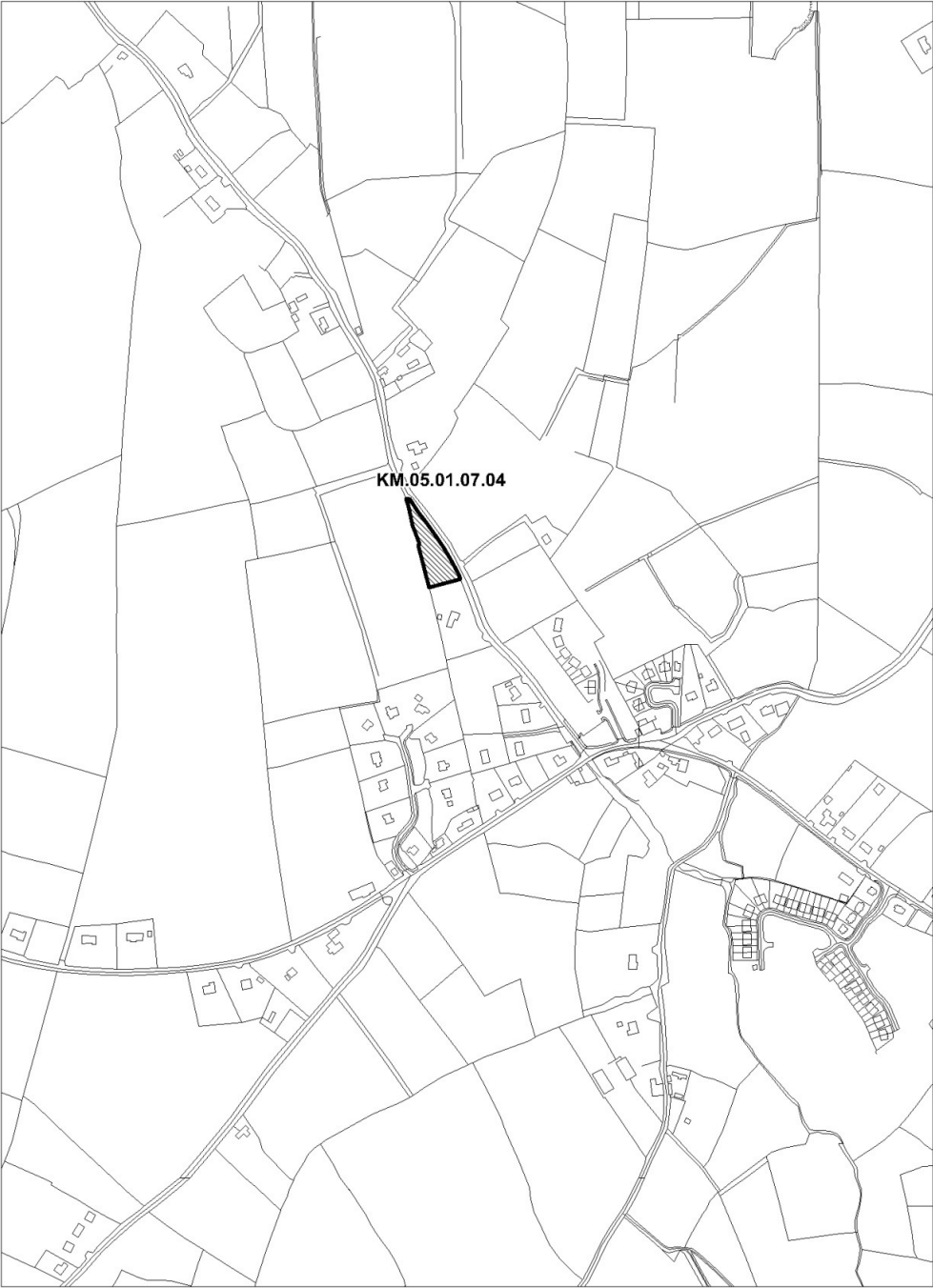
Ref.	Errata	CE's Report Page No.
	<p>potential downstream impacts is particularly important in areas where flood defences have already been provided or are planned downstream of a development, in order to ensure that there are no <del>to</del> adverse <b>effects</b> on the standard of defence provided.</p> <p><b>Note: This change affects the text of the Plan only.</b></p>	
KM.04.01.01	<p><i>The amendment as originally proposed refers to the wrong paragraph number.</i></p> <p>Amend paragraph <del>4.2.6</del> <b>4.1.6</b> in Section 4 Key Villages to include additional text as follows:</p> <p>To allow key villages to develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure, to improve and protect the supply of water and to upgrade the waste water treatment plant as required. <b>Table 2.3 in Section 2 of this plan provides information in relation to the capacity of the water services infrastructure within Key Villages. This table refers to the capacity of the physical infrastructure only. There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth.</b></p> <p><b>Note: This change affects the text of the Plan only.</b></p>	105
<b>Ballydesmond</b>		
	<p><i>Proposed amendments KM.04.02.03, KM.04.02.04, KM.04.02.05 listed below relate to Banteer, but have been listed in error under Ballydesmond. The amendments therefore need to be deleted from Ballydesmond and inserted under Banteer.</i></p>	106
KM.04.02.03	<p>Include additional text as follows in paragraph 4.3.17:</p> <p>Church is designated as a national monument <del>recorded monument.</del></p>	106
KM.04.02.04	<p>Include additional text as follows in paragraph 4.3.17:</p> <p><b>In terms of archaeology there are also a number of prehistoric and historic sites (3 fulacht fiadha and a ringfort) within the development boundary</b></p>	106
KM.04.02.05	<p>Include additional text as follows in objective O-01:</p> <p>Active Open Space: This prominent recreation area including town park and GAA grounds, to be protected for its significant contribution to the landscape setting of the settlement and its value for local visual and recreational amenity <del>and associated heritage features.*</del></p>	106
<b>Banteer</b>		

Ref.	Errata	CE's Report Page No.
	<i>Proposed amendments KM.04.02.03, KM.04.02.04, KM.04.02.05 relate to Banteer, but have been listed in error under Ballydesmond. The amendments therefore need to be deleted from Ballydesmond and inserted under Banteer.</i>	107
KM.04.03.04	Include additional text as follows in paragraph 4.3.17:  Church is designated as a <del>national monument</del> <b>recorded monument.</b>	107
KM.04.03.05	Include additional text as follows in paragraph 4.3.17:  <b>In terms of archaeology there are also a number of prehistoric and historic sites (3 fulacht fiadha and a ringfort) within the development boundary</b>	107
KM.04.03.06	Include additional text as follows in objective O-01:  Active Open Space: This prominent recreation area including town park and GAA grounds, to be protected for its significant contribution to the landscape setting of the settlement and its value for local visual and recreational amenity <b>and associated heritage features.</b> *	107

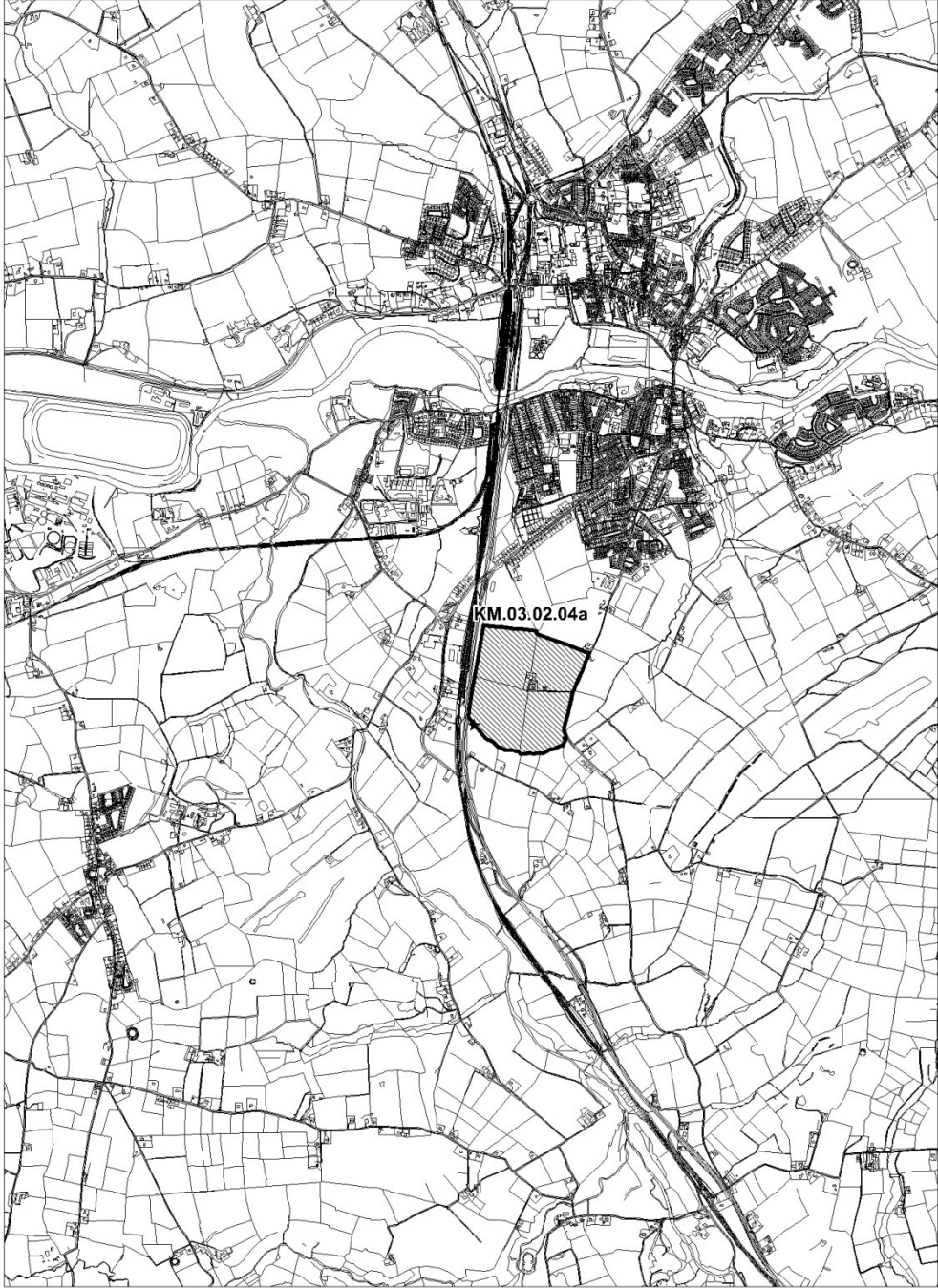


**Amendment Ref:KM.05.01.07.03**





**Amendment Ref:KM.05.01.07.04**



**Amendment Ref:KM.03.02.04a**



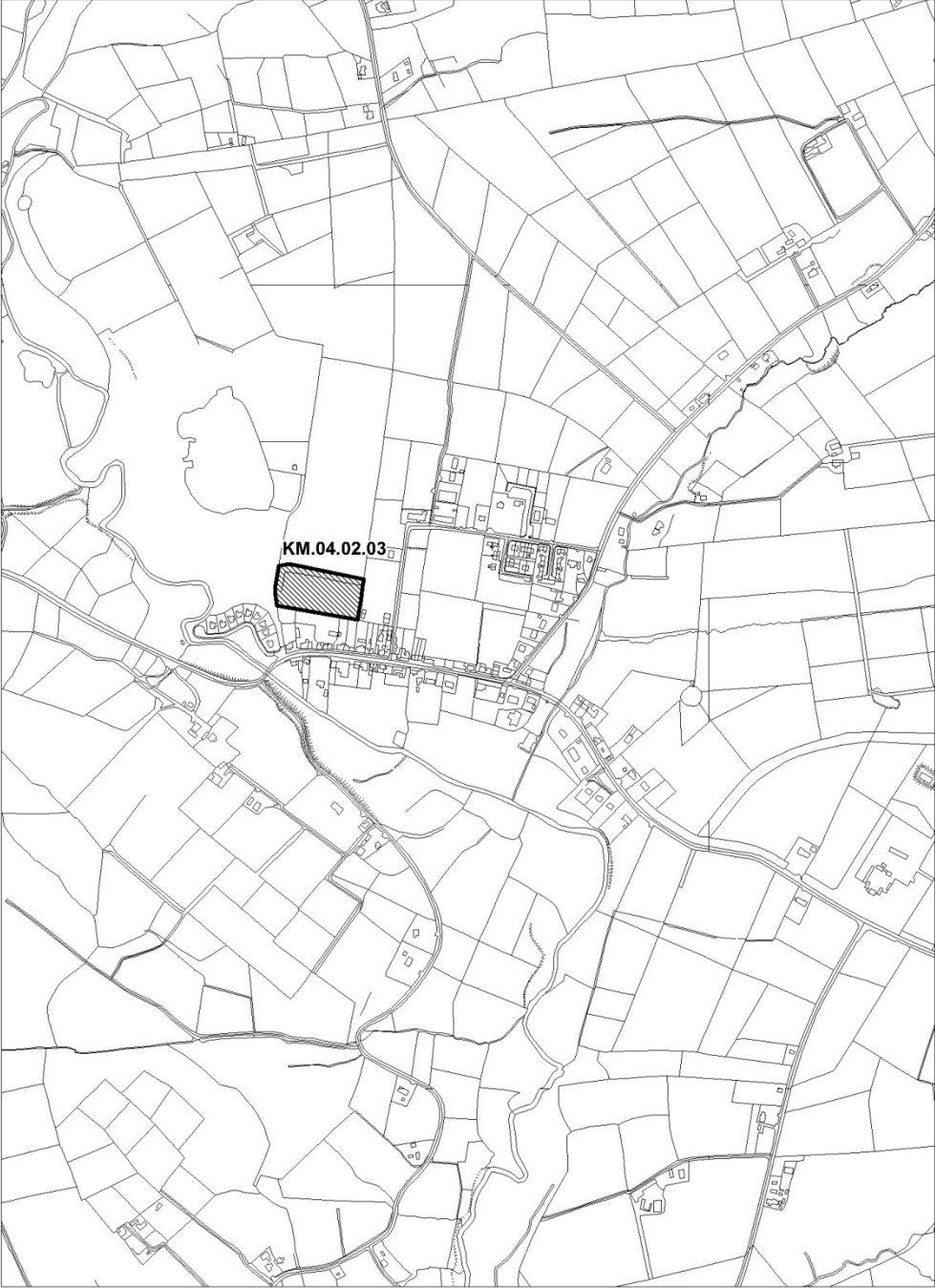
**Amendment Ref:KM.03.02.04b**



**Amendment Ref:KM.03.02.04c**



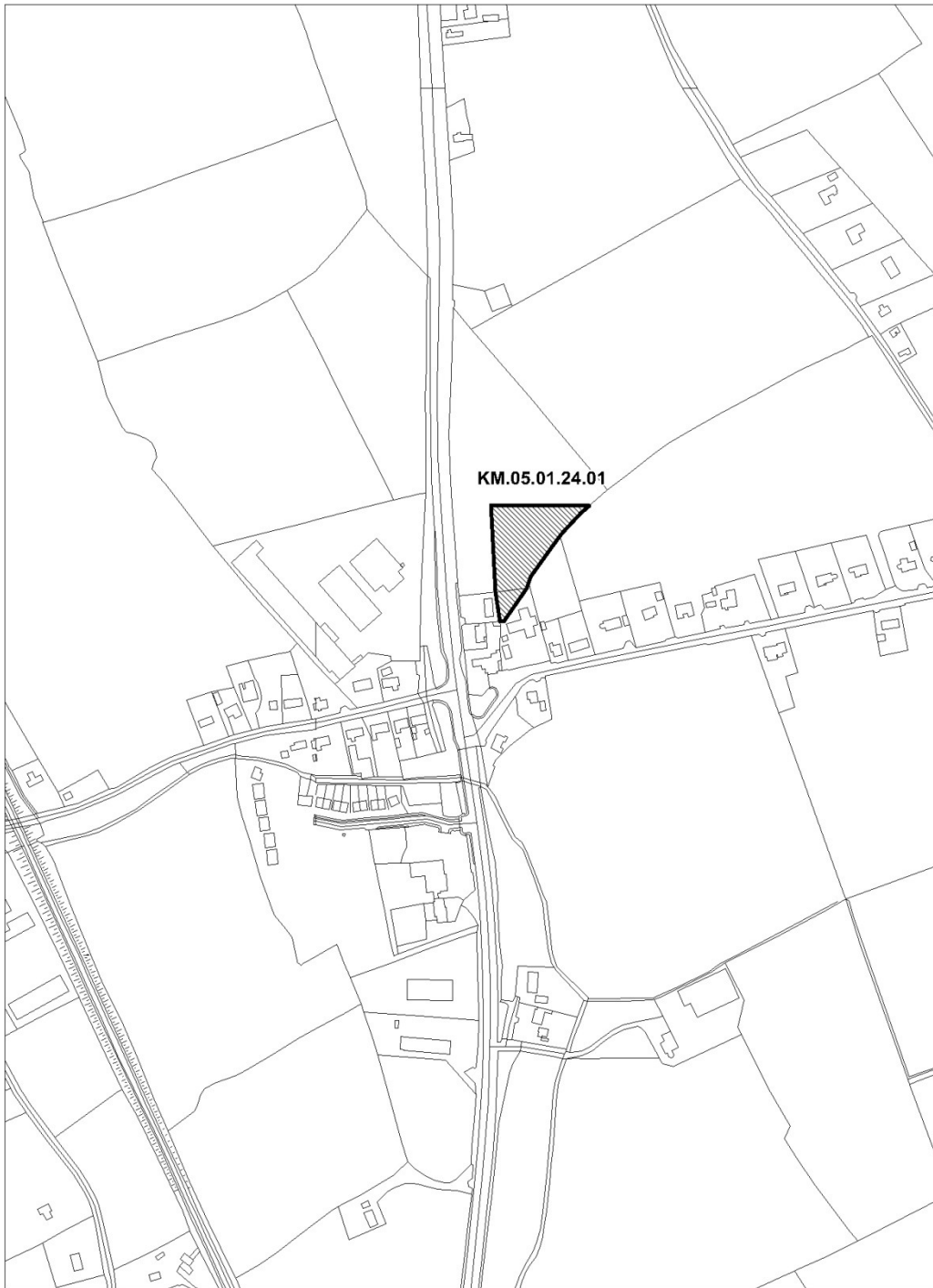
**Amendment Ref:KM.03.03.10**



**Amendment Ref:KM.04.02.03**

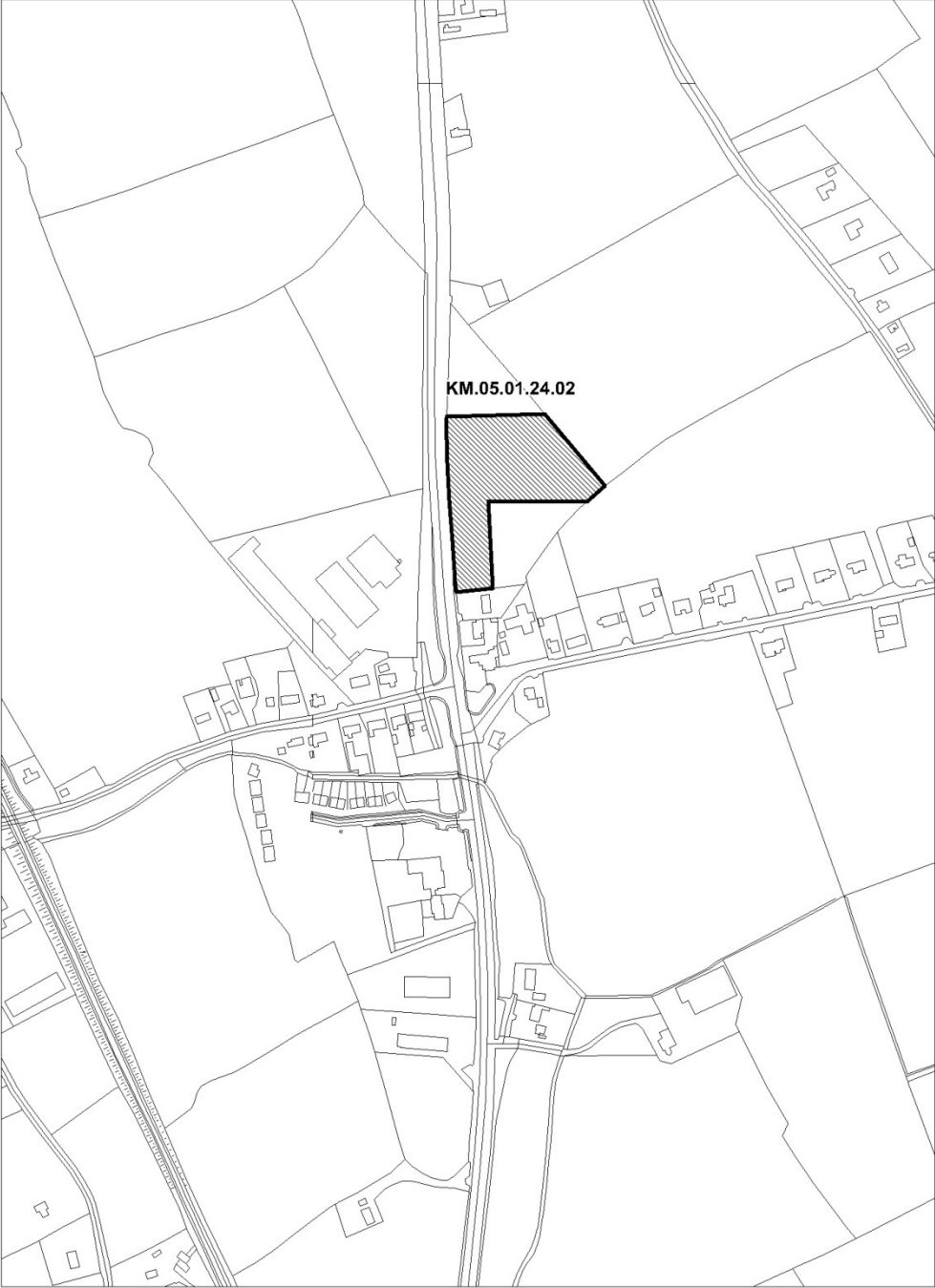


**Amendment Ref:KM.05.01.18.02**



**Amendment Ref:KM.05.01.24.01**





**Amendment Ref:KM.05.01.24.02**

**BLARNEY/MACROOM MUNICIPAL DISTRICT**

On the proposal of Cllr. M. Creed, seconded by Cllr. B. Ryan, the Chief Executive’s Report , outlining amendments no. 1-57 was agreed.

On the proposal of Cllr. G. Moynihan, seconded by Cllr. M. Creed, the additional 7 items from Development Committee on 23<sup>rd</sup> March, 2017, were agreed.

	<b>Section 4: Key Villages</b>
	<b>Ballineen/Enniskeane</b>
<b>BM.04.02.01</b>	<p>Revise Paragraph 4.2.9 as follows;</p> <p>This Local Area Plan makes provision for the development of an additional 195 dwelling units within the village. <del>The maximum size of any single development will normally be 20 units.</del> There is ample land within the development boundary to accommodate this scale of development. New developments should be well integrated with the existing village and allow for easy and safe access to the centre and main facilities by foot and bicycle. Development which utilises brownfield sites should be prioritised and all development should be sympathetic to the character of the area.</p> <p><b>Note: This change refers to the text of the draft plan only.</b></p>
	<b>Ballingeary</b>
<b>BM.04.03.03</b>	<p>Revise Paragraph 4.3.7 as follows;</p> <p>This Local Area Plan makes provision for the development of an additional 60 dwelling units within the village. <del>The maximum size of any single development is 15 units.</del> There is ample land within the development boundary to accommodate this scale of development. These lands remain undeveloped. It is not proposed to extend the development boundary any further and during the lifetime of the plan it is envisaged that any future development will occur mainly on lands close to the village centre.</p> <p><b>Note: This change refers to the text of the draft plan only.</b></p>
	<b>Ballymakeery/ Ballyvourney</b>
<b>BM.04.04.04</b>	<p>Revise Paragraph 4.4.7 as follows;</p> <p>This Local Area Plan makes provision for the development of an additional 60 dwelling units within the village. <del>The maximum size of any single development is 15 units.</del> There is ample land within the development boundary to accommodate this scale of development. The scale of future development in the settlement depends on improvements to key infrastructure particularly the waste water treatment facilities.</p> <p><b>Note: This change refers to the text of the draft plan only.</b></p>
	<b>Coachford</b>
<b>BM.04.05.03</b>	<p>Revise Paragraph 4.5.7 as follows;</p> <p>This Local Area Plan makes provision for the development of an additional</p>

	<p>116 dwelling units within the village. <del>The maximum size of any single development is 20 units.</del> There is ample land within the development boundary to accommodate this scale of development.</p> <p><b>Note: This change refers to the text of the draft plan only.</b></p>
	<b>Grenagh</b>
<b>BM.04.06.01</b>	<p>Revise Paragraph 4.6.11 as follows;</p> <p>This Local Area Plan makes provision for the development of an additional 150 dwelling units within the village. <del>The maximum size of any single development is 36 units.</del> There is ample land within the development boundary to accommodate this scale of development. The scale of future development in the settlement depends on improvements to key infrastructure particularly the waste water treatment facilities.</p> <p><b>Note: This change refers to the text of the draft plan only.</b></p>
	<b>Killumney/ Ovens</b>
<b>BM.04.07.04</b>	<p>Revise Paragraph 4.7.10 as follows;</p> <p>Having regard to the key village status of Killumney/Ovens and its location within Metropolitan Cork, it is considered reasonable to ensure good development opportunities continue to be available within the village. Based on projected housing stock and appropriate average household size it is envisaged the village will grow by approximately 251 new dwellings. <del>Given the scale and development pattern of the village it is considered that individual housing development should not contain more than 50 dwellings.</del></p> <p><b>Note: This change refers to the text of the draft plan only.</b></p>
	<b>Tower</b>
<b>BM.04.08.04</b>	<p>Insert Flood Risk* in 0-04</p> <p><b>Note: This change refers to the text of the draft plan only.</b></p>
<b>BM.04.08.05</b>	<p>Revise Paragraph 4.8.7 as follows;</p> <p>Over the lifetime of this plan, it is envisaged that the key village of Tower will develop in a manner that makes the best use of the available infrastructure in the area. Given the difficulties that exist in relation to topography and the lack of an appropriate range of services, it is considered that a maximum growth of approximately 182 units would represent a more sustainable level of growth for Tower over the lifetime of this plan. <del>Any new individual housing proposals should not exceed 40 units.</del></p> <p><b>This is a text change only</b></p>

On the proposal of Cllr. B. Ryan, seconded by Cllr. T. Lucey, the Errata and Addendums were agreed.

## Errata and Addendum

This is a list of corrections and additions to the Chief Executive's Report.

- **Appendix C** List of Submissions by Interested Party - has been revised so that the Interested Parties are now in alphabetical order and this Appendix has been included at the end of this section of the Supplementary Chief Executive's Report.
- **Section1: Introduction (Page 6)**. Delete text from paragraph 1.5.3 and insert revised text of public consultation date.

The Planning and Development Acts require that any material amendments to the plan and must be made available to the public, so that submissions or observations can be submitted, for at least four weeks. This period is likely to commence at the ~~end of April 2011~~ beginning of May 2017. **This change refers to the text of the 'Report to Members' only.**

- **Section 2 Principal Issues Raised**. Ballymakeera/ Ballyvourney (2) – change the reference to (2) to (1) submission. **This change refers to the text of the 'Report to Members' only. Page 25.**

Ref.	Draft Change Title	Draft LAP Page No.
	<b>Section 1: Introduction</b>	
<b>BM.01.07.02</b>	Change reference to paragraph 1.7.25 to 1.7.26. <b>This change refers to the text of the draft plan only.</b>	18
<b>BM.01.07.03</b>	<b>Flood Risk Assessment and Management</b> Include additional text in section 1.8 after Objective IN-01 as follows: <b>Managing Downstream Flood Impacts.</b> When planning a development upstream of an area at risk of flooding, intending developers need to be mindful of the need to consider the potential downstream flood impacts of a development, even when the development itself is not in an area of flood risk. This relates in particular to the management of surface water and to the wider issues of pluvial flood risk, which may have downstream impacts. Detailed assessment of the potential downstream impacts is particularly important in areas where flood defences have already been provided or are planned downstream of a development, in order to ensure that there are no <del>to</del> adverse <b>effects</b> on the standard of defence provided. <b>Note: This change refers to the text of the draft plan only.</b>	21
<b>BM.01.07.08</b>	New amendment number required for <b>BM.01.07.05 Transport Strategy for Metropolitan Area</b> as the same amendment number used in previous amendment <b>BM.01.07.05 Traffic and Transport</b> .	21
	<b>Section 2: Local Area Strategy</b>	
<b>BM. 02.04.01</b>	<b>Growth Strategy</b>	38

	Revise Table 2.2 to Amend Net Residential Areas and Housing Yield figures for Blarney and Macroom Towns and insert explanatory text after table. <b>see Appendix B2 attached.</b>	
<b>BM.02.04.02</b>	<p><b>Growth Strategy- Water Services</b> Revise Paragraph 2.4.8 as follows;</p> <p>An analysis of water services capacity for this district indicates that without further investment in water services, it may only be possible to deliver <del>1,251</del> <b>927 917</b> housing units within the villages of this district in the short / medium term. Sufficient headroom is available within the towns of the district to cater for the balance of the growth, should the need arise.</p> <p><b>Note: This change refers to the text of the draft plan only.</b></p>	39
	<b>Section 3: Main Towns</b>	
<b>BM.03.03.01</b>	Change the Section reference in this amendment from section 3.3 to <b>3.2.</b>	80-98
	<b>Section 4: Key Villages</b>	
	<b>Ballineen/Enniskeane</b>	
<b>BM.04.02.01</b> <b>(Repeat of same amendment in previous category)</b>	<p>Revise Paragraph 4.2.9 as follows;</p> <p>This Local Area Plan makes provision for the development of an additional 195 dwelling units within the village. <del>The maximum size of any single development will normally be 20 units.</del> There is ample land within the development boundary to accommodate this scale of development. New developments should be well integrated with the existing village and allow for easy and safe access to the centre and main facilities by foot and bicycle. Development which utilises brownfield sites should be prioritised and all development should be sympathetic to the character of the area.</p> <p><b>This is a text change only</b></p>	104
	<b>Ballingeary</b>	
<b>BM.04.03.03(Repeat of same amendment in previous category)</b>	<p>Revise Paragraph 4.3.7 as follows;</p> <p>This Local Area Plan makes provision for the development of an additional 60 dwelling units within the village. <del>The maximum size of any single development is 15 units.</del> There is ample land within the development boundary to accommodate this scale of development. These lands remain undeveloped. It is not proposed to extend the development boundary any further and during the lifetime of the plan it is envisaged that any future development will occur mainly on lands close to the village centre.</p> <p><b>This is a text change only</b></p>	111
	<b>Ballymakeery/ Ballyvourney</b>	
<b>BM.04.04.04(Repeat</b>	Revise Paragraph 4.4.7 as follows;	115

<b>of same amendment in previous category)</b>	<p>This Local Area Plan makes provision for the development of an additional 60 dwelling units within the village. <del>The maximum size of any single development is 15 units.</del> There is ample land within the development boundary to accommodate this scale of development. The scale of future development in the settlement depends on improvements to key infrastructure particularly the waste water treatment facilities.</p> <p><b>This is a text change only</b></p>	
	<b>Coachford</b>	
<b>BM.04.05.03(Repeat of same amendment in previous category)</b>	<p>Revise Paragraph 4.5.7 as follows;</p> <p>This Local Area Plan makes provision for the development of an additional 116 dwelling units within the village. <del>The maximum size of any single development is 20 units.</del> There is ample land within the development boundary to accommodate this scale of development.</p> <p><b>This is a text change only</b></p>	121
	<b>Grenagh</b>	
<b>BM.04.06.01(Repeat of same amendment in previous category)</b>	<p>Revise Paragraph 4.6.11 as follows;</p> <p>This Local Area Plan makes provision for the development of an additional 150 dwelling units within the village. <del>The maximum size of any single development is 36 units.</del> There is ample land within the development boundary to accommodate this scale of development. The scale of future development in the settlement depends on improvements to key infrastructure particularly the waste water treatment facilities.</p> <p><b>This is a text change only</b></p>	127
	<b>Killumney/ Ovens</b>	
<b>BM.04.07.04(Repeat of same amendment in previous category)</b>	<p>Revise Paragraph 4.7.10 as follows;</p> <p>Having regard to the key village status of Killumney/Ovens and its location within Metropolitan Cork, it is considered reasonable to ensure good development opportunities continue to be available within the village. Based on projected housing stock and appropriate average household size it is envisaged the village will grow by approximately 251 new dwellings. <del>Given the scale and development pattern of the village it is considered that individual housing development should not contain more than 50 dwellings.</del></p> <p><b>This is a text change only</b></p>	132
	<b>Tower</b>	
<b>BM.04.08.04</b>	<p><b>Insert Flood Risk* in 0-04</b></p> <p><b>Note: This change refers to the text of the draft plan only.</b></p>	139
<b>BM.04.08.05(Repeat of same amendment in</b>	<p>Revise Paragraph 4.8.7 as follows;</p> <p>Over the lifetime of this plan, it is envisaged that the key village of Tower will develop in a manner that makes the best use of the</p>	136

<b>previous category)</b>	available infrastructure in the area. Given the difficulties that exist in relation to topography and the lack of an appropriate range of services, it is considered that a maximum growth of approximately 182 units would represent a more sustainable level of growth for Tower over the lifetime of this plan. <del>Any new individual housing proposals should not exceed 40 units.</del> <b>This is a text change only</b>	
	<b>Section 5 Villages, Village Nuclei and Other Locations</b>	
	<b>Villages</b>	
	<b>Cloughduv</b>	
<b>BM.05.01.02</b>	Insert revised map showing changes to the B-01 Business zoning and alteration to the boundary of the O-01 open space zoning. See revised Map below  <b>Note: This change refers to the settlement map only.</b>	153
	<b>Village Nuclei</b>	
	<b>Ballinagree</b>	184
<b>BM.05.02.01</b>	Insert revised map showing extended lands within the development boundary and lands zoned specifically for community uses C-01.  <b>Note: This change refers to the settlement map only.</b>	

## Appendix B2

### Amendment No. BM.02.04.01

Insert revised Table 2.2 as follows;

Table 2.2 Blarney Macroom Municipal District Housing Requirements and Supply						
	Housing Requirement				Housing Supply	
	Census 2011	Population Target	New Units Required	Net Estimated Requirement (ha)	Est. Net Residential area zoned (ha)	Estimated Housing Yield
<b>Blarney</b>	2,437	7,533	2,566	103	153.47	<del>3,146</del> <b>3,555</b>
<b>Macroom</b>	3,879	4,536	571	23	<del>66.9</del> 60.9*	1,184
<b>Main Towns</b>	6,316	12,069	3,034	126	<del>220.37</del> <b>214.37</b>	<del>4,330</del> <b>4,739</b>
<b>Villages</b>	8,872	12,070	2,105	--	--	<del>1,526</del> <b>1,731</b>
<b>Rural</b>	28,210	25,833	741	--	--	--
<b>Total Villages and Rural</b>	37,082	37,904	2,846	--	--	<del>1,526</del> <b>1,731</b>
<b>Total for District</b>	43,398	49,973	5,880	126	<del>220.37</del> <b>214.37</b>	<del>5,856</del> <b>6,265</b> <b>6,470</b>
Estimated Strategic Land Reserve for this Municipal District is <del>94.37Ha</del> <b>88.37Ha</b>						
<b>*Includes 55ha of residentially zoned land from the Macroom Town Development Plan, 2009.</b>						

During the course of the preparation of the current Draft Local Area Plan the supply of residentially zoned land and its potential yield was reviewed in light of current circumstances. In a number of cases issues arose where adjustment to the amount of residentially zoned land was required. In the case of the Metropolitan Town of Blarney additional land is proposed at Ringwood, Area for New Residential Development, in order to increase the amount of zoned land to meet some of the Strategic Land Reserve/Headroom deficit in the Metropolitan Cork Strategic Planning Area identified in Chapter 2 Core Strategy of the CDP 2014. The development of this land will also contribute towards the delivery of the Stoneview Urban Expansion Area as a lot of the key roads and water services infrastructure required is common to both developments thereby reducing the per unit cost of infrastructure investment and strengthening the economic feasibility of the projects.

The core strategy requires the village network to accommodate 2,105 units the current appropriate scale of development would allow ~~1,526~~ 1,731 units. However an analysis of water services infrastructure would indicate that only 927 units could be accommodated. Therefore the balance of ~~1,178~~ 1,188 (~~579 plus 599~~) (814 plus 374) additional units will have to be accommodated in the 2 Main Towns of Blarney and Macroom.

In order to accommodate ~~1,178~~ 1,188 units approximately 47ha of zoned land based on a density of 25 units per ha would be required. This would bring the net estimated requirement to meet the needs of the Municipal District to 173ha leaving a headroom of 41.37ha.

Note: This change refers to the text of the draft plan only.



## Appendix C List of Submissions by Interested Party

Interested Party	Submission No.	Settlement
Aindrias Muineachin	DLAP16-16-11875589	Ballymakeery/Ballyvourney
Andrew Ashford and Marian O'Leary	DLAP16-16-12466131	Coachford
Anthony Twomey	DLAP16-16-10793545	Killumney/Ovens
Applegreen	DLAP16-16-11851493	Blarney
Blarney Castle Estate	DLAP16-16-11811999	Blarney
Blarney Regeneration Group	DLAP16-16-11784238	Blarney
Box Hedge Ltd, Monahan House, Celtic Business Park, Road, Cork	DLAP16-16-11854176	Blarney
Bracken Wood Residents Blarney	DLAP16-16-11806553	Blarney
Camel Ring	DLAP16-16-12467653	Tower
Claire Forrest	DLAP16-16-12455019	Blarney
Cloghroe National School	DLAP16-16-12455761	Tower
Cloughduv Hurling Club	DLAP16-16-11460709	Cloughduv
Coillte Teoranta	DLAP16-16-11878577	Watergrasshill
Coleman Brothers (Developments) Ltd. (in receivership)	DLAP16-16-11875853	Blarney
Coleman Brothers (Developments) Ltd. (in receivership)	DLAP16-16-11876345	Tower
Comhairle Pobail agus Cheantair Bhaile Mhuirne	DLAP16-16-11873777	Ballymakeery/Ballyvourney
Construction Industry Ireland (Cork Branch)	DLAP16-16-11810950	Countywide
Cork Chamber	DLAP16-16-11879766	Blarney
Cork City Council	DLAP16-16-12428966	Countywide
Cork Cycling Campaign	DLAP16-16-11839206	Countywide
Cork Education & Training Board	DLAP16-16-11592327	Countywide
Cork Environmental Forum	DLAP16-16-11882060	Countywide
cork nature network	DLAP16-16-11791342	Countywide
Cornelius Ring	DLAP16-16-11804391	Crossbarry
Courtbrack Community Development Committee	DLAP16-16-11331595	Courtbrack
Dairygold Co-operative Society Ltd	DLAP16-16-11874002	Cloughduv
De La Salle College,	DLAP16-16-12417705	Macroom
Denis & Sylvia Sexton	DLAP16-16-12433046	Tower

Denis and Majella Cahill	DLAP16-16-12428041	Courtbrack
Denis McCarthy	DLAP16-16-12467328	Tower
Denis O'Shea	DLAP16-16-11849956	Tower
Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs (DAHRRGA)	DLAP16-16-11865670	Countywide
Dolores O'Sullivan	DLAP16-16-12418705	Tower
Eddie Murphy	DLAP16-16-12466548	Tower
Elizabeth O'Sullivan	DLAP16-16-11866606	Coachford
Enda O'Sullivan	DLAP16-16-12431023	Tower
Environmental Protection Agency	DLAP16-16-11591435	Countywide
Eoin Gleeson	DLAP16-16-10945664	Countywide
Eoin O Callaghan	DLAP16-16-10182446	Killumney/Ovens
Fiona and Larry Keena	DLAP16-16-12428603	Tower
Frank & Michael McCarthy	DLAP16-16-11803884	Killumney/Ovens
Frank and Caroline Crowley	DLAP16-16-11863310	Killumney/Ovens
Frank and Nora Forbes	DLAP16-16-12468304	Tower
Frank Crowley	DLAP16-16-11845395	Crookstown
Frank Walsh	DLAP16-16-10301862	Aherla
Gas Networks Ireland	DLAP16-16-11881850	Countywide
Gas Networks Ireland	DLAP16-16-9891830	Countywide
Gavin Lawlor	DLAP16-16-11879196	Blarney
Health and Safety Authority	DLAP16-16-10800942	Countywide
Irish Conference and Leisure Holdings Ltd	DLAP16-16-12455225	Blarney
Irish Water	DLAP16-16-11847067	Countywide
Jaw Asset Holdings Ltd.	DLAP16-16-11476918	Blarney
Jennifer Sleeman	DLAP16-16-11561170	Countywide
Jim and Jean Kieran	DLAP16-16-12473821	Tower
Jim and Therese Luttrell	DLAP16-16-12417546	Tower
Joe McCarthy	DLAP16-16-12465906	Killumney/Ovens
Joe McCarthy	DLAP16-16-12473446	Killumney/Ovens
John O'Keeffe	DLAP16-16-12426843	Tower
John White	DLAP16-16-12473958	Macroom
Jorg & Helen Koster	DLAP16-16-12417225	Tower
Julie Chambers	DLAP16-16-11741893	Ringaskiddy
K Burke	DLAP16-16-11457946	Killumney/Ovens
k dawson	DLAP16-16-11769006	Countywide
Kevin McDonnell & Paul Coburn	DLAP16-16-11705333	Tower

Kevin McDonnell and Paul Coburn	DLAP16-16-12434353	Tower
Killumney United FC	DLAP16-16-10912363	Killumney/Ovens
Liam Jones	DLAP16-16-12455939	Courtbrack
Liam O'Connor and Catherine Kavanagh	DLAP16-16-11333276	Courtbrack
Lidl Ireland GmbH	DLAP16-16-11786234	Blarney
Margaret & Kevin Mullins	DLAP16-16-11474100	Killumney/Ovens
Meitheal Mara Teoranta	DLAP16-16-11877975	Countywide
Meitheal Mara Teoranta	DLAP16-16-11878917	Countywide
Michael Cremin and Donal Dilworth	DLAP16-16-11781200	Blarney
Michael Mac Aree	DLAP16-16-11877709	Countywide
Michael O'Riordan	DLAP16-16-12467498	Tower
Micheal and Ronnie Dorney	DLAP16-16-12467841	Coachford
Minister for Housing, Planning, Community and Local Government	DLAP16-16-11876775	Countywide
Mr A O Reilly	DLAP16-16-10222845	Killumney/Ovens
Mr Sam Vickery, Ardamadane, Blarney, Co. Cork and Dan Sheehan, Stoneview, Blarney, Co. Cork	DLAP16-16-11804197	Blarney
Mr Stephen Blair, Director SRA	DLAP16-16-11589178	Countywide
Mr. Frank Forbes, Chairman Senandale Residents Association and Mr. Jim Luttrell, Secretary, Senandale Residents Association, C/o 12 Senandale, Cloghroe, Co. Cork,	DLAP16-16-11602646	Tower
Mrs S. Twomey	DLAP16-16-11458095	Killumney/Ovens
Muskerry Homes Ltd.	DLAP16-16-10901554	Tower
Nial Murphy	DLAP16-16-11374124	Ballymakeery/Ballyvourney
Nial Murphy	DLAP16-16-12465621	Macroom
Noel O'Connell	DLAP16-16-12430600	Tower
Nora Lawton	DLAP16-16-12020033	Garrettstown/Garrylucas
Office of Public Works	DLAP16-16-11866198	Countywide
O'Flynn Construction	DLAP16-16-11874474	Countywide
O'Leary & O'Sullivan Developments	DLAP16-16-12434526	Courtbrack
O'Leary O'Sullivan Developments	DLAP16-16-10899495	Courtbrack
O'Leary O'Sullivan Developments	DLAP16-16-12409522	Courtbrack
P & S Skinner	DLAP16-16-12096018	Kilbrittain
Padraig Murphy	DLAP16-16-11864974	Coachford
Padraig Murphy	DLAP16-16-11865808	Coachford

Patrick and Loretto O'Regan	DLAP16-16-12468043	Killumney/Ovens
Patrick Nolan	DLAP16-16-12428794	Tower
Patrick Pyne	DLAP16-16-12428399	Blarney
Peter and Eileen Singleton	DLAP16-16-12473707	Tower
Philip Cox	DLAP16-16-12418225	Tower
RSM Ireland	DLAP16-16-11874131	Killumney/Ovens
RSM Ireland	DLAP16-16-12409273	Killumney/Ovens
Ruden Homes	DLAP16-16-12415303	Crookstown
Ryan Howard	DLAP16-16-11880909	Countywide
Seamus Kelleher, Pdraig Kelleher and Colm Kelleher	DLAP16-16-12427770	Crookstown
Sen Loingsigh	DLAP16-16-11880218	Ballymakeery/Ballyvourney
South and East Cork Area Development Partnership CLG	DLAP16-16-11867531	Countywide
Southern Regional Assembly	DLAP16-16-12418513	Countywide
Stephen and Siobhan Lane	DLAP16-16-12466301	Tower
Ted and Katherine Riordan	DLAP16-16-12473581	Tower
Tony Miller	DLAP16-16-12468404	Countywide
Transport & Mobility Forum, Cork	DLAP16-16-11876170	Countywide
Transport Infrastructure Ireland	DLAP16-16-11592294	Countywide
Transport Infrastructure Ireland	DLAP16-16-12177281	Countywide
Vincent Browne	DLAP16-16-12433175	Tower
Vincent O'Keefe	DLAP16-16-12427576	Tower
Whitebon Developments Ltd.	DLAP16-16-10864707	Tower
Zwena McCullough, Olwyn and Douglas Venn, Torquil Quigley and Charles Colthurst	DLAP16-16-11843581	Blarney

On the proposal of Cllr. B. Ryan, seconded by Cllr. M. Creed, the amendments circulated on 27<sup>th</sup> March, 2017, were agreed.

<b>List of Proposed Amendments</b>		
<b>Ref.</b>	<b>Scope of Change/Amendment</b>	<b>Draft LAP Page No.</b>
	<b>Section 1: Introduction</b>	
<b>BM.01.08.01</b>	<b>Strategic Land Reserve and Active Land Management.</b> Amend 'Strategic Land Reserve' Text, <b>See Appendix B6.</b>	22
	<b>Section 3: Main Towns</b>	
	<b>Blarney</b>	
<b>BM.03.02.02</b>	Stoneview Urban Expansion Area Reinsert text from Draft Plan and include additions to text and Table 3.4 as set out in <b>Appendix B4</b>  <b>Note: This change refers to the text of the draft plan.</b>	61-67
<b>BM.03.02.06</b>	It is proposed to include lands within the development boundary and zone as existing built up area.  <b>Note: This change refers to the text and settlement map of the draft plan.</b>	79
<b>BM.03.02.07</b>	Stoneview Urban Expansion Area  Insert revised map showing lands omitted from the R-16 zoning and the development boundary of Blarney (Stoneview).  <b>Note: This change refers to the settlement map only.</b>	79
	<b>Section 4: Key Villages</b>	
	<b>Introduction</b>	
<b>BM.04.01.01</b>	Insert the following text as a footnote in Table 4.1 Appropriate Scale of Development for Key Villages,  <b>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the</b>	101

	scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.	
	<b>Killumney/Ovens</b>	
<b>BM.04.07.05</b>	Insert revised map showing extension to development boundary.  <b>Note: This change refers to the settlement map only.</b>	135
	<b>Section 5 Villages, Village Nuclei and Other Locations</b>	
	<b>Villages</b>	
	<b>Introduction</b>	
<b>BM.05.01.13</b>	Insert the following text as a footnote in Table 5.1 Scale of Development for Villages.  <b>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</b>	146
	<b>Kilmurry</b>	
<b>BM.05.01.12</b>	Extend the development boundary.  <b>Note: This change refers to the settlement map only</b>	167
	<b>Village Nuclei</b>	
	<b>Introduction</b>	
<b>BM.05.02.04</b>	Insert the following text as a footnote in Table 5.2 'Scale of Development in Blarney- Macroom Municipal District Village Nuclei'.  <b>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</b>	179

## Appendix B4

### Amendment No. BM .03.02.02

#### Stoneview Urban Expansion Area

##### Policy Background

- 3.2.67 The Stoneview site was first identified as suitable for the development of a new neighbourhood in the Blarney Kilbarry Special Local Area 2005 and was later identified in the 2011 Blarney Electoral Area Local Area Plan where the objective for the site was to facilitate the development of the site in line with the approved masterplan.
- 3.2.68 A masterplan was prepared for the site which was adopted by Cork County Council in November 2006. This masterplan is a non statutory document. It provides a vision for the new settlement, neighbourhood centre and associated amenities. The master plan includes a contextual urban design framework for development of the overall site taking account of the physical social and economic context of Blarney.
- 3.2.69 The development of such a large site in close proximity to the suburban rail network offers a major opportunity to achieve high modal shift therefore providing new homes at this location, where residents can gain easy access to high quality rail from the outset, is a priority for Cork County Council.
- 3.2.70 Following on from the adoption of the masterplan, planning permission was granted **on Appeal by An Bord Pleanála** for the first phase of development involving 864 **housing units** and significant roads infrastructure. However the downturn in the economy and infrastructure related issues, in particular provision of road access, have held up the commencement of the project to date. Delivering this key development and the associated road/ rail infrastructure is a significant part of the Cork County Councils development framework for Metropolitan Cork.
- 3.2.71 In reviewing this Local Area Plan the current masterplan acted as a background document which provided guidance on the policies and objectives applicable to this site. It is intended to carry forward the bulk of the masterplan layout and principles into this Plan, with some adjustment to take account of current conditions. The intention is that those principles as amended will guide the future development of the site. On that basis this plan intends to set out a clear pathway the future development of the Stoneview site.

##### Context

- 3.2.72 The Stoneview ~~Major~~ Urban Expansion Area is approximately 1.8km north of Blarney on the northern side of the N20 National Primary Road and the Dublin to Cork railway line. The site is approximately 154 ha in size and **shared amongst 5 principle landowners.** ~~a number of landowners.~~
- 3.2.73 The lands are ~~divided east west~~ **bounded to the south-west** by the **Cork-Dublin** railway line, with approximately 122 hectares to the north between the railway line and the Ardamadane and Curraghnalaght local roads. This part of the land is traversed by Station Road which leads north from Blarney and splits the site into two halves. The remaining 32 hectares lies between the railway line and the N20.
- 3.2.74 The lands north of the railway line are in agricultural use. Some of the land south east of Station Road was run **privately for about 5 years** as a pay and play golf course but closed in 2004 and the land reverted back into agricultural use. The lands south of the railway line are

in a mix of uses including agricultural, some residential, storage and distribution and Blarney Business Park.

### **Proposals for Stoneview Major Urban Expansion Area**

- 3.2.75 The site will accommodate a mixed use development to include at least ~~2,100~~ **2,600** residential units, associated community facilities, a town centre, school sites, parks, a railway station and a park and ride facility and employment uses over a number of phases. Development within each phase should vary in terms of type and density in order to avoid uniformity in design.
- 3.2.76 Each phase will include the number of residential units, employment uses, educational facilities, social facilities, amenities, physical infrastructure and access strategy required, thereby setting out the enabling works that are required to allow development to commence. The phasing will provide a framework within which proposals for the development of individual sections can be co-ordinated and each development phase has been subdivided into individual pockets of land uses with a development objective. These objectives are set out below and include residential, town centre, open space, educational and employment uses.
- 3.2.77 Development on the site will be guided by the Character Area descriptions set out in the masterplan and having regard to the Departments Sustainable Residential Development in Urban Areas Guidelines accompanying Design Manual and the Cork County Council's Residential Estates Design Guide, 2011.
- 3.2.78 It is a target of this plan to achieve a range of housing densities across the site. This will allow a range of house types and densities to be provided which supports ~~and~~ public transport while also providing a choice of units for family needs. While restrictive policies are in place to protect rural landscapes from urban generated housing, support is required in the provision of attractive alternatives for family housing in developments like Stoneview. Hence this project will aim to provide a mix of dwelling types from smaller 2 bedroom units to 4/5 bedroom units at an overall density level that supports public transport by allowing higher density development to be located in close proximity to the proposed railway station which fans out to Medium A and Medium B density residential development with some low density provision for serviced sites at points furthest from the railway line. The approach to housing density in County Cork is set out in Table HOU 4-1 of the County Development Plan 2014.

### **Environment**

- 3.2.79 A Strategic Environmental Assessment was carried out as part of the preparation of Stoneview Masterplan. A Habitats Directive Assessment Screening was undertaken in accordance with the requirements under the EU Habitats Directive and EU Birds Directive and Section 177 of the Planning and Development (Amendment) Act 2010.
- 3.2.80 A Preliminary Ecological Appraisal of the Stoneview site was carried out. The purpose of the appraisal was to assess the baseline ecological conditions for each site, to identify the key ecological resources to be retained, and where necessary identify the scope of further ecological surveys. The appraisal stated that there are no environmental designations pertaining to the development site nor is this area likely to be designated in the future. The site does not form part of any Natural Heritage Area, Special Protection Area, Special Area of Conservation, Statutory Nature Reserve or National Park. The site is considered suitable for development because it has largely agricultural habitats that are widespread.



- 3.2.81 No areas of exceptional ecological value were noted during survey work and similarly no rare or uncommon species of flora/fauna were noted. In general the land consists of a mixture of tillage ground and intensive grassland. Diversity is generally confined to the field margins such as hedges, strips of woodland and wet grassland. Some habitats of local value were noted including woodland to the south of the N20, and hedgerows and tree lines within the proposed development.
- 3.2.82 An area of woodland is located alongside the road which connects Blarney village to the N20. At the western edge there are mature beech and oak and this area is of local value. However most of this area is composed of Sitka spruce with native species confined to the margins.
- 3.2.83 The report identified some areas of greater sensitivity and it recommended a number of measures and additional surveys to be undertaken before development can take place. These include:
- A mammal survey to assess the potential for a badger sett and the presence of otter holt;
  - A bat survey to determine the use of tree lines by bats for commuting and foraging corridors, this should also be extended to survey mature trees proposed for removal to ascertain their use/potential use by roosting bats;
  - Retain existing tree lines and hedgerows where possible;
  - Provide green spaces and/or corridors within the site to maintain habitat connectivity;
  - Provide adequate buffer zones along watercourses to ensure riparian zones are not degraded and there is no bank side erosion.
- 3.2.84 The undertaking of further surveys and an impact assessment resulting in targeted mitigation should enable the proposed development to proceed without any significant adverse effects on the ecology of the site or adjacent environment.
- 3.2.85 Springs are noted to be a common occurrence in this topography so more wet areas are expected. Control of groundwater and surface water will be required for environmental reasons and to maximise effective re-use of sub soils in the development.

### **Transportation and Road Network**

- 3.2.86 The main access road from the site is Station Road which gives access to and from Blarney Town and Curraghnalaght to the north east. This is a narrow road which traverses the site north of the railway line, continues over the railway and the N20 via the Station Road railway bridge and a modern bridge respectively and then continues downwards into Blarney Village. The standard of the latter part of this road and the number of dwellings along the road is such that it is currently operating over its capacity and is not capable of supporting any additional traffic. There are currently no footpaths on the railway bridge and only narrow substandard footpaths on the road bridge. There are local country roads connecting the site with Killeens, which in turn have direct access to the N20 (Cork to Limerick Road) via the Killeens Cross Interchange.

### **Movement Principles**

- 3.2.87 The masterplan set out in detail the approach to traffic and transportation movement within the site and how it connects to the existing local and national road networks. The key elements of the movement strategy for **the** Stoneview site are:

- Provision of a new interchange and bridge over the N20 to **replace the existing Blarney interchange**;
- Extension of the existing N20 Dual carriageway northwards to facilitate provision of the grade separated interchange;
- Provision of a link to two local collector roads which will skirt but not enter the town centre and include two road bridges over the rail line;
- Network of primary and secondary roads, paths and cycle paths within the site;
- Provision of a new railway station on site at Stoneview which will serve the existing town and the new development. The timescale for completion of the station on site will need careful consideration so that it coincides with the completion of the other infrastructure in the early phases of the development;
- Provision of a park and ride facility south of the railway station;
- Maximise the permeability of the development by ensuring appropriate pedestrian, cycle and vehicular linkages within the site and to surrounding areas;
- Minimise through traffic in the site;
- Ensure most residents are within a 5 or 10 minute walk from the new town centre and transport facilities.

3.2.88 Further detailed guidance on the design and layout of the road network and the movement strategy are set out in the masterplan which will be used to guide future development proposals on the site.

3.2.89 The traffic assessment carried out as part of the masterplan concluded that the Station Road would not be able to accommodate the volume of traffic generated from the site **without significant redesign and construction along Station Road which would have had a serious impact on the existing fabric of the area**. Therefore an alternative new Blarney Link Road to the east of Station Road linking the N20 interchange with the R617 is proposed.

3.2.90 The proposed new Blarney Link Road has the following characteristics and advantages:

- It can accommodate the anticipated traffic volumes in and out of Stoneview in a safe manner;
- It can reduce the existing traffic loads on Station Road;
- It is proposed east of Station Road linking the R617 directly to the new N20 interchange and the new access routes to Stoneview;
- The existing Station Road can remain as it is from Blarney up to the existing N20 overbridge;
- The existing Station Road north of the N20 overbridge will become single carriageway and will be realigned as an underpass leading to the new Stoneview Upper Distributor Road and the Park and Ride;

- As described above, this single carriageway road will be traffic signaled to permit two-way traffic movements so as to facilitate existing residents of Station Road;
- The existing Station Road Rail Bridge will be for pedestrian and cycle use only;
- This road, as an alternative to the option shown in the SLAP linking the N20 interchange to Station Road Lower, provides a link from the N20 intersection and Stoneview to Blarney while avoiding any increase in traffic on Station Road;

## Phasing

3.2.91 It is the objective of this plan to **regulate the set-out** logical and sequential phasing **of the development** that allows for an orderly development pattern and maximises the development quantum related to investment in infrastructure. The timing of each phase of development is directly linked to **off-site** infrastructure availability. It is envisaged that development phases may commence in a sequential order once appropriate and necessary infrastructure is available to serve the proposed development. The original masterplan included a phasing arrangement; however this has now been revised in this plan. **On site infrastructure is normally the responsibility of the developer and the County Council will only consider intervention where the delivery of new housing is likely to be significantly impeded.**

**To facilitate the delivery of housing across the area as a whole, significant transport, water and surface water infrastructure is required both on and off the site, with significant elements required at or close to the commencement of development. Ownership of the Stoneview site is shared amongst 5 principal landowners and it is considered that each will be able to deliver the appropriate on site infrastructure without public agency intervention. The principal on-site works required are summarized in Table 3.4 and are grouped into two Infrastructure Bundles, 'A' & 'B'. Providing water and waste water connections are available and off-site infrastructure proposals are secured (see Table 3.5), Infrastructure Bundle 'B' could be delivered independently of Infrastructure Bundle 'A'.**

**The County Council's main role in the Stoneview project will be to co-ordinate and secure the delivery of the relevant off site infrastructure, particularly the new road network necessary to serve the site and the railway station and train service. The County Council has recourse to its statutory powers to assist in the process of land acquisition, if necessary. The County Council will recoup this investment from individual developers through the provisions of section 47, 48 and 49 of the Planning & Development Acts, 2000, as amended, as the overall development progresses.**

**Where a development objective requires a developer to provide particular infrastructure or amenities in addition to the items referred to in Table 3.4 below, then an appropriate off-set will be considered in relation to the contributions payable.**

~~3.2.94 A total of three development phases (1, 2 and 3) are identified within the development site. This plan specifies, for each phase, the number of residential units, business uses, educational facilities, social facilities, amenities, physical infrastructure and access strategy required, thereby setting out the enabling works that are required to allow development to commence.~~

~~3.2.95~~ **The development will take a approximately 10-15 place over a number of years to complete if all the necessary finance and infrastructure is in place. For this reason development on the site should be phased to ensure the most efficient use of resources and the balanced, incremental growth of the town. The principal roads and services**

**infrastructure will be constructed first which will facilitate subsequent construction being carried out with minimal need for construction traffic on public roads around the site other than the N20.**

~~Phase 1. This phase of the development covers a developable area of approximately 38 ha (BL R-10, BL R-11, BL R-15, BL T-02) will provide at least 875 residential units which will consist of a mix of Medium A and High Density development. This phase will also include Phase 1 of the town centre, the reservation of land for a 16 classroom primary school, and the completion of the 12.82ha central park.~~

~~Phase 2. This phase of the development covers a developable area of approximately 29 ha (BL R-09, BL R-12, BL R-14, BL T-02) and will provide at least 700 residential units which will consist of a mix of Medium A, Medium B and High Density development. This phase will also include Phase 2 of the town centre, the reservation of land for a primary and secondary school, provision of a railway station and park and ride facility.~~

~~Phase 3. This phase of the development covers a developable area of approximately 29 ha (BL R-13, BL R-16 and BL R-17) and will provide at least 528 residential units which will consist of a mix of Medium A and Medium B including detached and/or serviced sites. This phase will also include the provision open space including playing fields.~~

### **Implementation and Infrastructure Provision**

**An implementation programme will be applied to each phase of the development which will ensure that the development of the site will proceed in an orderly and timely manner with the appropriate infrastructure in place at the right time to allow each phase to be developed. The Plan sets out the construction responsibility and funding source for the required infrastructure see Table 3. 4. The principle infrastructure requirements for the site are; Water, Waste Water and Roads.**

**Water** – Irish Water will be responsible for the funding and provision of water supply and waste water treatment capacity and it is the intention of Irish Water to include funding of these projects as part of their next investment cycle. The design and layout of water services will require consultation with Irish Water. Cork County Council will be responsible for the preparation of a Sustainable Urban Drainage Scheme Study which will be implemented by the developers.

**Roads** - Cork County Council will be responsible for the funding and construction of the key roads infrastructure to the site and within the site. All other required road infrastructure improvements will be the responsibility of the TII, NTA and the developers.

**Rail** – Irish Rail will be responsible for the development of the new railway station and the park and ride facility.

**Bus** - Future bus service provision and the potential for bus to meet the future public transport requirements for Blarney and the Stoneview lands will need to be considered as part of a package of transport interventions. This will include the provision of high levels of permeability within and between new and existing development areas which facilitates the operation of bus services through these areas, at an early stage in their development.

~~The Council will give separate consideration to the issues of funding of required infrastructure through development contributions. The Council is having discussions with the Department relating to Development Contributions. These discussions have not been concluded however the Council will agree on a suitable development contribution scheme for the provision of infrastructure for Stone view Urban Expansion Area in due course.~~

The provision of the necessary infrastructure on this site involves the complex co-ordination of investment programmes by a number of infrastructure agencies involving land in a number of different ownerships.

To overcome these difficulties the County Council is proposing to co-ordinate development and infrastructure provision between the various agencies and landowners through the use of agreements under Section 47 of the Planning and Development Acts as described in Section 1.

Intending developers are advised to enter discussions with the County Council at an early stage so that proposals for the funding and delivery of infrastructure to support the proposed development can be agreed at the outset.

The infrastructure trigger points for each phase of the development are summarised in Table 3.4;

<b>Prior to Commencement of Development</b>	<b>Type of Infrastructure</b>	<b>Responsibility for Delivery</b>
	N20 Over bridge	Cork County Council
	Stoneview Upper and Lower Rail Bridges	Cork County Council
	N20 Widening	TH
	Blarney Link Road (Shean Lower Road)	Cork County Council
	Shean Upper, Stoneview Upper and Lower Distributor Roads	Cork County Council
	Park Access Road	Cork County Council
	Stoneview Upper Collector Road	Cork County Council
	Stoneview Lower Collector Road	Cork County Council
	Local Road Improvements (R617 and Station Road)	Cork County Council
	Upgrade pedestrian and cycleway facilities along Station Road	Cork County Council
	Provision of Water Supply	Irish Water
	Provision of Capacity for Waste Water Treatment and Collection	Irish Water
	SUDS Study	Cork County Council
	Suburban Rail Network Study	Irish Rail/Cork County Council/NTA
<b>Phase 1</b>		
	Stoneview Northern Access Road (South East and North West)	Developers
	Central Park	Developers
	Primary School 1 ( subject to agreement with the Dept. of Education)	Developers/Dept of Education
	Train Station (subject to agreement with IE)	Irish Rail
	Park and Ride (subject to agreement with IE)	Irish Rail
	Community Worship/Hall	Developers
	Drainage	Developers/Cork County Council
	Utilities	Developers/Utility Providers
	Provision of Water Supply	Irish Water
	Provision of Capacity for Waste Water	Irish Water

	Treatment and Collection	
	Implement the provisions of the Cork Cycling Strategy	Cork County Council/Developers
<b>Phase 2</b>	Primary School 2 ( subject to agreement with the Dept. of Education)	Developers/Dept of Education
	Secondary School ( subject to agreement with the Dept. of Education)	Developers/Dept of Education
	Provision of Water Supply	Irish Water
	Provision of Capacity for Waste Water Treatment and Collection	Irish Water
<b>Phase 3</b>	Provision of open space/playing fields	Developer
	Provision of access roads to service business lands	Developer

<b>Table 3.4: Blarney (Stoneview) Urban Expansion Area Proposed On-Site Infrastructure Programme Delivery Agency: Developer</b>			
<b>On-Site Infrastructure Bundle</b>	<b>Key projects</b>	<b>Notes</b>	<b>Delivery Programme</b>
<b>A</b>	<b>On-Site Road U-08*</b>	<b>To include water and waste water networks and surface water disposal network</b>	<b>Delivery of Bundle ‘A’ will facilitate development on the following zones:</b>  BL-R-09 BL-R-10 BL-R-11 BL-R-12  BL-C-01 (Railway Station and Park and Ride) BL-C-02 (Primary School)  BL-T-02  BL-0-06 (Central Park)
	<b>On-Site Road U-11*</b>		
	<b>Delivery of phase 1 of surface water management system</b>		
	<b>Waste Water connection** to existing Irish Water Infrastructure</b>		
	<b>Drinking water** connection to IW infrastructure</b>		
<b>B</b>	<b>On-Site Road U-09*</b>	<b>To include water and waste water networks and surface water disposal network</b>	<b>Delivery of Bundle ‘B’ can be delivered independently of Bundle ‘A’ providing water and waste water connections and off-site road infrastructure are</b>
	<b>On-Site Road U-10*</b>		
	<b>On-Site Road U-11*</b>		
	<b>Delivery of phase 2 of surface water</b>		

	management system		<p>available. Bundle 'B' will facilitate development on the following zones:</p> <p>BL-R-13 BL-R-14 BL-R-15 BL-R-16 BL-R-17</p> <p>BL-C-03 (Primary and Secondary School)</p> <p>BL-T-02</p> <p>BL-0-07 BL-0-08</p>
<p>*Access to serve individual dwellings will not be permitted. New access will be to estate roads only</p> <p>**Can also be delivered as part of Bundle 'B'</p>			

<b>Table 3.5: Blarney (Stoneview) Urban Expansion Area Proposed Off-Site Infrastructure Programme Delivery Agency: Cork County Council</b>		
Development Phase	No of Housing Units	Off-Site Infrastructure Project
Phase 1	Up to 1,250	Blarney Link Road (Shean Lower Road)
		N20 Over bridge (for later conversion to new N20 interchange)
		New road-over-rail bridge (No.1)
		Train Station (subject to agreement with IE)
		Local Road Improvements (R617 and Station Road)
		Pedestrian and cycleway facilities (Phase 1)
Phase 2	1,250 – 2,600	New road-over-rail bridge (No.2)
		Upgrade of N20 over-bridge to new N20 interchange.
		Park & Ride facility
		Walking/Cycling network (Phase 2)

## **Appendix B6.**

### **Amendment No. BM. 01.08.01**

#### **Strategic Land Reserve and Active Land Management.**

Amend 'Strategic Land Reserve' Text.

#### **Active Land Management**

In response to an identified deficit in the supply of housing units and arising from ongoing research and analysis in the period since the adoption of the CDP 2014 (including with the Planning & Development SPC, public consultations associated with the this LAP process and stakeholder engagement), Cork County Council has given further consideration to the most appropriate process of identifying the additional quantum of housing land supply required to drive growth in the Cork Region.

Section 2 (Planning & Economic Recovery) of the Planning Policy Statement 2015 (DECLG) identifies active land management by Planning Authorities as critical in the implementation phase of development plans:

*Preparation of development plans is only an initial step. Plan implementation is key and the actions in Construction 2020 will be progressed to enable planning authorities to more dynamically lead and manage the development process in their areas, ensuring that land zoned for development actually comes into use as anticipated in development plans and in tandem with supporting infrastructure.*

*The enhanced role of planning authorities in managing the development and use of land in their areas will compliment their expanded role in economic development set out in Putting People First, providing the tools for local authorities to strongly support local economic development which facilitates overall national economic recovery.*

Active land management is multi-faceted and may be said to include managing the delivery of zoned lands to ensure those lands come into active use; ensuring that social, environmental and economic considerations are appropriately integrated into land identification and delivery; and, ensuring an adequate volume of appropriate lands are identified to ensure the availability of an appropriate supply of serviced/serviceable zoned lands to serve existing and future housing demand.

In this context Cork County Council proposes to initiate a process of Active Land Management to include for the ongoing monitoring and evaluation of the following:

- **Actual and projected housing demand in the Cork Region, including household sizes and required household types, appropriate density, vibrancy of the employment market and employment delivery targets**
- **The planning consent process (planning permissions granted/refused for multiple house schemes), commencement notifications, housing completion rates**
- **The roll-out and delivery of essential infrastructure by state agencies, including opportunities to leverage maximum returns from investment by the state**
- **Opportunities to promote modal shift and sustainable transport patterns where appropriate, including along existing, planned and potential future transport corridors**



- **Opportunities to maximise use of existing hard and soft infrastructure, including supporting the vitality and viability of Metropolitan Cork, towns, villages and settlements throughout Cork**

It is intended the process of Active Land Management will help ensure the strategic planning policy process is well-positioned to respond in a dynamic manner to the changing nature of the housing market, and in-so-doing help ensure the right type of housing units are being provided at the most appropriate locations, in a timely manner.

A central component of this approach will be the process of seeking to ensure that when statutory land use plans identify lands that are most suitable for the delivery of the required housing units, housing units are delivered on the lands within the lifetime of the Plan or as soon as may be reasonably expected.

During the lifetime of this Plan, and in addition to the provisions of the Urban Regeneration & Housing Act 2015, Cork County Council will:

- **Monitor the degree to which serviced/serviceable zoned lands are delivering the required housing units such that during the next LAP making cycle, informed consideration may be given as to the likelihood of such lands contributing the number and type of units required and/or whether it is appropriate to continue to zone such lands for residential purposes.**
- **Provide dedicated resources (the Housing and Infrastructure Implementation Team) to collaborate with land owners, developers and state agencies to prepare and initiate implementation strategies for key strategic sites, including the designated Urban Expansion Areas and the Monard SDZ, on a prioritised basis.**
- **Monitor the delivery of housing units in Key Villages, Villages and Village Nuclei, having regard to the stated *Scale of Development* and *Normal Recommended Scale of any Individual Scheme* requirements set out in this Plan.**

This process will be undertaken in each Municipal District to help distinguish between locations with the capacity, infrastructure and market demand to deliver housing units sustainably and other similarly designated locations in the MD that are not delivering the required supply of housing units. This process will help ensure the planning policy framework is sufficiently dynamic to respond positively in locations that can sustainably deliver the required units, while ensuring the overall Scale of Development (per Key Village, Village or Village Nuclei) is not exceeded at the MD Level.

- **Advance the process of identifying a Strategic Land Reserve of approx 400ha in County Metropolitan Cork – a strategic initiative first introduced in the CDP 2014, and which has been the subject of ongoing consideration and analysis in the intervening period, including during the Pre-Draft Consultation process and Public Consultation Phase of the statutory LAP-making process.**

## Strategic Land Reserve

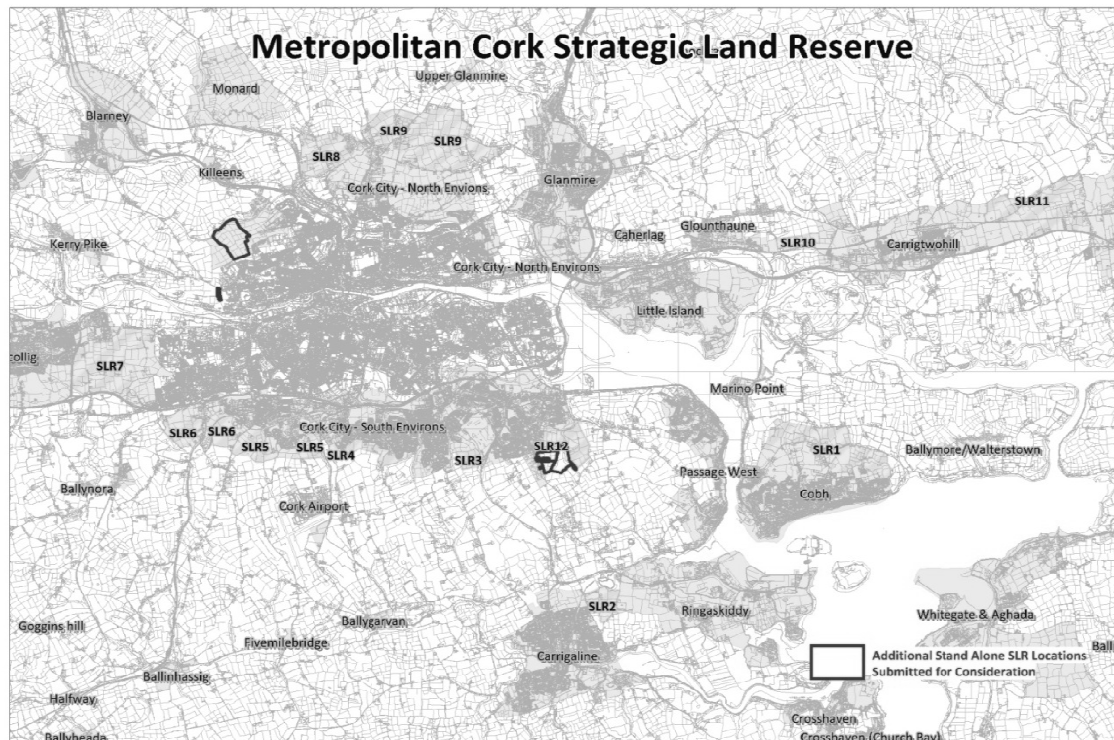
Section 2.2.15 of the Cork County Development Plan 2014 provides a context for the evidence based analysis that points to the requirement to provide a Strategic Land Reserve in County Metropolitan Cork, including the fact Paragraph 4.2.11 of the SWRPGs gives support for provision of the following: “an additional allowance for headroom, to allow for choice, sequencing and other local factors. This headroom should be calculated in line with the Development Plan Guidelines 2007”.

When preparing the Draft Local Area Plan Cork County Council again identified the need for additional strategic land reserves (in the order of 300ha - 400ha), to take account of the requirements set out in the CDP 2014 but also in the context of anticipated economic and population growth in the State over the coming decades and which is likely to be concentrated at locations like Metropolitan Cork which are best positioned to drive increased economic activity.

A total of 17 SLR sites were considered - 12 identified in the Draft LAPs and an additional 5 no. proposed new sites during the consultation process (additional submissions requested some already identified SLR locations to be extended) - and which are listed below in Table 1.3 and Figure 3.

Ref	Site Name	Gross Area (Ha)
SLR1	Cobh North Extension	185.0
SLR2	Carrigaline East	47.0
SLR3	Castletreasure	21.4
SLR4	Frankfield /Grange	44.9
SLR5	Togher/Doughcloyne	93.6
SLR6	Ardrostig	100.3
SLR7	Ballincollog East-Carrigrohane	223.9
SLR8	Kilbarry/Carhoo/Kilcully	105.1
SLR9	Ballyvolane-Whites Cross	336.2
SLR10	Carrigtwohill West Extension	32.4
SLR11	Carrigtwohill East	220.7
SLR 12	Oldcourt	78.7
		1489.2

Figure 3: Locations of Strategic Land Reserve Options



The SLR sites have been subject to a High Level Appraisal based on the following:

- **Sequential Approach:** Selecting sites based on the principle that potential green-belt development should, where deemed appropriate, be located in the immediate environs of Cork City in the first instance.
- **Infrastructural Investment:** Where sites offer opportunities to leverage maximum returns from infrastructural development but which would not prejudice the delivery of, or necessitate upfront investment which may be considered, regional or national in scale
- **Multi-modal Transport Opportunities:** Located so as to offer potential multi-modal opportunities for accessing local trip generating services, existing/proposed public transport services and strategic employment areas

The High Level Appraisal has resulted in the emergence of 6 no SLR sites at this stage (SLR3 Castletreasure, SLR4 Frankfield/Grange, SLR5 Togher/Doughcloyne, SLR6 Ardrostig, SLR7 Ballincollig East-Carrigrohane, SLR12 Oldcourt) as potentially having greater capacity to deliver. However, as all sites have matters to be considered in detail, it is recognised that detailed assessment is required, including consultation with landowners and state agencies. On this basis it is proposed to retain all the original 12 no. SLR sites for further detailed assessment, before preparation of site appraisals and development briefs for consideration by Development Committee

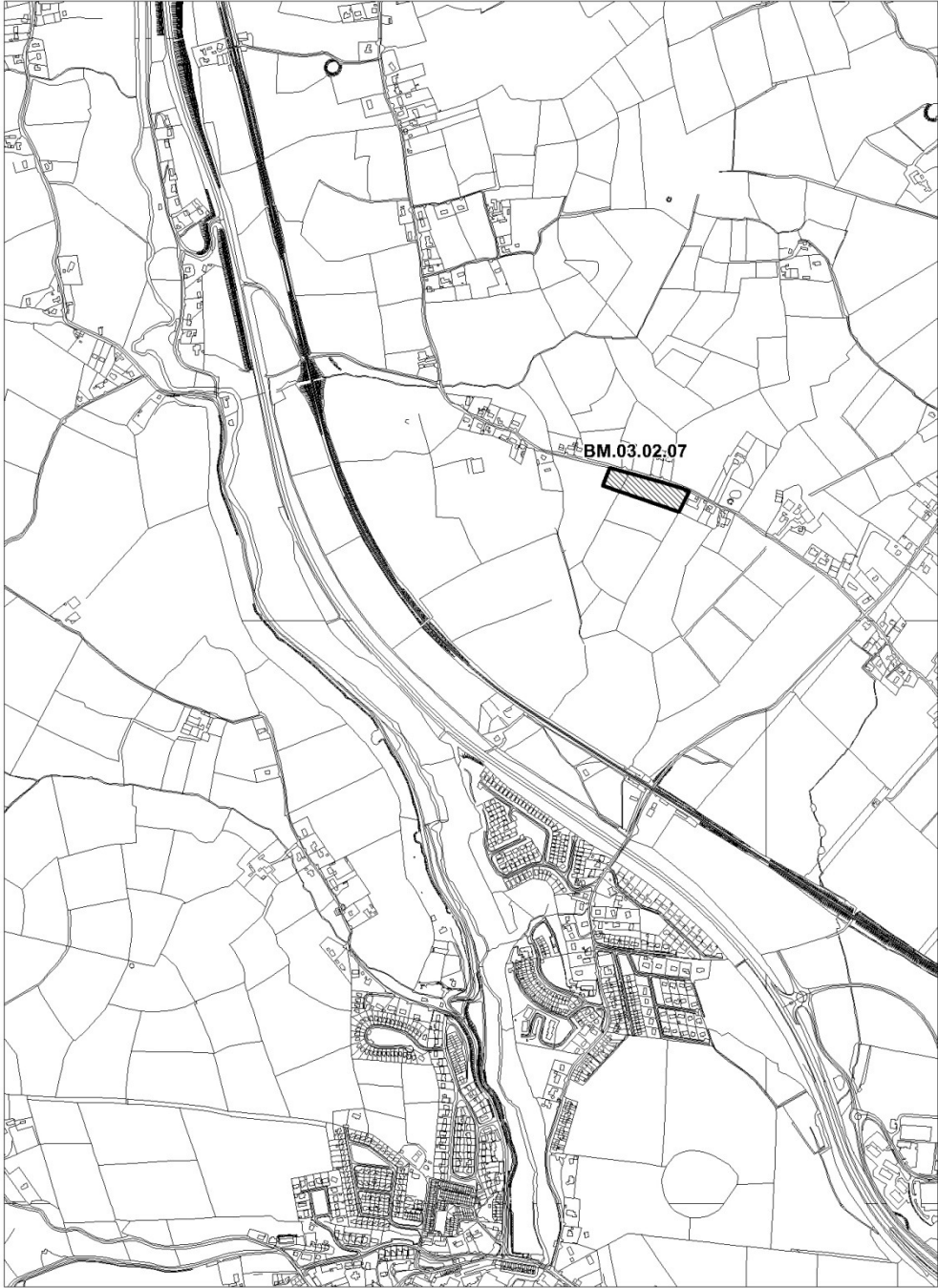
# Additional Proposed Map Changes for Blarney Macroom Municipal District

Blarney Macroom Municipal District Local Area Plan  
Public Consultation Draft

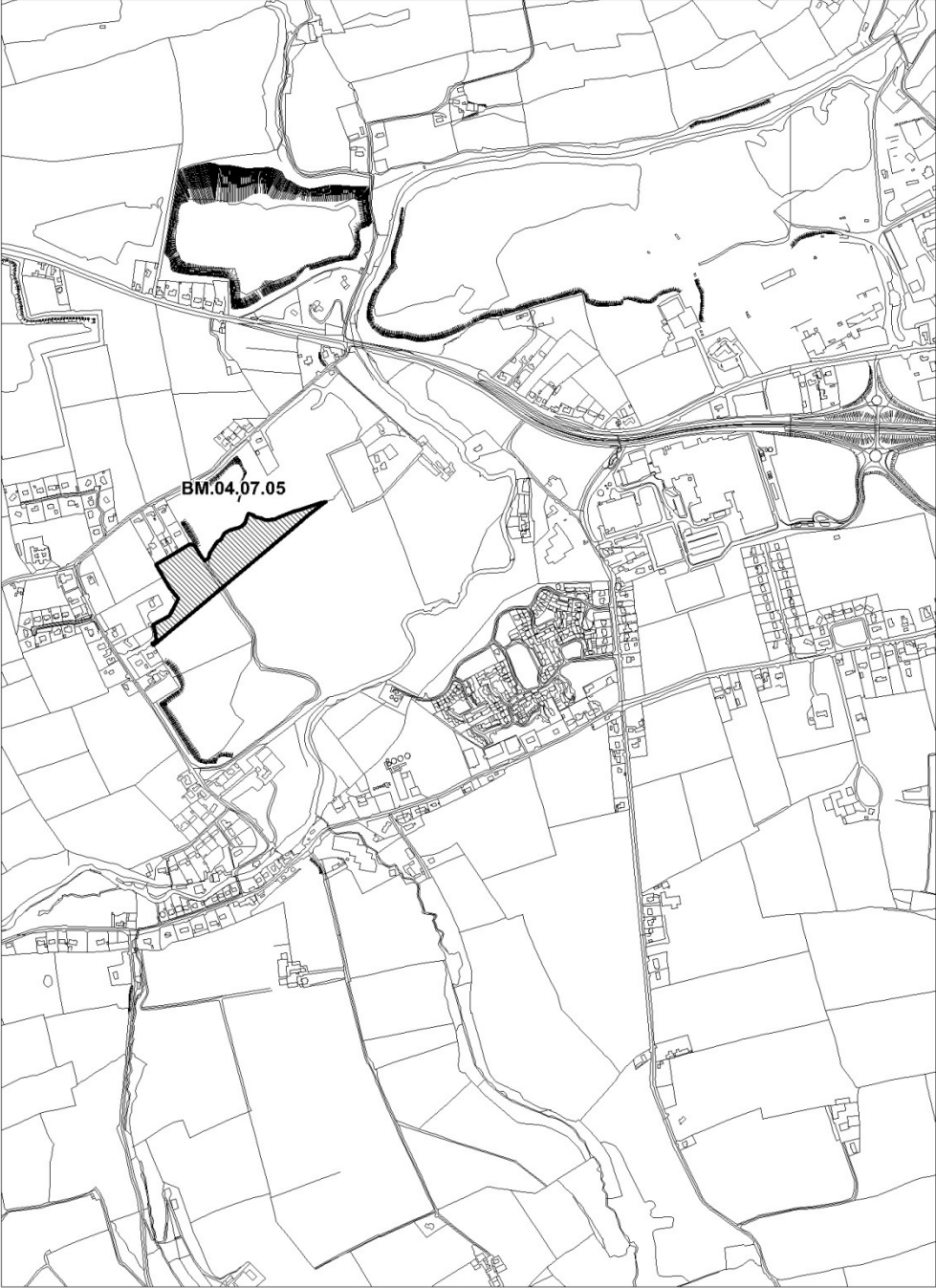
Blarney



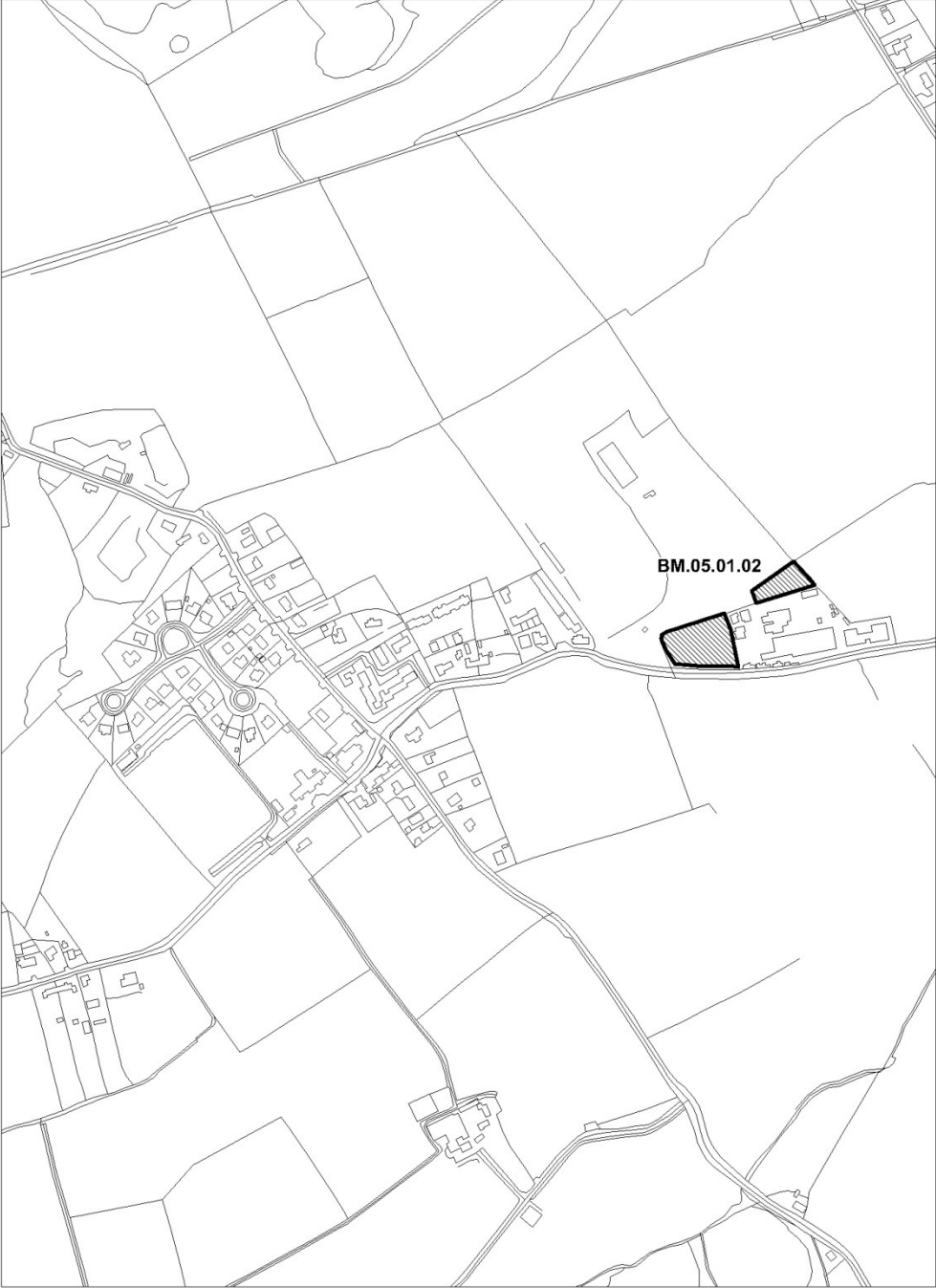
Amendment Ref:BM.03.02.06



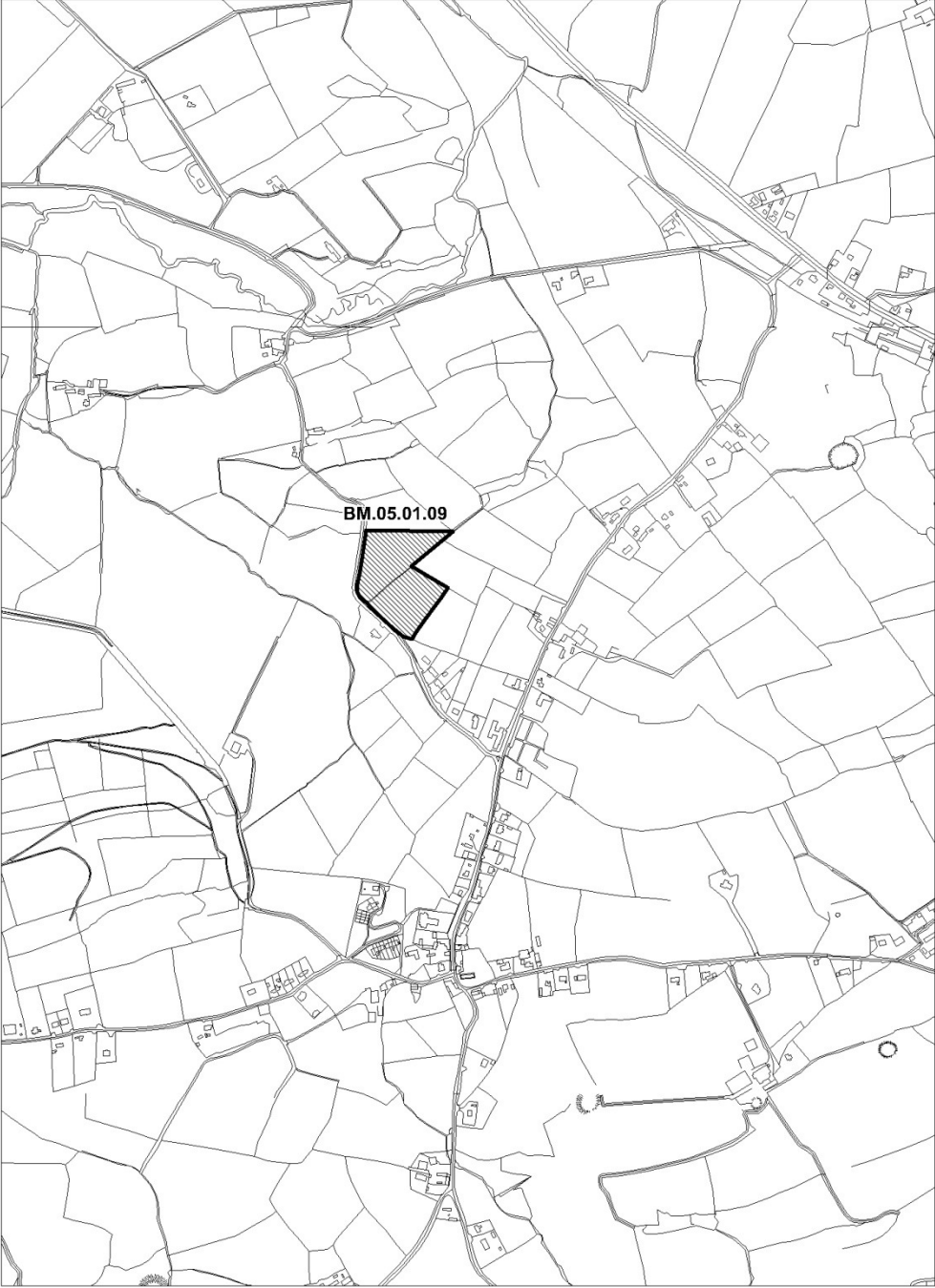
**Amendment Ref:BM.03.02.07**



**Amendment Ref:BM.04.07.05**

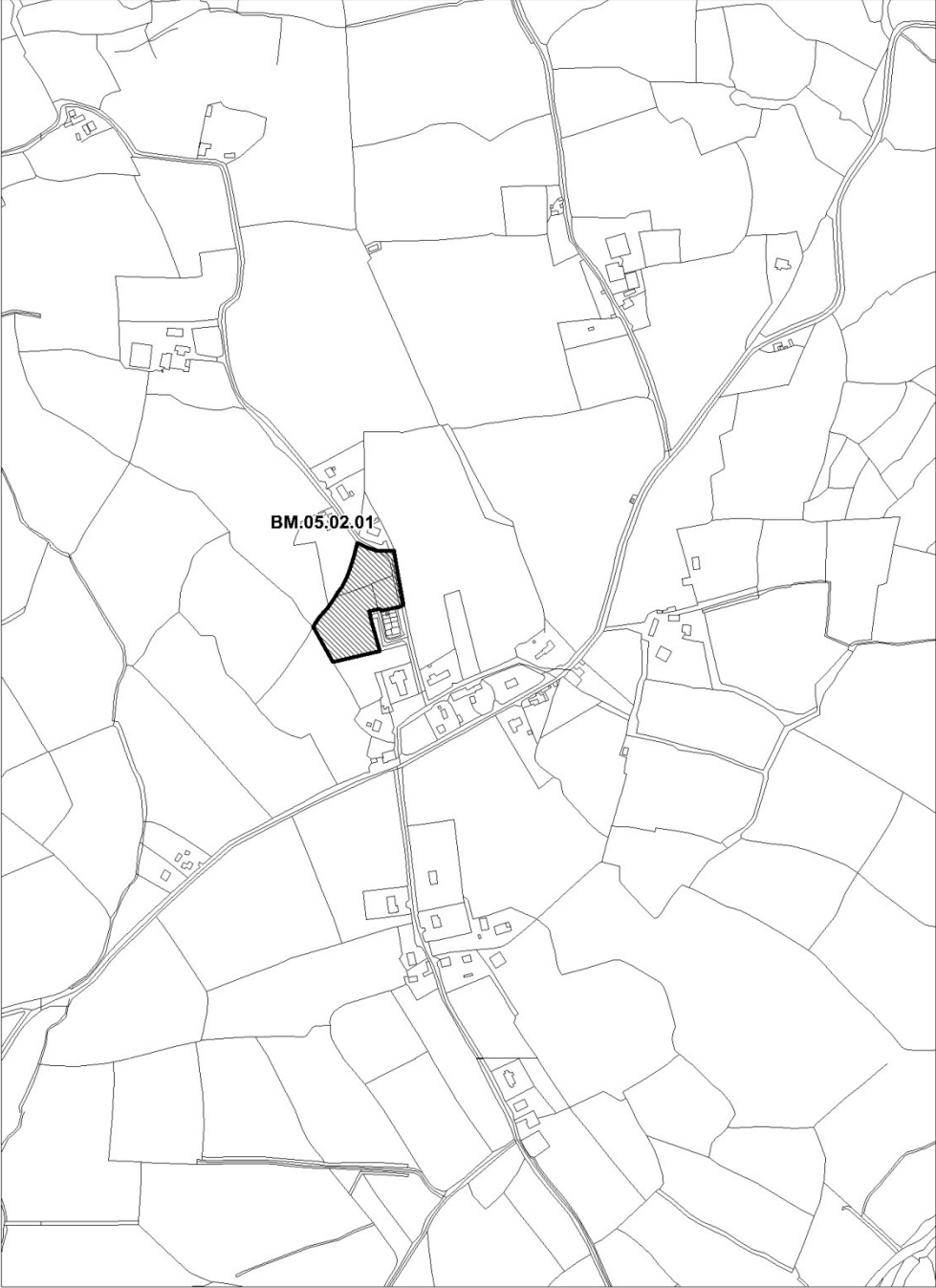


**Amendment Ref:BM.05.01.02**



**Amendment Ref:BM.05.01.09**





**Amendment Ref:BM.05.02.01**

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 Director of Planning recommended no change to the Plan.

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors McGrath, Jeffers, D’Alton, Forde, Ó Donnabháin, Canty, J.A. Collins, M. Murphy, Harris, R. McCarthy, Coleman, Lombard, K. Murphy, Coughlan, J. O’Donovan, G. Moynihan, Creed, Lucey, Ryan, Conway, P. O’Sullivan, Keohane, Sheppard, Barry, Ó Cadhla, Rasmussen, N. Collins, A. O’Sullivan, Ml. Hegarty, S. McCarthy, Linehan-Foley, N. McCarthy, O’Brien, O’Flynn, Doyle, Dawson, J. Murphy, O’Shea, G. Murphy, Mullane, D. Collins, Carroll, J. O’Sullivan, C. O’Sullivan, P. G. Murphy, M. Hegarty, Hayes, Hurley.

[49]

The Mayor declared the proposal carried.

**BANDON/KINSALE MUNICIPAL DISTRICT**

On the proposal of Cllr. K. Murphy, seconded by Cllr. J. O'Donovan, the Chief Executive's Report outlining amendments no. 1-94 was agreed.

On the proposal of Cllr. R. McCarthy, seconded by Cllr. K. Murphy, the additional amendments 1-12, were agreed.

No.	Settlement	Issue	CEO Report Page No.	Response/Action
<u>1.</u>	Miscellaneous	Errata / Corrections (issued at Dev Comm Meeting)		Agreed as Recommended at Development Committee on 23 <sup>rd</sup> of Match, 2017
2.	Kilbrittain	Include John Hickey Submission in Appendices A & B Cllr. James O' Donovan	Include in list of errata.	Include in list of errata.
3	Key Villages	Include footnote to Table 4.1	109	Footnote text. The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme <b>layout</b> reinforces the existing character of the village and the scheme is laid out, <b>phased and delivered</b> , so as not to reflect a residential housing estate more suited to a larger settlement.
<b>NEW proposed amendments:</b>				
<b>4</b>	Crosshaven and Bays DLAP16/11800556	Extension to development boundary.	86	Small extension to the development boundary will be facilitated to allow for infill development. <b>New Amendment BK.04.05.10</b> <b>Map change</b>
<b>5</b>	Coastal Tourism Route	Update objective LAS-02 to allow for provision of tourism route.	98	Update text as follows:  Investigate provision of <del>coastal amenity walk</del> <b>tourism route</b> linking Kinsale Town and Camden Fort Meagher. <b>(Amendment BK.02.05.03)</b>
<b>6</b>	Dunderrow	Expansion to the development boundary.	89	The Plan will facilitate a small extension to the development boundary at this location.  Map Change. <b>New Amendment BK.05.01.09</b>
<b>7</b>	Garretstown/ Garrylucas	X-02 allow some development on these lands.	89	Re-word objective as follows:  Special Policy Area. Lands to remain predominantly open in character with <del>generally no linear roadside frontage development</del> <b>potential for some in-</b>

No.	Settlement	Issue	CEO Report Page No.	Response/Action
				<p>depth residential development at the eastern end of the site.  <b>New Amendment BK.05.02.04</b></p>
8	Kilbrittain	Zone lands for community and school extension.	108	<p>Include new objective as follows:  <b>C-02: Community Use including extension to school and provision of community facilities incorporating east-west pedestrian links. Any proposal shall include comprehensive boundary screening.</b></p> <p><b>New Amendment BK.05.01.10 (Map change)</b></p>
9	Summercove	<p>Zone lands to the north of St, Catherine's Church for a school and lands to the south for residential.</p> <p><b>(BK.03.03.08)</b></p>	79	<p><b>Relocated lands for school to the north of St. Catherine's Church.</b></p> <p><b>Mapping change only.</b></p>
10	Kinsale	Inclusion of text to support feasibility of providing the Western Relief Road.	76 & 77	<p>The Plan will include additional text as follows:  <b>The Council will investigate the feasibility of providing the Western Relief Road within the Environs of Kinsale to aid traffic circulation within the town.</b></p> <p><b>New Amendment BK.03.03.10</b></p>
11	Ballinadee	Inclusion of land within the development boundary.		<p>Include additional lands within the Development boundary.</p> <p><b>New Amendment: BK.05.01.11 Map Change</b></p>
12	Haven's Hill, Summercove			<p>Include additional lands within the Development boundary.</p> <p><b>New Amendment: BK.03.03.11 Map Change</b></p>

On the proposal of Cllr. K. Murphy, seconded by Cllr. A. Lombard, the Errata and Addendums were agreed.

## **Errata and Addendum**

This is a list of corrections and additions to the Chief Executive's Report.

### **Page 3**

- Paragraph 1.2.1. Revise number of submissions received from 100 to 101.

### **Page 6**

- Include additional Amendment references after BK.01.07.01 in Chief Executive's Recommendation to Former Town Councils as follows: BK.03.01.01, BK.03.03.01, BK.03.03.02, BK.03.03.03 and Appendices B1 and B2.

### **Page 7**

- Revise Amendment Number referencing "Active Land Management" from BK.01.08.01 to BK.01.07.06.

### **Page 7**

- Revise some of the Amendment Numbers referencing "Flood Risk Management and the Local Area Plans" as follows: update BK.03.04.02 to BK.03.04.33; update BK.04.05.08 to BK.04.05.09 and update BK.05.02.02 to BK.05.02.03.

### **Page 9**

- Include additional Amendment references after BK.03.01.01 in Chief Executive's Recommendation to relating to "Issue 1: Statutory Plan Hierarchy and Timelines" as follows: BK.03.01.01, BK.03.03.01, BK.03.03.02, BK.03.03.03 and Appendices B1 and B2.

### **Page 10**

- Revise Amendment Number under point c relating to "Issue 2: Alignment of Cork County Development Plan Core Strategy and Quantum of LAP Zonings" as follows: See Amendments Numbers BK.03.01.01 in Appendix B1 and update BK.03.03.01 to BK.02.03.01 in Appendix B4.

### **Page 10**

- Revise Amendment Number referencing "Issue 3: Water Services Infrastructure" from BK.02.05.02 to BK.02.06.03.

### **Page 24**

- Revise Amendment Number referencing "Provision of playing pitches for Carrigaline Rugby Club" from BC.03.04.27 to BK.03.04.27

### **Page 24**

- Revise Amendment Number referencing "Town Centre Expansion, Regeneration Areas and Broadening of use permitted in Town Centre Zoning" from BC.03.04.17 to BK.03.04.18.

## Appendix A

Pages 79 & 80 amend text in Appendix A

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
Carrigaline p.79	DLAP1 6-16- 115146 81	Carrigaline Rugby Football Club		Amend B-02 zoning to include site for Rugby Club Relabel Open Space.  <b>See Amendment No. <del>BK.03.03.01.</del> BK.03.04.27 See Section 2 of the Chief Executives Report.</b>
Carrigaline P79	DLAP1 6-16- 116080 23	Lidl Ireland GmbH		Expand CL –T-01 zoning.  <b>See Amendment No- <del>BK.03.03.02</del> BK.03.04.18. See Section 2 of the Chief Executives Report.</b>  (Map Change)
Carrigaline P.79	DLAP1 6-16- 118037 14	Estuary Primary Healthcare Ltd., Estuary Business Park, Kilnaglery, Carrigaline, Co. Cork		Include provision of a Primary Health Care Centre in Objective B-01  <b>See Amendment No. <del>BK.03.03.03</del> BK.03.04.32. See Section 2 of the Chief Executives Report.</b>
Carrigaline P.80	DLAP1 6-16- 118743 80	Michael Silke and Kevin Silke		<b>Change to text and delete the following sentence</b>  <b>Provision will also be made for a primary school (requires at least 1.6ha site)</b> <b>Amendment <del>BK.03.03.05</del> BK.03.04.04</b> <b>(Map Change) See Section 2 of the Chief Executives Report.</b>

## Appendix B Proposed Amendments

Page 102 amend text in Appendix B

	Section 1. Flood Risk Assessment and Management	
BK.03.04.02	<p>Update text as follows:</p> <p><b>Managing Downstream Flood Impacts.</b></p> <p>When planning a development upstream of an area at risk of flooding, intending developers need to be mindful of the need to consider the potential downstream flood impacts of a development, even when the development itself is not in an area of flood risk. This relates in particular to the management of surface water and to the wider issues of pluvial flood risk, which may have downstream impacts. Detailed assessment of the potential downstream impacts is particularly important in areas where flood defences have already been provided or are planned downstream of a development, in order to ensure that there are no <del>to</del> adverse <b>effects</b> on the standard of defence provided.</p>	17

Page 96 amend text in Appendix B

	Section 2. Overall Strategy	
BK.02.04.01	<p><b>Growth Strategy</b></p> <p>Revise Table 2.2 to Amend Net Residential Areas and Housing Yield figures for Bandon and Kinsale Towns and delete paragraph 2.3.2, 2.3.3 , 2.3.4 and 2.3.7 insert revised text.</p> <p>Delete text:</p> <p><del>The population growth target will require the provision of 3,498 new housing units, with at least 1,699 units allocated to the 2 Main Towns of Bandon and Kinsale. The population target for Carrigaline is allocated from the Ballincollig Carrigaline Municipal District figure. Housing growth of 1,758 units is also planned for the villages.</del></p> <p>And replace with:</p> <p><b>The population growth target will require the provision of 3,498 new housing units, with at least 1,606 units allocated to the 2 Main Towns of Bandon and Kinsale. The population target for Carrigaline is allocated from the Ballincollig Carrigaline Municipal District figure. Housing growth of 1,642 units is also planned for the villages.</b></p> <p>Delete text:</p> <p><del>The scale of growth for the individual settlements of the Municipal District as provided for in this Local Area Plan is outlined in Table 2.2. For the towns, the ‘Overall Scale of New Development’ figure is the same target figure established by the Core Strategy of the County Development Plan and sufficient residential land has been zoned within the plan to cater for this level of growth and to provide for additional spare capacity in the form of headroom.</del></p> <p><del>Based on estimated current and target population figures for the villages, the County Development Plan (Core Strategy) estimated the number of new houses that that may need to be accommodated within the villages of this Municipal District as 1,642 units. This local area plan has retained the scale of</del></p>	27 & 28

	<p>growth figures for the villages at the 2011 figures which is at lower level of development at 1,428 units.</p> <p>And replace with:</p> <p><b>During the course of the preparation of the current Draft Local Area Plan the supply of residentially zoned land and its potential yield was reviewed in light of current circumstances. In Bandon, the requirement for additional school facilities has resulted in a small net reduction in the net available land supply. In Kinsale, the removal of newly identified residential sites in the former Town Council area has resulted in a small adjustment to the potential yield.</b></p> <p><b>The core strategy requires the village network to accommodate 1,642 units, the current appropriate scale of development would allow <del>1,418</del> <u>1,428</u> units. However an analysis of water services infrastructure would indicate that only <del>917</del> <u>448</u> units could be accommodated. <u>Therefore the balance will have to be accommodated in the two main towns of the Municipal District.</u></b></p>	
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Page 99 amend text in Appendix B

	<p><b>Section 3. Main Towns</b></p> <p><b>Bandon</b></p>	
BK.03.02.06	<p>Volume 1, Section 3. Main Towns. Text change on lands zoned BD-R-08 as follows:</p> <p>Medium B Residential Development including provision for a primary school and secondary school (<del>6.7 ha</del>) <b>(6.1ha)</b>. Proposals shall include a comprehensive landscaping plan which incorporates a high quality boundary treatment.</p>	
BK.03.02.07	<p>Volume 1, Section 3. Main Towns. Text change on lands zoned BD-R-17 as follows:</p> <p>“Medium B Residential Development including the provision of 1 no. primary and 1 no. Secondary schools (<del>6.7 ha</del>) <b>(6.1ha)</b>.</p> <p>The development of the site will require access off the proposed Northern Relief Road and provision for a link road to the BD-R-06 site to the west.</p> <p>Development of this site should also make provision for pedestrian and cycleway links with existing residential areas and proposed development sites BD-R-06.</p> <p>Proposals for this development are to include provision for an overall landscaping plan to assimilate the scheme into the hillside and should include retention of mature trees and boundaries”.</p>	

Page 102 amend text in Appendix B

	<p><b>Section 3. Main Towns</b></p> <p><b>Carrigaline</b></p>	
BK.03.04.02	<p>Update text in paragraph 3.4.22 as follows:.</p> <p><b>The Carrigaline Area Transportation Plan identified the need for an Outer Western Relief Road. This will provide an alternative means of accessing the national road network from Carrigaline. It will also bring significant traffic relief where it is needed i.e. along the Main Street, Ballea road and Church road in the town centre area, and also along the R611 Cork road.</b></p>	86



	<p><del>A review of the C ATP will take place during the lifetime of this plan and the viability of the relief road will investigated in the context of other transportation options.</del></p> <p>And insert new text as follows;</p> <p><b>Over the lifetime of the Plan Cork County Council will review traffic route options within the town and in this context the lack of connectivity between the western and southern relief roads will be examined.</b></p>	
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Page 104 amend text in Appendix B

	<p><b>Section 3. Main Towns</b></p> <p><b>Carrigaline</b></p>	
BK.03.04.20	<p>Update text in paragraph 3.4.22 as follows:.</p> <p>Revised Objective "Provide Greenway along old railway line from the river north towards Ballyhemicken <b>where practicable</b>".</p>	86

Page 105 delete duplicates BC.03.04.26 – BC.04.04.30 and re-label Amendment Number of same

	<p><b>Section 3. Main Towns</b></p> <p><b>Carrigaline</b></p>	
BC.03.04.26 <b>BK.03.04.26</b>	<p>Specific Development Objective- revised CL-U-07- Link road between U-04 and U-10</p>	
BC03.04.27 <b>BK.03.04.27</b>	<p>Amend B-02 to provide site for Carrigaline Rugby Club New zoning CL-O-10</p>	
BC.03.04.28 <b>BK.03.04.28</b>	<p>Additional text to be included relating to CL-RA-01as follows:</p> <p>CE-RA-01 Old Pottery Site This site is located within the area zoned T-01, this is the former Carrigaline Pottery site which fronts the main street. This site presents an opportunity for regeneration of the town by strengthening and extending the existing retail core. The site will promote town centre living to support social vitality, promoting a range of residential types as part of a mixed use development within the town centre <b>and is also suitable for a large scale stand alone retailer</b>. In addition this site will provide town centre working providing a range of office accommodation to support town centre services and facilities and ensure a vibrant town centre during the day.</p>	96
BC.03.04.29	<p><b>Delete General Objective CL-G—02 Natura Impact Statement</b></p> <p><del>In order to secure sustainable population growth proposed in GO-01 (a), appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable, protect the integrity of Natura 2000 sites.</del></p> <p><del>Carrigaline is situated adjacent to Cork Harbour Special Protection Area and in proximity to the Great Island Channel SAC.</del></p> <p><del>This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals in unzoned parts of the settlement adjacent to the SAC and SPA will be likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only</del></p>	

	<del>proceed where it can be shown that they will not have significant negative impact on these sites.</del>	
BC.03.04.30 BK.03.04.30	General Objective CI-G-03 Revert to text as per Draft Plan.  The boundary of Carrigaline overlaps with and is adjacent to the Cork Harbour Special Area of Conservation and the Cork Harbour Special Protection Area– Development in the town will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged.	

Page 106 Re-label Objectives BC.03.04.31 & BC.03.04.32

	<b>Section 3. Main Towns</b> <b>Carrigaline</b>	
BC.03.04.31 BK.03.04.31	Specific Objective  New Residential Objective CI-R-19  <b>Medium A residential development. Any development of this site will be require road and pedestrian improvement to be funded by the developer.</b>	
BC.03.04.32 BK.03.04.32	Specific Objective CI-B-01  <b>Business development suitable for small to medium sized industrial units, office based industry and provision of Primary Health Care Centre.</b>	

Page 106 delete the following duplicate amendment & re-label the subsequent amendment.

	<b>Section 3. Main Towns</b> <b>Carrigaline</b>	
BK.03.04.33	Volume 1 Section .3.3: Carrigaline (South) Include additional text under paragraph 3.4.23: <b>“Over the lifetime of the Plan Cork County Council will review traffic route options within the town including how best to provide a link between the Western and Southern Relief Roads.”</b>	86
BK.03.04.34 BK.03.04.33	Coastal Flood Zone Mapping Amendment: Carrigaline (South)  It is proposed to delete the Coastal Flood Zone Map and replace with a map as shown in Appendix D.  <b>Map Change Only</b> .Map reference to be updated in Appendix D.	

New Amendment

	<b>Section 3. Main Towns</b> <b>Carrigaline</b>	
BK.03.04.34	Amend paragraph 3.4.30 Delete Reference to CI-U-07 ,  Carrigaline’s attractive location where the Owenboy River enters the Estuary has produced a variety of important areas of local biodiversity. There are two natural heritage designations at this location, namely, the Cork Harbour Special Protection Area (SPA- 004030) and the Owenboy River proposed Natural Heritage Area designation (Site Code pNHA 001990), west of the town. An amenity walk has been developed along the southern banks	87

	of the Estuary (along the route of the Old Railway line) and there are objectives to extend this link further along the old railway line to link Carrigaline with Raffeen and Monkstown (U-05). <del>There are objectives in the existing Plan to develop a further amenity walk to the north of the estuary (U-07) which should be retained.</del>	
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	<b>Section 4: Key Villages</b>	
	<b>Ballinspittle</b>	
<b>BK.04.03.02</b>	<p>Revise Paragraph 4.3.11 as follows</p> <p>This plan seeks to retain the scale of growth envisaged in the 2011 Plan. Therefore, a further 100 units can be developed in the village over the lifetime of this Plan, taking the housing stock to approximately 220 units by 2023. <del>Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should not normally be larger than 25 dwellings.</del></p> <p><b>This is a text change only</b></p>	113
	<b>Belgooly</b>	
<b>BK.04.04.02</b>	<p>Revise Paragraph 4.4.8 as follows</p> <p>This Plan has retained the scale of future growth within the village to 150 new units, taking the housing stock up to approximately 400 units by 2023. The development boundary for Belgooly has not been altered from that defined in the 2011 Local Area Plan as there is adequate land available to realize the target growth. The development boundary for Belgooly is largely determined by infrastructural and topographical constraints. <del>Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should not normally be larger than 25 dwellings.</del> Development to the south-east and east of the village is restricted due to the elevated and exposed nature of these lands.</p> <p><b>This is a text change only</b></p>	118
	<b>Crosshaven and Bays</b>	
<b>BK.04.05.010</b>	<p>Revise Paragraph 4.5.26. as follows;</p> <p>The planning Strategy for Crosshaven and Bays continues to encourage the consolidation of the settlement of Crosshaven and to recognise its important economic, leisure, tourism and marine roles within the Cork Harbour. The housing growth target for the village has been retained having regard to the scale of the settlement, the need to sustain existing services and community facilities and the availability of suitable infrastructure services. <del>Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should not normally be larger than 50 dwellings.</del></p> <p><b>This is a text change only</b></p>	125

	<b>Inishannon</b>	
BK.04.06.02	<p>Revise Paragraph 4.6.8. as follows;</p> <p>Over the lifetime of this Plan, the aim is to retain the scale of new residential development to 150 additional units, taking the housing stock to approximately 460 units by 2023. New development will need to respond positively to the pattern and grain of existing development. <del>Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should normally not be larger than 25 dwellings.</del> The future expansion of the village will proceed on the basis of a number of well integrated sites within the village, supported by the availability of employment opportunities in the locality and the continued provision of local services.</p> <p><b>This is a text change only</b></p>	134
	<b>Riverstick</b>	
BK.04.07.02	<p>Revise Paragraph 4.7.12. as follows;</p> <p>This plan seeks to retain the scale of development of 150 additional dwellings in the village up to 2020, taking the housing stock to approximately 400 units by 2023. <del>Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should normally not be larger than 25 dwellings.</del></p> <p><b>This is a text change only</b></p>	140

Page 108 Re-label Objective BK.05.02.03.

	<b>Garrettstown/Garrylucas</b>	
<del>BK.05.02.02</del> <b>BK.05.02.03</b>	<p>Coastal Flood Zone Mapping Amendment: Garrettstown/ Garrylucas</p> <p>It is proposed to delete the Coastal Flood Zone Map and replace with a map as shown in Appendix D.</p> <p><b>Map Change Only.</b></p>	183

Page 108 Re-label Objective BK.05.03.02.

	<b>Sandycove</b>	
<del>BK.05.03.02</del> <b>BK.05.03.02</b>	<p>Volume 1 Section 5.3. Sandycove</p> <p>Insert new Objective DB-02:</p> <p><b>“Support the provision of car parking facilities”.</b></p>	200

## Appendix B4

Page 128 amend text and Table in Amendment BK.02.03.01 in Appendix B4

### Amendment No. BK.02.03.01

Insert revised Table 2.2 and text as follows as follows;

The population growth target will require the provision of 3,498 new housing units, with at least 1,699 units allocated to the 2 Main Towns of Bandon and Kinsale. The population target for Carrigaline is allocated from the Ballincollig Carrigaline Municipal District figure. Housing growth of ~~1,758~~ ~~1,418~~ **1,428** units is also planned for the villages.

Housing Requirement					Housing Supply	
	Census 2011	Population Target	New Units Required	Net Estimated Requirement (ha)	Estimated Net Residential area zoned (ha)	Estimated Housing Yield
<b>Bandon</b>	6,640	7,765	892	45	<del>91.84</del> <b>81.94</b>	<del>1,766</del> <b>1,732</b>
<b>Kinsale</b>	4,893	5,722	714	36	<del>39.8</del> <b>37.6*</b>	<del>856</del> <b>834</b>
<b>Carrigaline (South)</b>	4,858	5,876	See Carrigaline (North)			
<b>Main Towns</b>	16,391	19,363	1,606	80	<del>131.64</del> <b>119.54</b>	<del>2,622</del> <b>2,566</b>
<b>Villages</b>	8,320	10,846	1,642	--	--	1,428
<b>Rural</b>	17,743	15,795	250	--	--	--
<b>Total Villages and Rural</b>	26,063	26,641	1,892	--	--	<del>1,418</del> <b>1,428</b>
<b>Total Municipal District</b>	<b>42,454</b>	<b>46,004</b>	<b>3,498</b>	<b>80</b>	<del>131.64</del> <b>119.54</b>	<del>4,040</del> <b>3,884</b>

Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is ~~51.3Ha~~ **39.54Ha**  
\*Includes 1.1ha of residentially zoned land from the Kinsale Town Development Plan 2009

~~During the course of the preparation of the current Draft Local Area Plan the supply of residentially zoned land and its potential yield was reviewed in light of current circumstances. In a number of cases issues arose where adjustment to the amount of residentially zoned land was required.~~

~~The core strategy requires the village network to accommodate 1,642 units the current appropriate scale of development would allow 1,428 units. However an analysis of water services infrastructure would indicate that only 448 units could be accommodated. Therefore the balance of 1,184 (214 plus 970) additional units will have to be accommodated in the 2 Main Towns of Bandon and Kinsale.~~

The scale of growth for the individual settlements of the Municipal District as provided for in this

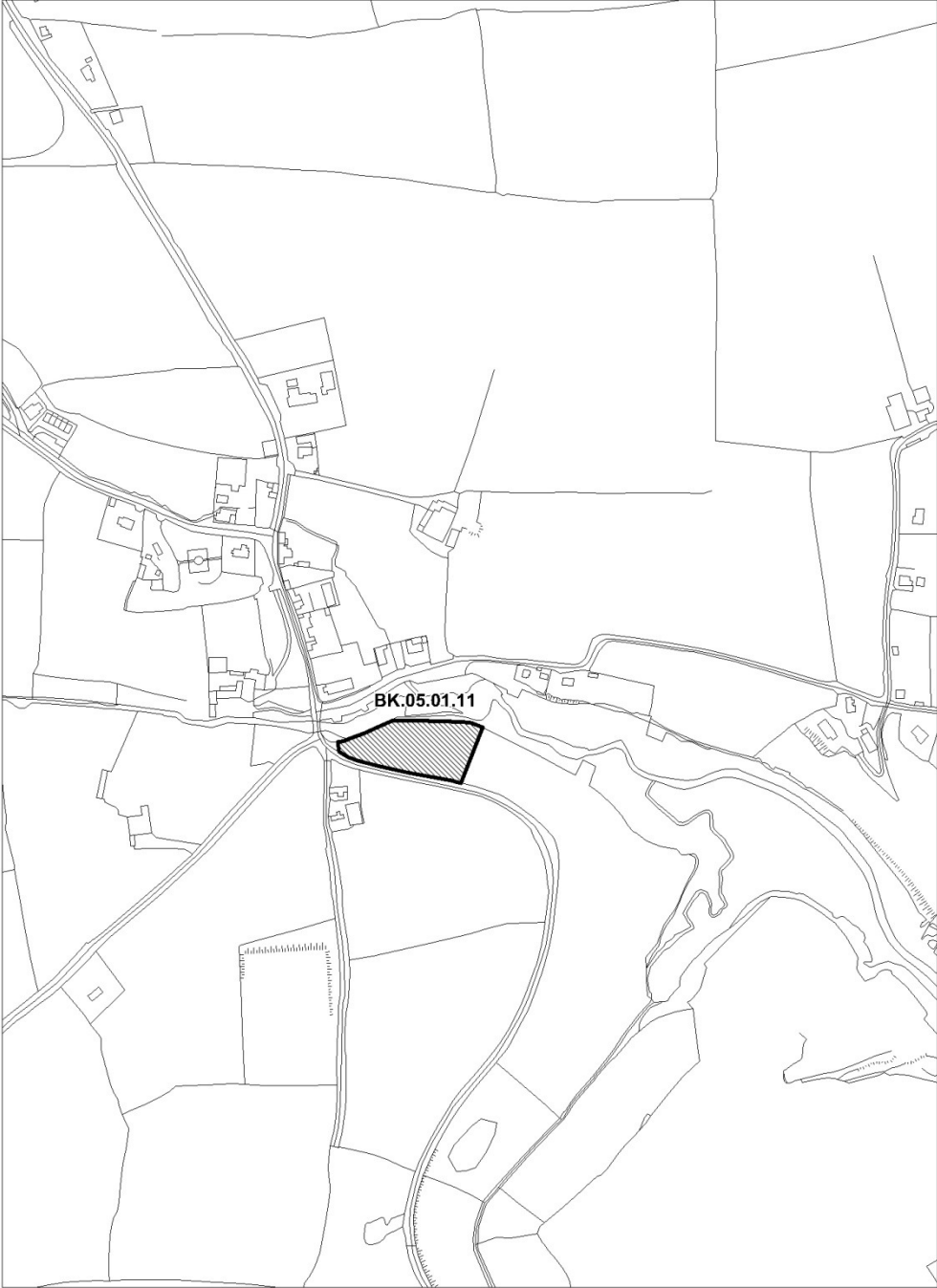
An analysis of water services capacity for this district indicates that without further investment in water services, it may only be possible to deliver 927 ~~448~~ housing units within the villages of this district in the short /medium term. Sufficient headroom is available within the towns of the district to cater for the balance of the growth, should the need arise.

~~Note: This change refers to the text of the draft plan only.~~

Insert the following text.

### **Appendix C Late Submissions**

There were 2 late submissions received from Ivan Mc Cutcheon (Bandon Community Allotments) and John and Annette Hickey, Marie (via Cllr. Gillian Coughlan)



**Amendment Ref: BK.05.01.11**



**Amendment Ref: BK.04.05.10**





**Amendment Ref: BK.05.01.10**



**Amendment Ref: BK.03.03.11**

On the proposal of Cllr. G. Coughlan, seconded by Cllr. R. McCarthy, the amendments circulated on 27<sup>th</sup> March, 2017, were agreed. These included :

- Extension to development boundary in Crosshaven*
- Revised text to tourism route*
- Dunderrow development boundary*
- X02 Garrettstown/Garrylucas*
- Site in Kilbrittain School*
- Summercove Site North of St. Catherine Church*
- Western Relief Road in Kinsale*
- Ballinadee development boundary extension*
- Summercove development boundary extension (Havens Hill)*
- Innishannon extend development boundary*
- Delete DB03 objective in Draft Plan from Kilmacsimon*

<b>List of Proposed Amendments</b>		
<b>Ref</b>	<b>Scope of Change/Amendment</b>	<b>Draft LAP Page Number</b>
	<b>Section 2: Local Area Strategy</b>	
<b>BK.02.05.03</b>	<p>Volume 1, Section 2. Update objective LAS-02 to allow for provision of tourism route as follows:</p> <p>Investigate provision of <del>coastal amenity walk</del> <b>tourism route</b> linking Kinsale Town and Camden Fort Meagher</p> <p><b>This is a text change only.</b></p>	98
	<b>Section 3: Main Towns</b>	
	<b>Kinsale Environs</b>	
<b>BK.03.03.08</b>	<p>Relocate proposed primary school site C-04 to the north of St. Catherine’s Church.</p> <p><b>This is a Map change only. See map below</b></p>	79
<b>BK.03.03.10</b>	<p>The Plan will include additional text at the end of paragraph 3.3.42 as follows:</p> <p><b>The Council will investigate the feasibility of providing the Western Relief Road within the Environs of Kinsale to aid traffic circulation within the town.</b></p> <p><b>This is a text change only.</b></p>	71
<b>BK.03.03.11</b>	<p>Include additional lands within the Development boundary and zone existing built up area at Haven’s Hill, Summercove.</p> <p><b>This is a Map change only. See map above.</b></p>	79

	<b>Carrigaline (South)</b>			
BK.03.04.34	<p>Insert Objective, as follows:</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 15%;"><b>CL-GO-11</b></td> <td><b>The provision of the proposed Western Inner Relief Road (Objective U-02) is key element in the future expansion of the town centre and its delivery will be advanced as soon as possible.</b></td> </tr> </table> <p><b>This is a text change only.</b></p>	<b>CL-GO-11</b>	<b>The provision of the proposed Western Inner Relief Road (Objective U-02) is key element in the future expansion of the town centre and its delivery will be advanced as soon as possible.</b>	98
<b>CL-GO-11</b>	<b>The provision of the proposed Western Inner Relief Road (Objective U-02) is key element in the future expansion of the town centre and its delivery will be advanced as soon as possible.</b>			
BK.03.04.35	<p>Amend text to paragraph. 3.4.18, as follows:</p> <p>Carrigaline is served by an important network of regional roads and is connected to Cork City via the N28 National Primary Road at Shannonpark Roundabout. Capacity issues on the National Road network together with high levels of commuter-based travel in the town creates queuing at peak times at Shannonpark Roundabout. The movement network is one of the key influences on the future development of the town. The Carrigaline Area Transportation Study was adopted in 2007 and some of its recommendations have been delivered, most notably the eastern relief road. The planned western relief roads have not been delivered to date. The proposed western Inner Relief Road is a key element in the future expansion of the town centre. <del>An updated strategy may be required to reassess proposals for the Western Outer Relief Road.</del>  <b>An updated CATS will be required as soon as practicable and this should also reassess the proposal for the Western Outer Relief Road.</b></p> <p><b>This is a text change only</b></p>	86		

BK.03.04.36	<p>Insert additional text to objective CL-T-01, as follows:</p> <p>This area denotes the built existing footprint of the town centre and any proposals for development within this core area should comply with the overall uses acceptable in town centre areas.</p> <p>It is desirable that the inner western relief road is delivered prior to any further development. However, in order to prevent any undue delays to development, future proposals (which will include a community element) that are submitted prior to the construction of this road should be for limited development and accompanied by a detailed traffic management and access proposals. Any such development proposals in the T-01 area will provide <b>only</b> pedestrian access to the main street. Vehicular access to such developments will not be provided directly from the main street.</p> <p>Delivery of the inner relief road offers opportunities to deliver an updated public realm for the town including the introduction of new public spaces. These should be designed to accommodate a number of community functions including a market space, festival space, meeting place, seating area etc. The desirable location of these future public spaces are:</p> <ol style="list-style-type: none"> <li>1. The site of the existing car park adjoining the Main Street and River;</li> <li>2. Within the town centre expansion area west of the Main Street; And should form part of a wider public realm strategy for the town. Community uses which will be considered appropriate for this site include youth facilities, theatre, cinema, town hall/multi purpose building and town square. Within the site there will be opportunity for regeneration and town centre expansion. The scheme will give priority to pedestrians and cyclists and shall provide permeability to the rest of the town including the open space area directly adjacent to the site (O-02). *</li> </ol> <p><b>This is a text change only</b></p>	102 & 103
BK.03.04.37	<p>Insert additional text to Objective CL-R-09 as follows:</p> <p><del>Low density residential development individual serviced sites.</del></p> <p><b>Medium B density residential development (low density residential development as individual serviced sites).</b></p> <p><b>This is a text change only.</b></p>	99

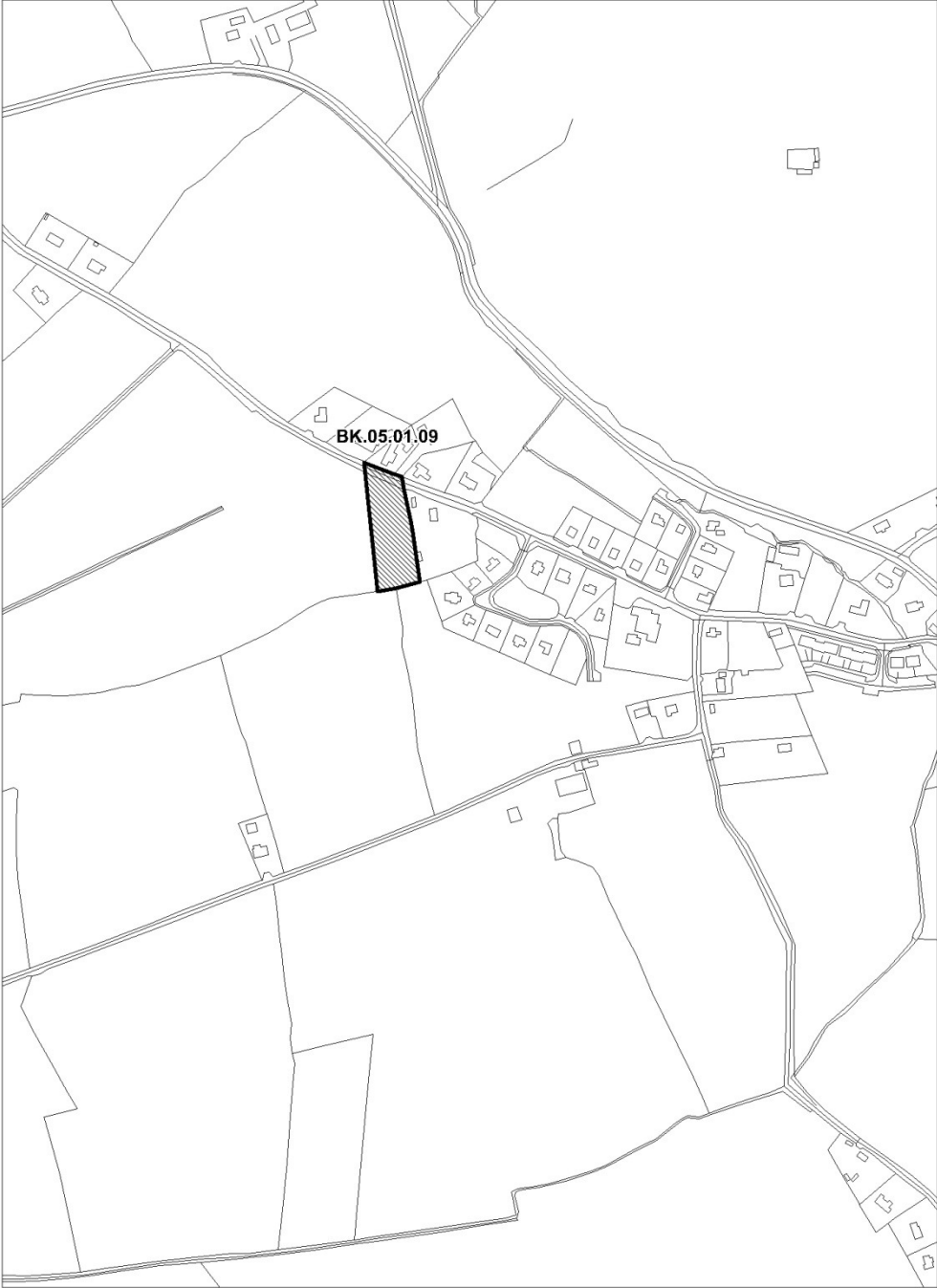
	<b>Section 4: Key Villages</b>	
	<b>Introduction</b>	
<b>BK.04.02.01</b>	<p><b>Insert following text as a footnote in Table 4.1 Appropriate Scale of Development in Key Villages.</b></p> <p>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme <b>layout</b> reinforces the existing character of the village and the scheme is laid out, <b>phased and delivered</b>, so as not to reflect a residential housing estate more suited to a larger settlement.</p> <p><b>This is a text change only</b></p>	109
	<b>Crosshaven and Bays</b>	
<b>BK.04.05.10</b>	<p>Extension to the development boundary</p> <p><b>This is a map change only. See also Section 4.</b></p>	86
	<b>Inishannon</b>	
<b>BK.04.06.02</b>	<p>Extension to the development boundary.</p> <p><b>This is a map change only. See map above.</b></p>	138
	<b>Section 5 Villages, Village Nuclei and Other Locations</b>	
	<b>Introduction Villages</b>	
<b>BK.05.01.12</b>	<p><b>Insert following text as a footnote in Table 5.1 Appropriate Scale of Development in Villages.</b></p> <p>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme <b>layout</b> reinforces the existing character of the village and the scheme is laid out, <b>phased and delivered</b>, so as not to reflect a residential housing estate more suited to a larger settlement.</p> <p><b>This is a text change only</b></p>	148
	<b>Introduction Village Nuclei</b>	

<b>BK.05.03.05</b>	<p>Insert following text as a footnote in Table 5.2 Appropriate Scale of Development in Village Nuclei.</p> <p>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme <b>layout</b> reinforces the existing character of the village and the scheme is laid out, <b>phased and delivered</b>, so as not to reflect a residential housing estate more suited to a larger settlement.</p> <p><b>This is a text change only.</b></p>	166
	<b>Ballinadee</b>	
<b>BK.05.01.11</b>	<p>Extension to development boundary</p> <p><b>This is a Map change only. See also map above.</b></p>	151
	<b>Dunderrow</b>	
<b>BK.05.01.09</b>	<p>Extension to development boundary.</p> <p><b>This is a Map change only. See also map below</b></p>	177
	<b>Garrettstown/ Garrylucas</b>	
<b>BK.05.02.04</b>	<p>Re-word objective X-02 as follows:</p> <p>Special Policy Area. Lands to remain predominantly open in character with <del>generally no linear roadside frontage development</del> <b>potential for some in-depth residential development at the eastern end of the site.</b></p> <p><b>This is a text change only.</b></p>	182
	<b>Kilbrittain</b>	
<b>BK.05.01.10</b>	<p>Zone site for Community Uses C-02 and include new objective as follows:</p> <p><b>C-02: Community Use including extension to school and provision of community facilities incorporating east-west pedestrian links. Any proposal shall include comprehensive boundary screening.</b></p> <p><b>This is a text and Map change only. See Map above.</b></p>	108
	<b>Kilmacsimon Quay</b>	
<b>BK.05.03.04</b>	<p>Delete DB-03 as follows:</p> <p><del>Development on the elevated lands to the southern side of the access road serving Kilmacsimon Quay should be discouraged, to preserve the visual amenities of the area and protect areas of High Value Landscape.</del></p> <p><b>This is a text change only.</b></p>	197



**Amendment Ref: BK.03.03.08**





**Amendment Ref: BK.05.01.09**



**Amendment Ref: BK.06.04.02**

Councillor Aidan Lombard raised an issue relating the Southern Side Of Carrigaline. This matter had been agreed as per the above and could not be revisited. Cllr Lombard expressed his opposition to this process.

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 Director of Planning recommended no change to the Plan.

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors McGrath, Jeffers, D’Alton, Forde, Ó Donnabháin, Canty, J.A. Collins, M. Murphy, Harris, R. McCarthy, Coleman, Lombard, K. Murphy, Coughlan, J. O’Donovan, G. Moynihan, Creed, O’Grady, Lucey, Ryan, Conway, P. O’Sullivan, Keohane, Barry, Ó Cadhla, Rasmussen, N. Collins, A. O’Sullivan, Ml. Hegarty, S. McCarthy, Linehan-Foley, N. McCarthy, O’Brien, O’Flynn, Doyle, Dawson, J. Murphy, O’Shea, G. Murphy, Mullane, D. Collins, Carroll, J. O’Sullivan, C. O’Sullivan, P. G. Murphy, M. Hegarty, Hayes, Hurley.

[48]

The Mayor declared the proposal carried.

## COBH MUNICIPAL DISTRICT

The Chief Executive's Report outlining amendments no. 1-124 was agreed.

29 additional corrections / modifications were agreed – 28 no. corrections are listed below and the 29<sup>th</sup> correction agreed related to 5 no. maps, as appended to this table.

<b>Corrections / Modifications</b>		
<b>Proposed Change Ref.</b>	<b>Scope of Change / Amendment</b>	<b>Page No. (CEO Report)</b>
<b>Section 2 Principal Issues Raised</b>		
	Delete Duplicate reference to amendment number CB 02.01.01 (c) and replace with amendment reference number CB 02.01.07  Text Change Only	10
	Amend Section 2.3.100 as follows;  <del>The revised Draft Plan identifies four flood storage areas within the Cobh plan area – as identified by the OPW submission. These maps are included in the body of the plan, with explanatory text included.</del>  <b>The OPW submission identified four flood storage areas within the Cobh Municipal District. One of these flood storage areas lies within a settlement boundary, which is the North Environs, the remaining three areas are within the Metropolitan Greenbelt. The flood storage area pertaining to the North Environs is indicated on the relevant settlement map.</b>  <i>Note: See amendment reference number CB 03.04.05 which refers to both a text and map change of the Draft plan.</i>  Text Change Only	19
	Amend Section 2.3.116 as follows;  The Council is currently preparing a study brief for the <del>land use</del> <b>traffic</b> and transportation study to be undertaken for Little Island, and, consultation with all key stakeholders will be an important element of the project.  Text Change Only	21
	Include reference to additional amendment numbers <b>CB 03.02.01, CB 03.02.02 &amp; CB 03.02.03</b> in the section relating to Cobh Town Council  Text Change Only	23
	Include reference to an additional amendment no. CB 03.04.04 under section on the Extension to Apple Employment area	25

	Text Change Only	
	Replace reference to amendment <del>Appendix B1</del> with Amendment No. CB 03.05.12 in relation to Carrigtwohill United Football Club submission Text Change Only	27
	Include reference to an additional amendment number - CB 02.01.05 in relation to the section on Outlet Centres. Text Change Only	27
	Delete reference to amendment numbers. <del>CB 03.06.03, CB 03.06.04, CB 03.06.05</del> in the section on Little Island Impact on Natura sites and replace with the following amendment nos. <b>CB 03.06.02, CB 03.06.03 and CB 03.06.04.</b> <i>(Note: these amendments are subject to further change as outlined below in this Table relating to Little Island)</i> Text Change Only	28
	<b>Appendix A List of Submissions</b>	<b>CE Report Page No</b>
	<i>(See amendment no. CB 03.05.12 which is subject to further change set out below in this Table under Carrigtwohill)</i> Delete text in Chief Executive's opinion in relation to submission DLAP16-16-11806793 (Carrigtwohill United AFC) as follows; <del>It is considered that the residential zoning attached to this large parcel of land does not preclude the provisions of sports pitches etc</del> And replace with: <b>It is considered reasonable to amend the development objective CT-R-20, to require proposals for the retention of the existing playing pitches and clubhouse.</b> Text Change Only	84
	<i>(See amendment no. CB 03.05.17 (Carrigtwohill) of CE's report March 6<sup>th</sup>)</i> Delete text in Chief Executive's opinion in relation to submission DLAP16-16-11877179 as follows; <del>This submission relates to a legacy zoning. The site is somewhat prominent which lead to the inclusion of such a reference in the policy objective. It is considered that the wording is reasonable having regard to the nature of the site.</del> <b>No change proposed.</b> And replace with: It is proposed to amend the development objective CT-B-01 to delete text which states the following <i>"that any buildings or other structures erected have minimal visual impact in longer distance views"</i>	85 & 169

	Text Change Only	
	<b>Appendix B List of Amendments</b>	
	<b>Section One: Introduction</b>	
CB 01.01.07	<p><i>(Note: This amendment is superseded in the final Table below titled - Additional Amendments)</i></p> <p>Include additional text in relation to the section on Active Land Management as set out in Appendix B2 of the Chief Executive's report to state the following;</p> <p><b>The development of Framework plans and any required County Development Plan variation will be subject to Strategic Environment Assessment and Habitats Directive Assessment processes.</b></p> <p>Text Change Only</p>	144
CB 01.01.10	<p>Amend text relating to amendment number CB 01.01.10 to include additional text in section 1.8 after Objective IN-01 as follows:</p> <p><b>Managing downstream flood impacts.</b></p> <p>When planning a development upstream of an area at risk of flooding, intending developers need to be mindful of the need to consider the potential downstream flood impacts of a development, even when the development itself is not in an area of flood risk. This relates in particular to the management of surface water and to the wider issues of pluvial flood risk, which may have downstream impacts. Detailed assessment of the potential downstream impacts is particularly important in areas where flood defences have already been provided or are planned downstream of a development, in order to ensure that there are no <del>to</del> adverse <b>effects</b> on the standard of defence provided.</p> <p>Text Change Only</p>	144
	<b>Section Two: Local Area Plan Strategy</b>	
CB 02.01.02	<p>Amend the text of CB 02.01.02 to add an additional objective to reflect the intention of Cork County Council to prepare and implement a Wastewater Management Strategy for the Cork Harbour Area</p> <p>Local Area Plan Objective LAS-01</p> <p>Delete LAS-01 (a) and replace with new Objective LAS-01 as follows;</p> <p><del>a) In order to secure sustainable population growth proposed in each Main Town appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</del></p> <p>a) In order to secure sustainable population growth</p>	146

	<p>proposed, appropriate and sustainable water and waste water infrastructure that will help to secure the objectives of the Water Framework Directive, Habitats Directive and Birds Directive, needs to be provided where not already available, in advance of the commencement of discharges from new development permitted.</p> <p>Insert additional Objectives in LAS-01 as follows;</p> <p>g) All developments will need to comply with Water Services Objectives WS 2-1, WS 3-1, WS 4-1 and Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed In Chapter 11, Volume 1of the Cork County Development Plan, 2014.</p> <p>h) No developer provided infrastructure will be allowed into the future except where agreed with Irish Water and where an appropriate transitional and longer term maintenance and repair programme has been provided for.</p> <p>i) All developments where appropriate will need to comply with Objective TM 3-1 National Road Network as detailed in Chapter 10, Volume 1of the Cork County Development Plan, 2014.</p> <p>j) All developments will need to comply with Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed In Chapter 11, Volume One of the Cork County Development Plan, 2014, in order to make provision for Sustainable Urban Drainage Systems and provide adequate storm water attenuation. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, and amenity and habitat enhancements as appropriate.</p> <p>k) Preserve and protect the archaeological and architectural heritage which contributes to the character of an area and is intrinsic to its identity and sense of place in accordance with the Heritage Objectives HE 3 -1, HE 3-2, HE 3-3, HE 3-4, HE 3-5, HE 4-1, HE 4-2, HE 4-3, HE 4-4 and HE 4 -5 as detailed in Chapter 12, Volume One of the County Development Plan 2014. This includes formal vernacular, industrial, civic, ecclesiastical, maritime and underwater heritage and features such as historic boundaries, gate piers, street furniture, and landscapes.</p> <p><b>l) The Council is committed to the preparation and implementation of a Wastewater Management Strategy for the Cork Harbour Area as per the 2014 County Development Plan.</b></p> <p>Text Change Only</p>	
	<b>Section Three: Main Towns</b>	
	<b>Cobh</b>	
CB 03.02.14	Delete Duplicate reference to amendment number CB 03.02.13 (Coastal Zone Mapping Amendment) and replace with	153

	amendment reference number CB 03.02.14. Text Change and Map Change				
	<b>Glanmire</b>				
CB 03.03.14	Amend text of zoning objective for provision of buffer zones within site.	157			
	<table border="1"> <tr> <td style="text-align: center; vertical-align: middle;">GM-R-08</td> <td> <p><del>Medium B density residential development, subject to a) retention of existing natural growth on the site boundaries, b) supplementing of boundary planting to protect amenities of existing adjoining housing and to protect the visual integrity of the setting of the site, and, c) access provided via the adjoining residential development under construction to the northwest.</del></p> <p><b>Medium B density residential development, subject to:</b></p> <ul style="list-style-type: none"> <li>- <b>no development (roads, dwellings or structures) within 50m of the existing northern site boundary;</b></li> <li>- <b>a natural planted corridor to be provided at 50m from the existing northern site boundary;</b></li> <li>- <b>a comprehensive landscaping scheme including the retention of existing natural growth on the existing site boundaries;</b></li> <li>- <b>provision of a 25m deep landscaped corridor along the eastern site boundary, and;</b></li> <li>- <b>access provided via the adjoining residential development under construction to the northwest, the access road shall initially follow the lower site contours and shall minimise its encroachment into the 50m buffer to be provided.</b></li> </ul> </td> <td style="text-align: center; vertical-align: middle;">5.26</td> </tr> </table>	GM-R-08	<p><del>Medium B density residential development, subject to a) retention of existing natural growth on the site boundaries, b) supplementing of boundary planting to protect amenities of existing adjoining housing and to protect the visual integrity of the setting of the site, and, c) access provided via the adjoining residential development under construction to the northwest.</del></p> <p><b>Medium B density residential development, subject to:</b></p> <ul style="list-style-type: none"> <li>- <b>no development (roads, dwellings or structures) within 50m of the existing northern site boundary;</b></li> <li>- <b>a natural planted corridor to be provided at 50m from the existing northern site boundary;</b></li> <li>- <b>a comprehensive landscaping scheme including the retention of existing natural growth on the existing site boundaries;</b></li> <li>- <b>provision of a 25m deep landscaped corridor along the eastern site boundary, and;</b></li> <li>- <b>access provided via the adjoining residential development under construction to the northwest, the access road shall initially follow the lower site contours and shall minimise its encroachment into the 50m buffer to be provided.</b></li> </ul>	5.26	
GM-R-08	<p><del>Medium B density residential development, subject to a) retention of existing natural growth on the site boundaries, b) supplementing of boundary planting to protect amenities of existing adjoining housing and to protect the visual integrity of the setting of the site, and, c) access provided via the adjoining residential development under construction to the northwest.</del></p> <p><b>Medium B density residential development, subject to:</b></p> <ul style="list-style-type: none"> <li>- <b>no development (roads, dwellings or structures) within 50m of the existing northern site boundary;</b></li> <li>- <b>a natural planted corridor to be provided at 50m from the existing northern site boundary;</b></li> <li>- <b>a comprehensive landscaping scheme including the retention of existing natural growth on the existing site boundaries;</b></li> <li>- <b>provision of a 25m deep landscaped corridor along the eastern site boundary, and;</b></li> <li>- <b>access provided via the adjoining residential development under construction to the northwest, the access road shall initially follow the lower site contours and shall minimise its encroachment into the 50m buffer to be provided.</b></li> </ul>	5.26			
	<b>Cork City - North Environs</b>				



<p>CB.03.04.05</p>	<p>Amend text relating to amendment number CB 03.04.05 to insert the relevant paragraph number and to include additional text.</p> <p>Insert new paragraph after 3.4.40</p> <p>In the development of the River Bride (Blackpool) Certified Drainage Scheme a number of potential flood storage areas were identified. It was considered that these were not suitable for use as part of the preferred option for the scheme which is currently to be implemented by the OPW. However, it is considered that these areas may well be of use in terms of enabling the adaption of the scheme to the Climate Change scenario in the future. <del>The following mapped areas</del> <b>These areas</b> represent potential future flood storage areas and future development in these areas can only proceed if it is determined that such development will not negatively impact on the future required flood storage capacity as may be required. <b>A flood storage area lies within the development boundary of the North Environs and this has been indicated on the zoning map for the settlement.</b></p> <p>Text Change Only</p>	<p>159</p>
<p>CB 03.04.28</p>	<p>The map accompanying the proposed residential zoning NE-R-17 Medium B residential development zoning was omitted from the CE's report in error and has been appended to this document for clarity.</p> <p>Mapping Change Only</p>	<p>162</p>
<p>CB 03.04.44</p>	<p>Amend the text of amendment reference number CB 03.04.44 so as to include the additional wording "and scale" to objective NE-TC-01, this will now read as follows:</p> <p>Provide a district centre with provision for an appropriate range <b>and scale</b> of retail and commercial facilities to support the new population and taking into consideration the existing retail developments at Fox and Hounds, Dunnes Store and Lidl. The site should also allow for the development of a health centre and community hall/facility for the new residents.</p> <p>The site contains three archaeological monument CO074-131; CO074-172 and CO074-132 which are awarded protection under national monuments legislation and policies in the County Development Plan 2014. This archaeological site should be zoned out or designated a Greenfield area and preserved in situ with an appropriate buffer zone protecting the setting of the monuments. In addition the Zone of Archaeological Potential (ZAP) associated with these sites can be quite extensive. Any development at the site will require a detailed Archaeological Assessment in advance of development includes a geophysical survey and testing.</p> <p>The existing neighbourhood centre at the Fox and Hounds will form part of the district retail Centre subject to the resolution of a number of issues:</p> <p>a) Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the</p>	<p>166</p>

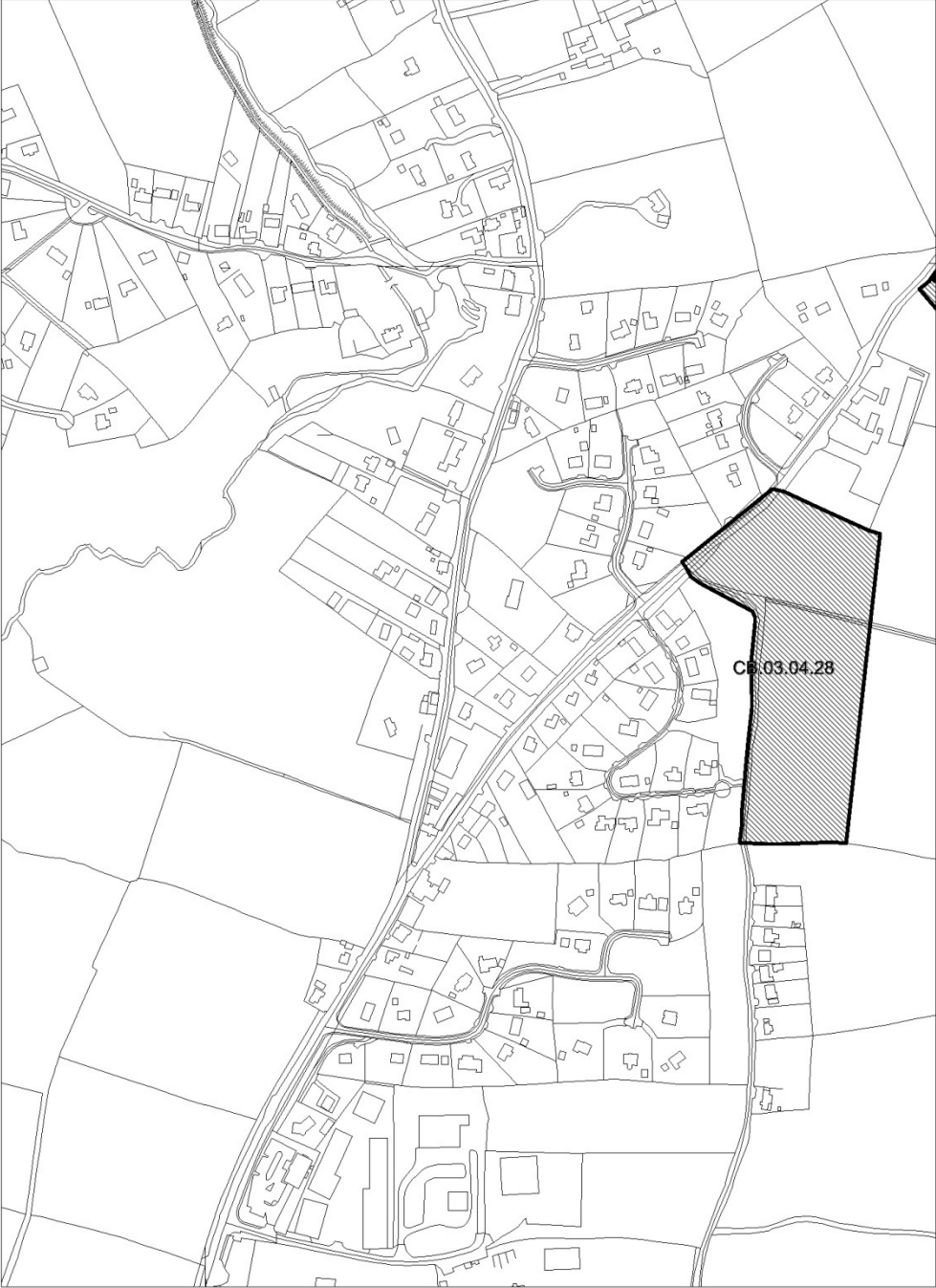
	<p>Ministerial Guidelines 'The Planning System and Flood Risk Management'.</p> <p>b) Provision should be made on site, for improved recreational facilities, including informal public recreation with the provision of a pedestrian walk along the Glen River. Any proposals should protect the Glen River Valley, an area considered to be of high landscape value.</p> <p>Λ*</p> <p>Text Change Only</p>	
CB 03.04.46	<p>The duplicate reference to CB 03.04.45 in the list of amendments under the North Environs section should read as CB 03.04.46. CB 03.04.46 refers to "Extend NE-R-04, partially rezoning open space, to the line of the proposed U-07". This is both a text and map change. The relevant map is appended below.</p> <p>Text and Mapping Change</p>	166
<b>Little Island</b>		
CB 03.06.02	<p><i>(Note: This amendment is superseded in the final Table below titled - Additional Amendments)</i></p> <p>Amend text and objective subject to amendment no. CB 03.06.02 in relation to objective LI-I-01 to make specific reference to the site as an important feeding location for a number of species of bird for which the Cork Harbour SPA is designated. Also remove strikethrough of "Fota Island" included in error in this amendment as originally proposed.</p> <p>The objective will read as follows;</p> <p>Industry with provision for planting and landscaping along the northern and eastern boundaries to recognise the sensitive location of the site in terms of the NHA at the northern edge of the site relation to the Cork Harbour SPA and to protect views of Little Island from the N25 <b>and Fota Island</b>.</p> <p>The south western boundary contains the site of CO 077-025 Castle site. This is a Recorded Archaeological Monument. The Zone of Archaeological Potential associated with the medieval castle can be quite extensive. Any development at the south west quadrant of the site will require a detailed Archaeological Assessment to clarify there is not subsurface archaeology within the development site before development can be considered in this area including geophysical survey and licensed archaeological testing. <del>Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the Birds Directive and the protection of the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area.</del></p> <p><b>This area is known to be an important feeding location for a number of species of bird for which the Cork Harbour SPA is designated (including Oystercatcher, Curlew and Black-tailed Godwit). Consideration of implications for these species will be</b></p>	171

	<p><b>integral to the assessment of new development proposals for this area. It may be necessary to retain a proportion of this zone as undeveloped land to ensure that sufficient undisturbed field feeding habitat remains available to maintain the favourable conservation status of populations of these species.</b></p> <p>Text Change Only</p>	
CB 03.06.03	<p>Amend text and objective subject to amendment no. CB 03.06.03 in relation to objective LI-I-02 to make specific reference to the site as an important feeding location for a number of species of bird for which the Cork Harbour SPA is designated.</p> <p>The objective will read as follows;</p> <p>Industrial estate and/or warehousing and distribution with provision for local access road. Minimum 20 metre wide tree planted buffer along northern and western boundary of site. 20 metre wide.</p> <p><del>Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the Birds Directive and the protection of the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area.</del></p> <p><b>This area is known to be an important feeding location for a number of species of bird for which the Cork Harbour SPA is designated (including Oystercatcher, Curlew and Black-tailed Godwit). Consideration of implications for these species will be integral to the assessment of new development proposals for this area. It may be necessary to retain a proportion of this zone as undeveloped land to ensure that sufficient undisturbed field feeding habitat remains available to maintain the favourable conservation status of populations of these species.</b></p> <p>Text Change Only</p>	171
CB 03.06.04	<p><i>(Note: This amendment is superseded in the final Table below (titled - Additional Amendments)</i></p> <p>Amend text the subject of amendment no. CB 03.06.04 in relation to objective LI-O-01 to make specific reference to the site as an important feeding location for a number of species of bird for which the Cork Harbour SPA is designated.</p> <p>The objective will read as follows;</p> <p>Open space. This area makes a significant contribution to the setting of Little Island and offers scenic views of the island when viewed from Fota and on eastern approaches to Cork City. It also functions as an important buffer for the adjoining strategic industrial area <b>and is known to be an important feeding habitat for a number of species of bird for which the adjacent SPA is designated.</b> There is a general presumption against development on these lands. <del>although there is some potential for recreation/amenity uses (eg waterside park).</del></p> <p><del>This site is an important site for populations of species of birds</del></p>	172

	<p>for which the Cork Harbour SPA is designated. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and Birds Directive and the protection of the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area.</p> <p>The south western boundary contains the site of CO 077-025 Castle site. This is a Recorded Archaeological Monument. The Zone of Archaeological Potential associated with the medieval castle can be quite extensive. Any development at the south west quadrant of the site will require a detailed Archaeological Assessment to clarify there is not subsurface archaeology within the development site before development can be considered in this area including geophysical survey and licensed archaeological testing.</p> <p>*</p> <p>Text Change Only</p>	
CB 03.06.05	<p>This amendment refers to the incorrect objective and should read as follows;</p> <p>Amend text of <del>LI-GO-05</del> <b>LI-GO-03</b> as follows;</p> <p>In order to secure the sustainable population growth and supporting development proposed in LI-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan as well as the Cork Harbour Special Protection Area and the Great Island Channel <del>Special Protection Area</del>, <b>Special Area of Conservation</b> must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving harbour does not fall below legally required levels.</p> <p>Text Change Only</p>	172
CB 03.06.08	<p>Delete amendment reference number CB 03.06.08 as it was included in error. This objective is the subject to amendment number of CB 03.06.02.</p> <p>Text Change Only</p>	174
<b>Carrigtwohill</b>		
CB 03.05.12	<p>Amend text the subject of proposed amendment no. CB 03.05.12 in relation to Development objective No. CT-R-20 as follows;</p> <p>Medium Density B residential development. Proposals shall provide for the retention, <del>expansion or relocation</del> of the existing playing pitches and club house.</p> <p>*</p> <p>Text change only.</p>	168
<b>Section Four: Key Villages</b>		
<b>Section Five: Villages, Village Nuclei and Other Locations</b>		

<p>CB 05.01.02</p>	<p>Amend text and objective subject to amendment number CB 05.01.02 in relation to X-01, Spike Island to include a reference to its proximity to the Cork Harbour SPA and to remove reference to the Great Island Channel Special Area of Conservation.</p> <p>The objective will read as follows;</p> <p>The promotion of the continued development of the island as a major tourism attraction and unique cultural heritage and activity destination in accordance with the recommendations of the masterplan. This will require considerable investment in facilities and services both on the island itself and at origin and access points, including car parking ticketing facilities etc. It is vital that the future development complements the character and grain of the existing structures and protects the unique environment of the island.</p> <p><del>Development proposals on the island shall ensure that the adjoining Great Island Channel Special Area of Conservation is managed appropriately.</del></p> <p><b>Spike Island is located in close proximity to the Cork Harbour SPA. Tourism initiatives in this location could have the potential to increase marine traffic in the harbour area, and could have the potential to cause disturbance to birds. New developments proposed for the area should be designed to minimise risk of disturbance to birds. Development in this location will only be permitted where it is shown that it is compatible with the requirements of the Habitats and Birds Directives and with the protection of the Cork Harbour SPA.</b></p> <p>Text change only</p>	<p>175</p>
<p>CB 05.01.05</p>	<p><i>(Note: This amendment is superseded in the final Table below (titled - Additional Amendments)</i></p> <p>Amend text the subject of amendment no. CB 05.01.05 in relation to objective X-01 Development Boundary objectives for Marino Point to amend the wording in relation to the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection area. This will now read as follows:</p> <p>To facilitate the development of this site for port related industrial development. The following considerations will apply to any proposals for development:</p> <ul style="list-style-type: none"> <li>• Development will be confined to the existing reclaimed area and to activities which are port-related or which use the existing industrial installations. Any new berthing /unloading facilities would be limited.</li> <li>• Development involving significant traffic volumes will not be permitted, pending the upgrading of the adjoining R624 regional road in the direction of both Carrigtwohill and Cobh. A detailed Traffic Impact Assessment would be required prior to any development to assess the impact on the existing road network.</li> <li>• Existing recorded monuments on site shall be protected.</li> <li>• In permitting development regard shall be had to mitigating potential adverse impacts.</li> <li>• <del>This zone is adjacent to the Great Island Channel Special</del></li> </ul>	<p>176</p>

	<p><del>Area of Conservation and the Cork Harbour Special Protection Area. New developments will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC and SPA.</del></p> <ul style="list-style-type: none"> <li>• <b>Marino Point is located immediately adjacent to the Great Island Channel SAC and Cork Harbour SPA. Development in this location will only be permitted where it is shown that it is compatible with the requirements of the Habitats and Birds Directive and with the protection of these sites.</b></li> </ul> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives of this plan.</p> <p>Text Change Only</p>	
	<b>Appendix E List of Late Submissions (Additional submissions omitted from Chief Executive's report)</b>	
	John A Cashman (Glanmire) Cobh MD area	295
	Text Change Only	



**Amendment Ref:CB.03.04.28**

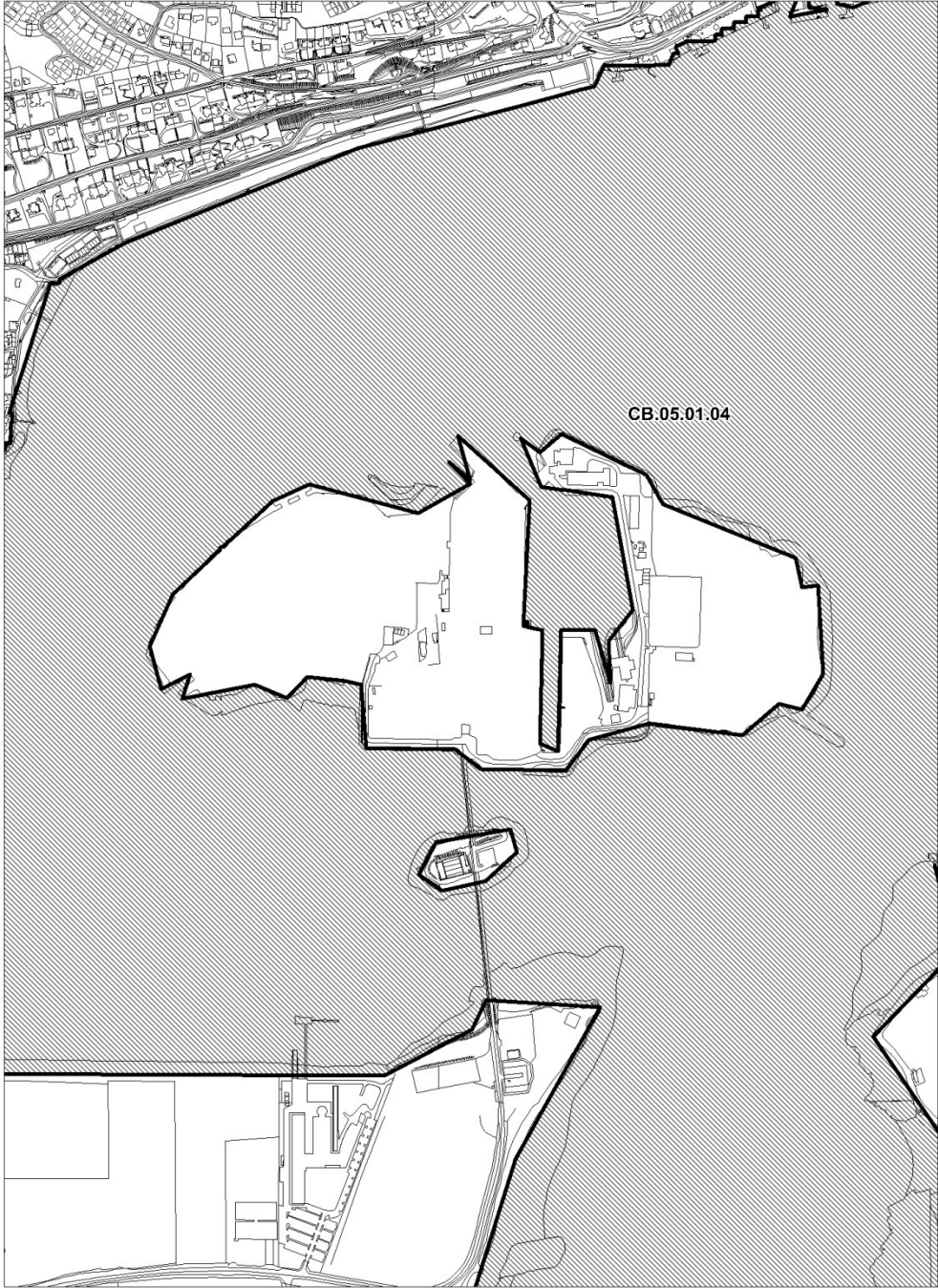


**Amendment Ref:CB.03.04.46**





Amendment Ref:CB.03.02.14



Amendment Ref:CB.05.01.04



Amendment Ref:CB.03.05.02

The 17 additional amendments were agreed.

	<b>Additional Amendments / Addendum</b>	
<b>Proposed Change Ref.</b>	<b>Scope of Change / Amendment</b>	<b>Page No.</b>
	<b>Section 1: Introduction</b>	
	<b>Section 2: Local Area Strategy</b>	
	<b>Section 3: Main Towns</b>	
	<b>North Environs</b>	
CB 03.04.47	<p>Amend Paragraph 3.4.43 in the North Environs Section as follows;</p> <p>There are no Natural Heritage Areas or sites which are designated under the Wildlife (Amendment) Act 2000 or any Natura 2000 sites designated under the European Habitats Directive <del>2000</del> <b>1992</b> within the Northern Environs. However <del>the Eastern half of the site is located within the Natura 2000 screening zone for the purpose of assessing planning applications having regard to the proximity of Cork Harbour's natural heritage designations. The eastern half of the site lies within the catchment of Cork Harbour within which there lie two Natura 2000 sites – The Great Island Channel SAC and Cork Harbour SPA.</del> The designations include two Natura 2000 sites namely Cork Harbour Special Protection Area (SPA) site code 004030 and the Great Island Channel Special Area of Conservation (SAC) site code 001058. It is also designated a Ramsar site for wetland protection. There are also a number of pNHA sites within Cork harbour which overlap with some of the boundaries of the Natura 2000 designated sites. The Cobh Local Area Plan will be subject to the Habitats Directive Assessment process similar to that conducted for the 2011 Local Area Plan process.</p> <p>Text Change Only</p>	p.95 of DLAP
	<b>Carrigtwohill</b>	
CB 03.05.18	<p>Amend zoning map and specific development objective to omit <i>CT-O-04 Open Space – Provision of a Small Park</i> proposed in the draft plan and replace as an Existing Built up area.</p> <p>Text and Map change</p> <p><i>Note: This amendment will require re-numbering of the remaining Open Space areas within Carrigtwohill.</i></p>	p.153 of DLAP
CB 03.05.19	<p>Delete the following sentence in Section 3.6.33 of the Draft plan as follows:</p> <p>One of the principle improvements will be to Station Road, connecting the train station with the town centre and future development in Carrigtwohill North. <del>Currently footpaths are only provided on one side of Station Road and they vary in quality.</del> There is no dedicated cycle path connecting the station with the town centre. Going north, there are currently no pedestrian facilities</p>	p.136 of DLAP & Appendix B1 of CE Report

	connecting houses to the north of the rail line with the station. Text change only	
CB 03.05.20	Delete Paragraph 3.6.101 of the Draft plan as follows: <del>The Transport Assessment also acknowledges, based on an assumption of high rates of modal shift that the full upgrade of the N25 Interchange between Middleton to Carrigtwohill N25 route or additional road improvements may not be required to achieve the target number of dwellings if a range of transport measures are delivered to help secure higher levels of modal shift including;</del> Text change only	p.145 of DLAP & Appendix B1 of CE Report
CB 03.05.21	Delete the following sentence in paragraph 3.6.25 of the Draft Plan  Carrigtwohill has a range of public services and community facilities including two primary schools, a girl's only secondary school, a garda station and a church. The community centre, located in the heart of the settlement on the main street is a substantial building available for a wide variety of activities including sports, drama and meetings. Immediately south of the community centre is a relatively new community playground and further south trees have been planted in parts, <del>however there is no public lighting and the grasslands have been poorly maintained. This site has the potential to be a key asset to the town and its completion to an appropriate standard is desirable.</del> Text change only	p.135 of DLAP & Appendix B1 of CE Report
CB 03.05.22	Extend the boundary of Industrial Zoning CT-I-01 to include additional lands within the boundary of same.  Mapping and text change  <i>Note: Site Area of CT-I-01 in zoning objective will be amended as a consequence of this change.</i>	p. 153 of DLAP
<b>Section 4: Key Villages</b>		
<b>Carrignavar</b>		
CB 04.03.01	As the Normal Recommended Scale of any individual scheme is referred to in GO-01 (b) General Objectives for Key Villages and Table 4.2.1, it is proposed to delete the following text from DB-01 (b): <del>“No single proposal for residential development shall be larger than 30 housing units.”</del> Text change only	p.172 of DLAP
<b>Glenville</b>		
CB 04.04.01	As the Normal Recommended Scale of any individual scheme is referred to in GO-01 (b) General Objectives for Key Villages and Table 4.2.1, it is proposed to delete the following text from DB-01 (b): <del>The number of units in any particular group, having regard to the existing grain of development in the area, should not exceed 25 units.</del> Text change only	p.177 of DLAP

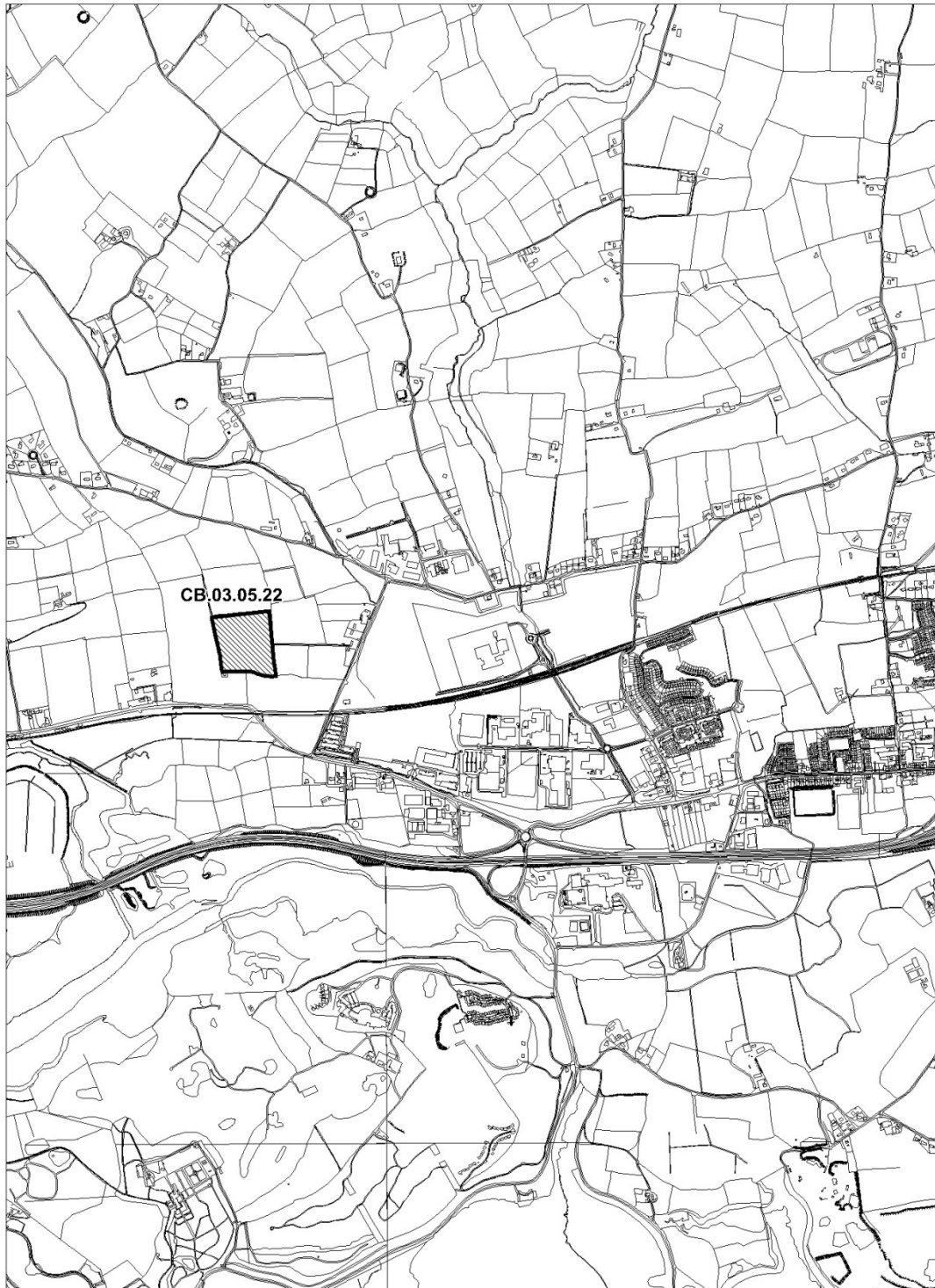
	<b>Glounthaune</b>	
CB 04.05.01	<p>As the Normal Recommended Scale of any individual scheme is referred to in GO-01 (b) General Objectives for Key Villages and Table 4.2.1, it is proposed to delete the following text from DB-01 (b):  <del>No one proposal for residential development shall be larger than 40 housing unit.</del></p> <p>Text change only</p>	p.183 of DLAP
	<b>Section 5 Villages, Village Nuclei and Other Locations</b>	
	<b>Kerry Pike</b>	
CB 05.02.01.01	<p>Include additional text which includes the word ‘normally’ in paragraph 5.2.24</p> <p>To allow new development to respect the pattern and grain of existing development it is considered that any new individual housing schemes should <b>normally</b> not exceed 20 units. Development must be of an appropriate density to facilitate integration with the landscape.</p> <p>Text change only</p>	p.192 of DLAP
	<b>Killeens</b>	
CB 05.02.02.01	<p>Include additional text which includes the word ‘normally’ in paragraph 5.2.32</p> <p>With recognition of the need to allow consolidation of the village and development of a sense of place, it is considered that any new individual housing scheme should <b>normally</b> not exceed 10 units. Development must be of an appropriate density to facilitate integration with the landscape.</p> <p>Text change only</p>	p.194 of DLAP
	<b>Knockraha</b>	
CB 05.02.03.02	<p>Include additional text which includes the word ‘normally’ in paragraph 5.2.42</p> <p>Both the scale and form of development will be very much dependent on retaining the character of the village and improvements to the infrastructure of the village. While there may be opportunities for terraced and in-fill development in the village core, most development will be in the form of individual dwellings/serviced sites and in this context no one proposal for residential development should <b>normally</b> be larger than 5 units.</p> <p>Text change only</p>	p.197 of DLAP
	<b>Upper Glanmire</b>	
CB 05.02.04.01	<p>Include additional text which includes the word ‘normally’ in paragraph 5.2.58</p> <p>In accordance with DoEHLG guidance on the scale of future development in villages it is considered that any new individual housing schemes should <b>normally</b> not exceed 3-4 units.</p> <p>Text change only</p>	p.200 of DLAP

<b>Whitechurch</b>		
CB 05.02.05.01	<p>Include additional text which includes the word 'normally' in paragraph 5.2.68</p> <p>In accordance with DoEHLG guidance on the scale of future development in villages it is considered that any new individual housing schemes should <b>normally</b> not exceed 20 units.</p> <p>Text change only</p>	p.200 of DLAP
<b>Rathduff</b>		
CB 05.03.03.01	<p>Include additional text which includes the word 'normally' in paragraph 5.3.40</p> <p>Over the lifetime of this Local Area Plan, It is considered that the village nucleus of Rathduff can accommodate a maximum growth of approximately 5 units. Development of this scale would be in line with the existing pattern of development and the level of services available locally. Any new individual housing schemes should <b>normally</b> not exceed 1-2 units. As a result, the development boundary will remain relatively unchanged.</p> <p>Text change only</p>	p.214 of DLAP
<b>Caherlag</b>		
CB 05.03.02.01	<p>Amend the settlement boundary to include additional lands within the development boundary of Caherlag</p> <p>Map change only</p>	p.213 of DLAP
CB 05.03.02.02	<p>Include additional text which includes the word 'normally' in paragraph 5.3.29</p> <p>Taking into consideration the DoEHLG guidelines on Sustainable Residential Development in Urban Areas and the existing grain of development and the pattern of existing development, any new individual housing schemes should <b>normally</b> not exceed 1-2 units. The development boundary has been drawn to reflect existing development and to provide sufficient land to accommodate the level of growth anticipated.</p> <p>Text change only</p>	p.212 of DLAP

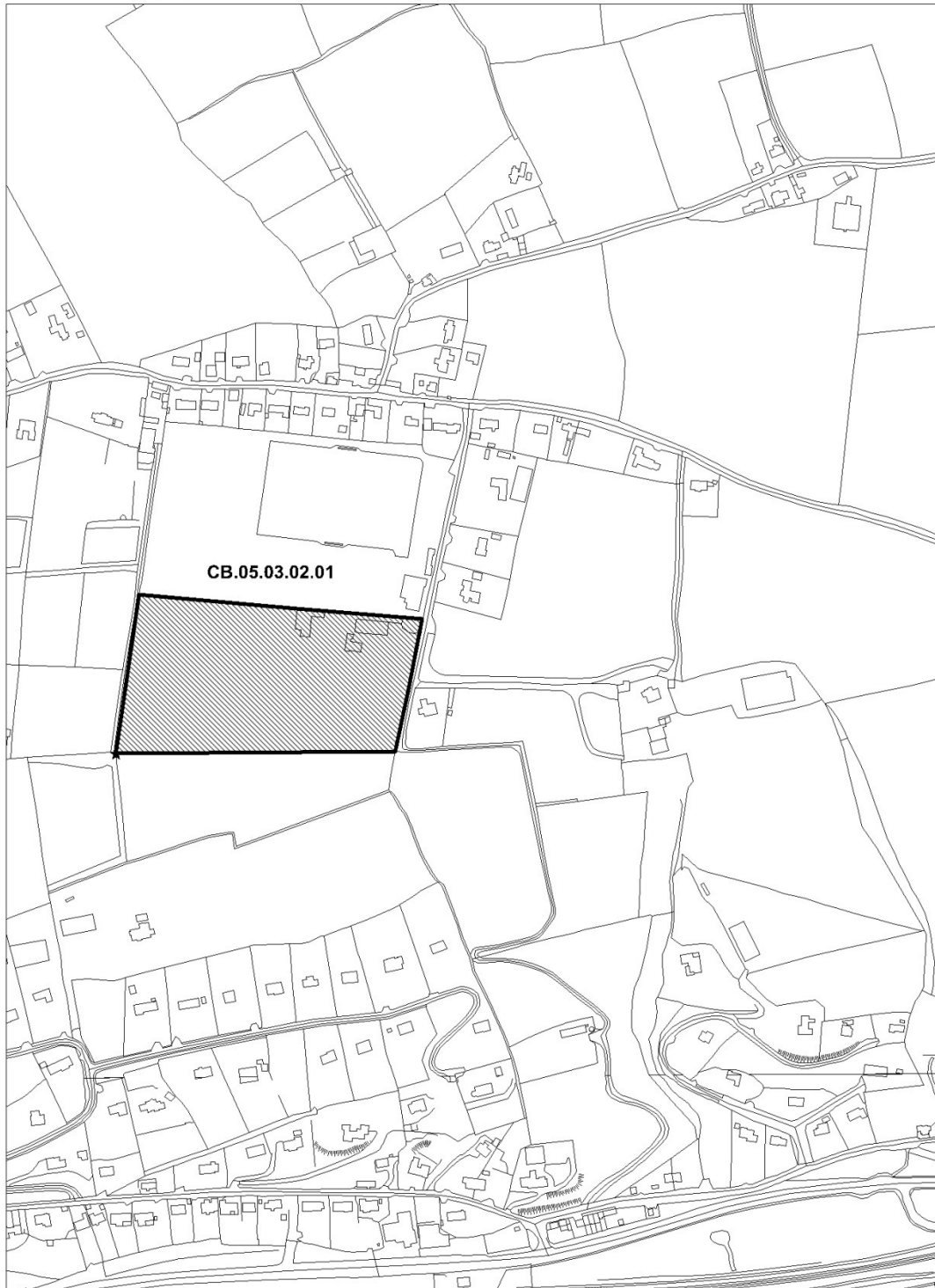


**Amendment Ref:CB.03.05.18**





**Amendment Ref:CB.03.05.22**



**Amendment Ref:CB.05.03.02.01**

13 new amendments circulated on 27<sup>th</sup> March, 2017, were agreed.

4 amendments arising from discussion on 27<sup>th</sup> March, 2017 were agreed.

The above 4 amendments agreed required the following to be undertaken:

- 1 no. agreed amendment regarding villages (listed as part of the 13 no. amendments referred to above) was replaced by 3 no. separate amendments reflecting the agreed text changes.
- 1 no agreed amendment regarding Ballyvolane UEA (listed as part of the 4 no. amendments referred to above) required 4 no. separate amendments – which are referenced in the table below and amalgamated as shown in Appendix A following this table.
- 1 no. agreed amendment regarding submission ref no. 16-16-11876141 (listed as part of the 13 no. amendments referred to above) required only a modification as agreed.
- 1 no. additional amendment within Knockraha is listed.

The following table shows the final agreed amendments and, hence, the table contains 20 agreed amendments (with additional amendment as agreed relating to the Strategic Land Reserve).

	<b>Additional Amendments</b>				
<b>Proposed Change Ref.</b>	<b>Scope of Change / Amendment</b>	<b>Page No.</b>			
	<b>Section 1: Introduction</b>				
	<b>Section 2: Local Area Strategy</b>				
	<b>Section 3: Main Towns</b>				
	<b>Glanmire</b>				
CB 03.03.15	Include Site Area as Existing Built Up Area  Mapping change only	p.88 of DLAP			
	<b>North Environs</b>				
CB 03.04.48	<p><i>(Note: This amendment is further modified by Council Resolution set out below in this Meeting Minute)</i></p> <p>Rezone lands subject to Medium B Residential Development, as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center;">NE-R18</td> <td style="width: 65%;"><b>Medium B Residential development, subject to finalisation of road alignments serving Balllyvolane Urban Expansion Area which may require to traverse the subject site.</b></td> <td style="width: 20%; text-align: center;">4.6</td> </tr> </table>	NE-R18	<b>Medium B Residential development, subject to finalisation of road alignments serving Balllyvolane Urban Expansion Area which may require to traverse the subject site.</b>	4.6	p.116 & 121
NE-R18	<b>Medium B Residential development, subject to finalisation of road alignments serving Balllyvolane Urban Expansion Area which may require to traverse the subject site.</b>	4.6			

	Text and Map change	
CB 03.04.49	Extend NE-R-11 to east.  Amend site area in zoning objective.  Text and Map change	p.116 & 121 of DLAP
CB 03.04.50	Insert additional residential zoning objective as NE-R-18 at the southern extent of NE-B-01.  Insert new zoning objective as follows:  <b>NE-R-18: Medium B Residential Development</b>  Text and Map change  <i>(Note: Mapped extent and site area of NE-B-01 will be adjusted accordingly as a consequential change)</i>	p.116 & 121 of DLAP
CB 03.04.51	Insert additional wording in Objective for NE-O-08, as follows:  Open space that fulfils an important function in providing a strategic gap between the City boundary and Glanmire and an open landscaped setting to the buildings within it and to the entrance to the city. Subject to normal proper planning considerations, it is not the intention of this objective to unreasonably restrict the continued operation, intensification or expansion of established institutional or commercial uses. <b>Consideration will be given to the development of an additional dwelling on the western portion of these lands to facilitate existing family needs.</b>  Text change only	p.118 of DLAP
CB 03.04.52	Insertion of additional wording re. phasing flexibility in Ballyvolane UEA, as follows:  Amend wording in CE Report Appendix B1  <b>Where capacity in existing infrastructure exists, lands benefitting from this should be developed first. In the interim,</b> development proposals that can provide the necessary infrastructure can be considered for permission.  Text change only	P240 (Appendix B1) of CE Report
CB 03.04.20	Delete text in Chief Executives Report and insert new Table 3.4.3 as per Appendix A set out below.  Text change only – see Appendix A under this table for changes.	p.161 and p. 240 (Appendix B1) of CE Report
CB 03.04.22	Delete text in Chief Executives Report and insert new Table 3.4.4, as per Appendix A set out below.  Text change only – see Appendix A under this table for changes.	p.161 and p. 243 (Appendix B1) of CE Report
CB 03.04.23	Delete text in Chief Executives Report and insert new Table 3.4.5 as per Appendix A set out below.  Text change only – see Appendix A under this table for changes.	p.162 and p. 245 (Appendix B1) of CE Report

CB 03.04.24	Delete text in Chief Executives Report and insert new Table 3.4.6 and associated paragraph as per Appendix A set out below.  Text change only – see Appendix A under this table for changes.	p.162 and p. 246 (Appendix B1) of CE Report
<b>Little Island</b>		
CB 03.06.02	Amend the text which is subject to amendment no. CB 03.06.02 in relation to objective LI-I-01 to make specific reference to the site as an important feeding location for a number of species of bird for which the Cork Harbour SPA is designated. Also delete text.  The objective will read as follows;  Industry with provision for planting and landscaping along the northern and eastern boundaries to recognise the sensitive location of the site in <del>terms of the NHA at the northern edge of the site</del> relation to the Cork Harbour SPA and to protect views of Little Island from the N25 <del>and Fota Island</del> .  <b>The south western boundary contains the site of CO 077-025 Castle site. This is a Recorded Archaeological Monument. The Zone of Archaeological Potential associated with the medieval castle can be quite extensive. Any development at the south west quadrant of the site will require a detailed Archaeological Assessment to clarify there is not subsurface archaeology within the development site before development can be considered in this area including geophysical survey and licensed archaeological testing. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the Birds Directive and the protection of the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area.</b>  <b>This area is known to be an important feeding location for a number of species of bird for which the Cork Harbour SPA is designated (including Oystercatcher, Curlew and Black-tailed Godwit). Consideration of implications for these species will be integral to the assessment of new development proposals for this area. It may be necessary to retain a proportion of this zone as undeveloped land to ensure that sufficient undisturbed field feeding habitat remains available to maintain the favourable conservation status of populations of these species.</b>  Text change only	p. 171 of CE Report & p.161 of DLAP
CB 03.06.04	Amend text subject to amendment no. CB 03.06.04 in relation to objective LI-O-01 to make specific reference to the site as an important feeding location for a number of species of bird for which the Cork Harbour SPA is designated and to delete text.  The objective will read as follows;  Open space. This area makes a significant contribution to the setting of Little Island. <del>and offers scenic views of the island</del>	p. 172 of CE Report

	<p>when viewed from Fota and on eastern approaches to Cork City. It also functions as an important buffer for the adjoining strategic industrial area <b>and is known to be an important feeding habitat for a number of species of bird for which the adjacent SPA is designated.</b> There is a general presumption against development on these lands. <del>although there is some potential for recreation/amenity uses (eg waterside park).</del></p> <p>This site is an important site for populations of species of birds for which the Cork Harbour SPA is designated. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and Birds Directive and the protection of the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area.</p> <p>The south western boundary contains the site of CO 077-025 Castle site. This is a Recorded Archaeological Monument. The Zone of Archaeological Potential associated with the medieval castle can be quite extensive. Any development at the south west quadrant of the site will require a detailed Archaeological Assessment to clarify there is not subsurface archaeology within the development site before development can be considered in this area including geophysical survey and licensed archaeological testing.</p> <p>*</p> <p><b>Text change only</b></p>	
	<b>Section 4: Key Villages</b>	
CB 04.02.01	<p>Insert following text as a footnote in Table 4.2.1 Appropriate Scale of Development in Key Villages, as follows:</p> <p><b>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</b></p> <p>Text change only</p>	p.167 of DLAP
	<b>Glounthaune</b>	
CB 04.05.02	<p>Extend development boundary to include additional lands.</p> <p>Map change only</p>	p.185 of DLAP
	<b>Section 5 Villages, Village Nuclei and Other Locations</b>	
CB 05.02.01	<p>Insert following text as a footnote in Tables 5.2.1 Appropriate Scale of Development in Cobh Municipal District Villages.</p> <p><b>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be</b></p>	p.189 of DLAP

	<p><b>considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</b></p> <p>Text change only</p>	
	<b>Kerry Pike</b>	
CB 05.02.01.02	<p>Extend development boundary to include additional lands.</p> <p>Map change only</p>	p.193 of DLAP
	<b>Knockraha</b>	
CB 05.02.03.03	<p>Extend development boundary to include additional lands.</p> <p>Map change only</p>	p.199 of DLAP
CB 05.02.03.04	<p>Extend development boundary of the village to include additional lands.</p> <p>Map change only</p>	p.199 of DLAP
	<b>Village Nuclei</b>	
CB 05.03.01	<p>Insert following text as a footnote in Table 5.3.1 Scale of Development in Cobh Municipal District Village Nuclei.</p> <p><b>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</b></p> <p>Text change only</p>	p.207 of DLAP
	<b>Marino Point</b>	
CB 05.01.05	<p><i>(Note: This amendment is further modified by Council Resolution set out below in this Meeting Minute)</i></p> <p>Edit text in Objective X-01 for Marino Point:</p> <p>To facilitate the development of this site for port related industrial development. The following considerations will apply to any proposals for development:</p> <ul style="list-style-type: none"> <li>• Development will be confined to the existing reclaimed area and to activities which are port-related or which use the existing industrial installations. Any new berthing /unloading facilities would be limited.</li> <li>• <b>A detailed Traffic Impact Assessment is required prior to any development to assess the impact on the existing road network.</b></li> <li>• <b>Upgrading of the adjoining R624 regional road in the direction of both Carrigtwohill and Cobh is required to</b></li> </ul>	p.176 of CE Report

	<p>facilitate developments likely to generate significant increase in traffic volumes.</p> <ul style="list-style-type: none"> <li>• <del>Development involving significant traffic volumes will not be permitted, pending the upgrading of the adjoining R624 regional road in the direction of both Carrigtwohill and Cobh. A detailed Traffic Impact Assessment would be required prior to any development to assess the impact on the existing road network.</del></li> <li>• Existing recorded monuments on site shall be protected.</li> <li>• <b>In permitting development regard shall be had to mitigating potential adverse impacts.</b></li> <li>• <del>This zone is adjacent to the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area. New developments will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC and SPA.</del></li> <li>• <b>Marino Point is located immediately adjacent to the Great Island Channel SAC and Cork Harbour SPA. Development in this location will only be permitted where it is shown that it is compatible with the requirements of the Habitats and Birds Directive and with the protection of these sites.</b></li> </ul> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives of this plan.</p> <p>Text Change Only</p>	
<b>Strategic Land Reserve</b>		
<p>Amendment no. CB 01.01.07</p> <p>Delete Text of Appendix B2 as set out under Amendment no. CB 01.01.07 of the CE Report (p.279 - 284) and insert following text:</p> <p><b>Active Land Management</b></p> <p>In response to an indentified deficit in the supply of housing units and arising from ongoing research and analysis in the period since the adoption of the CDP 2014 (including with the Planning &amp; Development SPC, public consultations associated with the this LAP process and stakeholder engagement), Cork County Council has given further consideration to the most appropriate process of identifying the additional quantum of housing land supply required to drive growth in the Cork Region.</p> <p>Section 2 (Planning &amp; Economic Recovery) of the Planning Policy Statement 2015 (DECLG) identifies active land management by Planning Authorities as critical in the implementation phase of development plans:</p> <p><i>Preparation of development plans is only an initial step. Plan implementation is key and the actions in Construction 2020 will be progressed to enable planning authorities to more dynamically lead and manage the development process in their areas, ensuring that land zoned for development actually</i></p>		



*comes into use as anticipated in development plans and in tandem with supporting infrastructure.*

*The enhanced role of planning authorities in managing the development and use of land in their areas will compliment their expanded role in economic development set out in Putting People First, providing the tools for local authorities to strongly support local economic development which facilitates overall national economic recovery.*

Active land management is multi-faceted and may be said to include managing the delivery of zoned lands to ensure those lands come into active use; ensuring that social, environmental and economic considerations are appropriately integrated into land identification and delivery; and, ensuring an adequate volume of appropriate lands are identified to ensure the availability of an appropriate supply of serviced/serviceable zoned lands to serve existing and future housing demand.

In this context Cork County Council proposes to initiate a process of Active Land Management to include for the ongoing monitoring and evaluation of the following:

- Actual and projected housing demand in the Cork Region, including household sizes and required household types, appropriate density, vibrancy of the employment market and employment delivery targets
- The planning consent process (planning permissions granted/refused for multiple house schemes), commencement notifications, housing completion rates
- The roll-out and delivery of essential infrastructure by state agencies, including opportunities to leverage maximum returns from investment by the state
- Opportunities to promote modal shift and sustainable transport patterns where appropriate, including along existing, planned and potential future transport corridors
- Opportunities to maximise use of existing hard and soft infrastructure, including supporting the vitality and viability of Metropolitan Cork, towns, villages and settlements throughout Cork

It is intended the process of Active Land Management will help ensure the strategic planning policy process is well-positioned to respond in a dynamic manner to the changing nature of the housing market, and in-so-doing help ensure the right type of housing units are being provided at the most appropriate locations, in a timely manner.

A central component of this approach will be the process of seeking to ensure that when statutory land use plans identify lands that are most suitable for the delivery of the required housing units, housing units are delivered on the lands within the lifetime of the Plan or as soon as may be reasonably expected.

During the lifetime of this Plan, and in addition to the provisions of the Urban Regeneration & Housing Act 2015, Cork County Council will:

- Monitor the degree to which serviced/serviceable zoned lands are delivering the required housing units such that during the next LAP making cycle, informed consideration may be given as to the likelihood of such lands contributing the number and type of units required and/or whether it is appropriate to continue to zone such lands for residential purposes.
- Provide dedicated resources (the Housing and Infrastructure Implementation Team) to collaborate with land owners, developers and state agencies to prepare and initiate implementation strategies for key strategic sites, including the designated Urban Expansion Areas and the Monard SDZ, on a prioritised basis.
- Monitor the delivery of housing units in Key Villages, Villages and Village Nuclei, having regard to the stated *Scale of Development* and *Normal Recommended Scale of any Individual Scheme* requirements set out in this Plan.

This process will be undertaken in each Municipal District to help distinguish between locations with the capacity, infrastructure and market demand to deliver housing units sustainably and other similarly designated locations in the MD that are not delivering the required supply of housing units. This process will help ensure the planning policy framework is sufficiently dynamic to respond positively in locations that can sustainably deliver the required units, while ensuring the overall Scale of Development (per Key Village, Village or Village Nuclei) is not exceeded at the MD Level.

- Advance the process of identifying a Strategic Land Reserve of approx 400ha in County Metropolitan Cork – a strategic initiative first introduced in the CDP 2014, and which has been the subject of ongoing consideration and analysis in the intervening period, including during the Pre-Draft Consultation process and Public Consultation Phase of the statutory LAP-making process.

#### Strategic Land Reserve

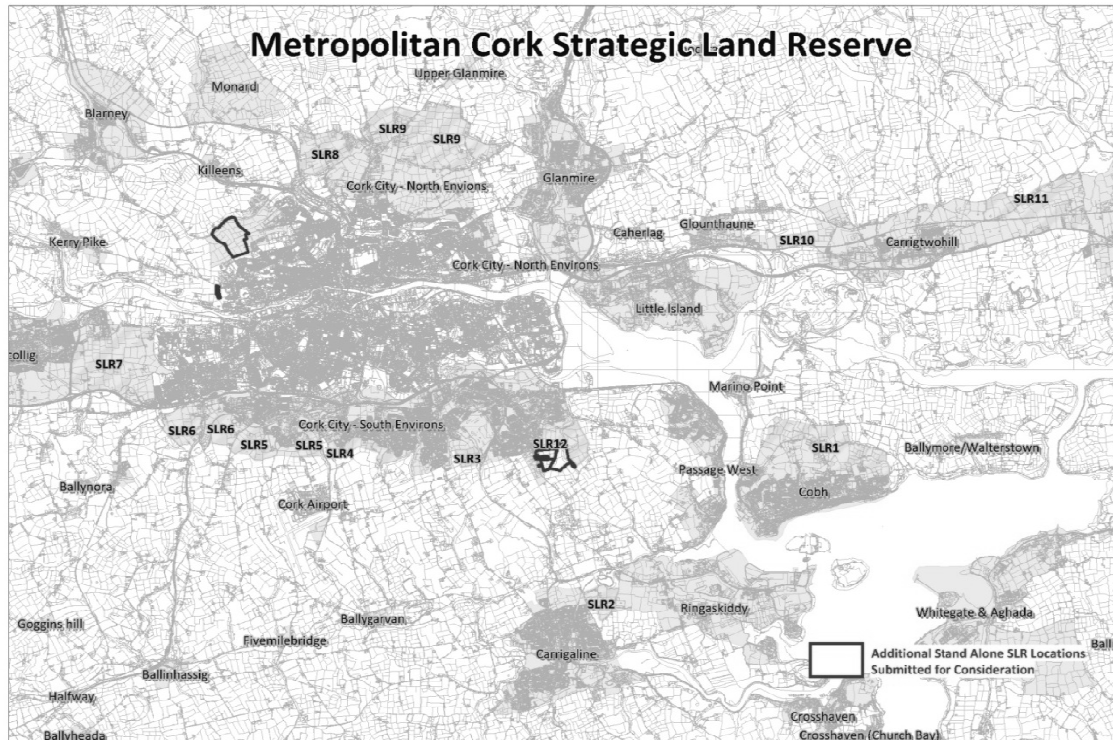
Section 2.2.15 of the Cork County Development Plan 2014 provides a context for the evidence based analysis that points to the requirement to provide a Strategic Land Reserve in County Metropolitan Cork, including the fact Paragraph 4.2.11 of the SWRPGs gives support for provision of the following: “an additional allowance for headroom, to allow for choice, sequencing and other local factors. This headroom should be calculated in line with the Development Plan Guidelines 2007”.

When preparing the Draft Local Area Plan Cork County Council again identified the need for additional strategic land reserves (in the order of 300ha - 400ha), to take account of the requirements set out in the CDP 2014 but also in the context of anticipated economic and population growth in the State over the coming decades and which is likely to be concentrated at locations like Metropolitan Cork which are best positioned to drive increased economic activity.

A total of 17 SLR sites were considered - 12 identified in the Draft LAPs and an additional 5 no. proposed new sites during the consultation process (additional submissions requested some already identified SLR locations to be extended) - and which are listed below in Table 1.3 and Figure 3.

Ref	Site Name	Gross Area (Ha)
SLR1	Cobh North Extension	185.0
SLR2	Carrigaline East	47.0
SLR3	Castletreasure	21.4
SLR4	Frankfield /Grange	44.9
SLR5	Togher/Doughcloyne	93.6
SLR6	Ardrostig	100.3
SLR7	Ballincollig East-Carrigrohane	223.9
SLR8	Kilbarry/Carhoo/Kilcully	105.1
SLR9	Ballyvolane-Whites Cross	336.2
SLR10	Carrigtwohill West Extension	32.4
SLR11	Carrigtwohill East	220.7
SLR 12	Oldcourt	78.7
		1489.2

Figure 3: Locations of Strategic Land Reserve Options



The SLR sites have been subject to a High Level Appraisal based on the following:

- **Sequential Approach:** Selecting sites based on the principle that potential green-belt development should, where deemed appropriate, be located in the immediate environs of Cork City in the first instance.
- **Infrastructural Investment:** Where sites offer opportunities to leverage maximum returns from infrastructural development but which would not prejudice the delivery of, or necessitate upfront investment which may be considered, regional or national in scale
- **Multi-modal Transport Opportunities:** Located so as to offer potential multi-modal opportunities for accessing local trip generating services, existing/proposed public transport services and strategic employment areas

The High Level Appraisal has resulted in the emergence of 6 no. SLR sites at this stage (SLR3 Castletreasure, SLR4 Frankfield/Grange, SLR5 Togher/Doughcloyne, SLR6 Ardrostig, SLR7 Ballincollig East-Carrigrohane, SLR12 Oldcourt) as potentially having greater capacity to deliver. However, as all sites have matters to be considered in detail, it is recognised that detailed assessment is required, including consultation with landowners and state agencies. On this basis it is proposed to retain all the original 12 no. SLR sites for further detailed assessment, before preparation of site appraisals and development briefs for consideration by Development Committee

**Appendix A**

<p>CB.03.04.20</p>	<p>Delete text in Chief Executives Report Page 161 dated 6<sup>th</sup> March 2017 and insert new Table 3.4.3, this will now read as follows:</p> <p>Insert word “indicative” into the Heading of Table 3.4.3 “<b>Indicative Development Programme: Ballyvolane</b>”</p> <p><b>The purpose of the Urban Expansion Area is to ensure the orderly and phased development of lands. However, it is recognized that the development of the lands is reliant on the timely delivery of infrastructure. In this context and in order to secure the timely and orderly development of this strategic Urban Expansion Area, the Planning Authority will consider alternative delivery focused phasing programmes which would not compromise the overall strategy.</b></p> <table border="1" data-bbox="359 689 1225 1921"> <thead> <tr> <th colspan="2" data-bbox="359 689 1225 723">Table 3.4.3: Indicative Development Programme: Ballyvolane</th> </tr> <tr> <th data-bbox="359 723 603 790">Phasing of Development</th> <th data-bbox="603 723 1225 790">Strategic Infrastructure and Service Requirements</th> </tr> </thead> <tbody> <tr> <td data-bbox="359 790 603 1921"> <p><b>Prior to commencement of development</b></p> </td> <td data-bbox="603 790 1225 1921"> <p><b>Transport /Road Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Complete the Regional Transport Assessment</li> <li>• <b>Commence</b> <del>Complete</del> the detailed design process for the <b>relevant</b> road upgrades and new roads recommended in the above report to cater for initial phase of development.</li> <li>• <b>Identify</b> package of measures to upgrade existing Northern Relief Road (R635) and bus corridors into the City Centre in conjunction with City Council.</li> </ul> <p><b>Water Services Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Irish Water to commence the <b>review and planning for the</b> provision of the water supply infrastructure, including reservoirs etc in line with assessment of Water Needs for future residential development currently being prepared.</li> <li>• Irish Water to commence <b>the review and planning for the</b> provision of the waste water infrastructure to ensure capacity for development of the lands in line with assessment of Water Needs for future residential development currently being prepared.</li> </ul> <p><b>Surface Water Management</b></p> <ul style="list-style-type: none"> <li>• Undertake SUDS Study which include lands take for retention /detention pond to serve the entire lands.</li> </ul> <p><b>Open Space</b></p> <ul style="list-style-type: none"> <li>• Complete a Landscape Strategy</li> </ul> </td> </tr> </tbody> </table> <p><b>Text change only</b></p>	Table 3.4.3: Indicative Development Programme: Ballyvolane		Phasing of Development	Strategic Infrastructure and Service Requirements	<p><b>Prior to commencement of development</b></p>	<p><b>Transport /Road Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Complete the Regional Transport Assessment</li> <li>• <b>Commence</b> <del>Complete</del> the detailed design process for the <b>relevant</b> road upgrades and new roads recommended in the above report to cater for initial phase of development.</li> <li>• <b>Identify</b> package of measures to upgrade existing Northern Relief Road (R635) and bus corridors into the City Centre in conjunction with City Council.</li> </ul> <p><b>Water Services Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Irish Water to commence the <b>review and planning for the</b> provision of the water supply infrastructure, including reservoirs etc in line with assessment of Water Needs for future residential development currently being prepared.</li> <li>• Irish Water to commence <b>the review and planning for the</b> provision of the waste water infrastructure to ensure capacity for development of the lands in line with assessment of Water Needs for future residential development currently being prepared.</li> </ul> <p><b>Surface Water Management</b></p> <ul style="list-style-type: none"> <li>• Undertake SUDS Study which include lands take for retention /detention pond to serve the entire lands.</li> </ul> <p><b>Open Space</b></p> <ul style="list-style-type: none"> <li>• Complete a Landscape Strategy</li> </ul>
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<p>CB.03.04.22</p>	<p>Delete text in Chief Executives Report Page 161 dated 6<sup>th</sup> March 2017 and</p>						

insert new Table 3.4.4, this will now read as follows:

Delete Table 3.4.4 and replace with new Table 3.4.4 in Appendix B1 Section 3.4 with amended heading “Phase 1: **Indicative** Development Programme: Ballyvolane” and with Reference to the Northern Orbital Road (formerly known as the Northern Relief Road)

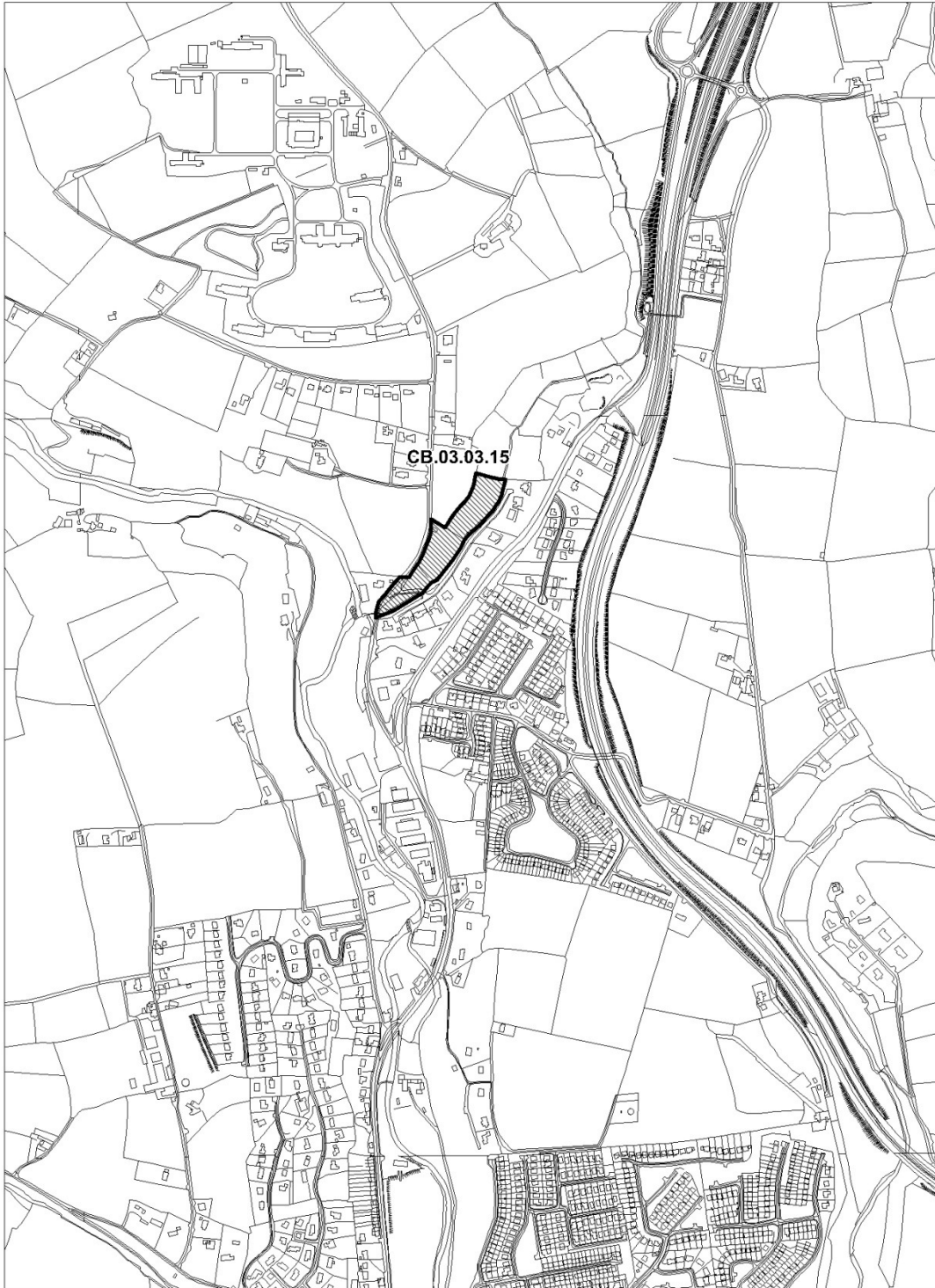
<b>Table 3.4.4: Phase 1: Indicative Development Programme: Ballyvolane</b>	
<b>Phasing of Development</b>	<b>Strategic Infrastructure and Service Requirements</b>
<b>Prior to Granting of Planning Permission for Phase 1</b>	
<ul style="list-style-type: none"> <li>• <b>0-1175</b></li> </ul>	<p><b>Water Services</b></p> <ul style="list-style-type: none"> <li>• Provision of Water Supply Reservoir ( <i>Irish Water</i>)</li> <li>• Provision of capacity for Waste Water Treatment and collection (as required). ( <i>Irish Water</i>)</li> <li>• Implementation of SUDS Study Recommendations <b>which may include site specific arrangements</b></li> </ul> <p><b>Transport</b></p> <ul style="list-style-type: none"> <li>• <b>Identify and commence planning of</b> Put in place package of measures to upgrade existing Northern Relief Road and bus corridors into the City Centre in conjunction with City Council and NTA</li> <li>• <b>Identify and commence planning of</b> the upgrading of the Ballyhooley road, to provide for pedestrian and cyclists</li> <li>• <b>Plan and provide for</b> the construction of 2.2km Link Road from Mayfield to Kilbarry</li> <li>• <b>Plan and provide for</b> the implementation of Cycling and Walking Network within the <b>site phase</b> and on the Ballyhooley road.</li> </ul> <p><b>Open Space</b></p> <ul style="list-style-type: none"> <li>• Partial provision of the 20 hectare public park.</li> <li>• Completion of Planning and Design for the internal open space</li> <li>• Planting of the passive open space as part of overall landscaping strategy.</li> </ul> <p><b>Retail</b></p> <ul style="list-style-type: none"> <li>• <b>Plan and provide for</b> 10,000 sq meters of retail/commercial floor space <b>and associated car parking (which may include multi-storey)</b> as a district centre to serve the development <b>on a phased basis.</b></li> </ul> <p><b>Education</b></p> <ul style="list-style-type: none"> <li>• <b>Plan and make</b> provision of a primary school (<i>Dept of Education</i>) on the lands reserved for a 16 classroom primary school adjacent to the</li> </ul>

		<p>proposed town centre and on the Rathcooney road and adjacent to the large open space. The site should be procured by the Dept of Education.</p> <p><b>Community Facilities</b></p> <ul style="list-style-type: none"> <li>• Childcare facilities , full time and sessional</li> <li>• Provision of a health centre</li> <li>• Provision of a community building</li> <li>• Fullfill the requirements of the recreational and amenity strategy.</li> </ul>									
<p><b>Text change only</b></p>											
<p>CB.03.04.23</p>	<p>Delete text in Chief Executives Report Page 162 dated 6<sup>th</sup> March 2017 and insert new Table 3.4.5, this will now read as follows:</p> <p>Delete Table 3.4.5 and replace with new Table 3.4.5 in Appendix B1 Section 3.4 with amended heading “Phase 2: Indicative Development Programme: Ballyvolane” and with reference to the northern Orbital Road (formerly known as the Northern Relief Road).</p> <table border="1" data-bbox="357 875 1225 2029"> <thead> <tr> <th colspan="2" data-bbox="357 875 1225 909"> <b>Table 3.4.5: Phase 2: Indicative Development Programme: Ballyvolane</b> </th> </tr> <tr> <th data-bbox="357 909 603 976"> <b>Phasing of Development</b> </th> <th data-bbox="603 909 1225 976"> <b>Strategic Infrastructure and Service Requirements</b> </th> </tr> </thead> <tbody> <tr> <td data-bbox="357 976 603 1111"> <p><del>Prior to Granting of Planning Permission for Phase 1</del></p> </td> <td data-bbox="603 976 1225 1111"></td> </tr> <tr> <td data-bbox="357 1111 603 2029"> <ul style="list-style-type: none"> <li>• 1175-2325</li> </ul> </td> <td data-bbox="603 1111 1225 2029"> <p><b>Transport</b></p> <ul style="list-style-type: none"> <li>• <del>Put in place package</del> of measures to upgrade existing Northern Relief Road and bus corridors into the City Centre.</li> <li>• <b>Continue implementation of upgrading</b> of the Ballyhooley Road</li> <li>• <b>Continue</b> completion of the 2.2km Link road from Mayfield to Kilbarry.</li> </ul> <p><b>Water Services</b></p> <ul style="list-style-type: none"> <li>• Provision of Water Supply Reservoir ( <i>Irish Water</i>)</li> <li>• Provision of capacity for Waste Water Treatment and collection (as required). ( <i>Irish Water</i>)</li> <li>• Implementation of SUDS Study Recommendations <b>which may include site specific arrangements</b></li> </ul> <p><b>Open Space</b></p> <ul style="list-style-type: none"> <li>• Completion of Planning and Design for the internal open space</li> <li>• Planting of the passive open space on the Western slopes as part of overall landscaping strategy.</li> <li>• Provision of paths though the open space to ensure connectivity with lands developed in</li> </ul> </td> </tr> </tbody> </table>		<b>Table 3.4.5: Phase 2: Indicative Development Programme: Ballyvolane</b>		<b>Phasing of Development</b>	<b>Strategic Infrastructure and Service Requirements</b>	<p><del>Prior to Granting of Planning Permission for Phase 1</del></p>		<ul style="list-style-type: none"> <li>• 1175-2325</li> </ul>	<p><b>Transport</b></p> <ul style="list-style-type: none"> <li>• <del>Put in place package</del> of measures to upgrade existing Northern Relief Road and bus corridors into the City Centre.</li> <li>• <b>Continue implementation of upgrading</b> of the Ballyhooley Road</li> <li>• <b>Continue</b> completion of the 2.2km Link road from Mayfield to Kilbarry.</li> </ul> <p><b>Water Services</b></p> <ul style="list-style-type: none"> <li>• Provision of Water Supply Reservoir ( <i>Irish Water</i>)</li> <li>• Provision of capacity for Waste Water Treatment and collection (as required). ( <i>Irish Water</i>)</li> <li>• Implementation of SUDS Study Recommendations <b>which may include site specific arrangements</b></li> </ul> <p><b>Open Space</b></p> <ul style="list-style-type: none"> <li>• Completion of Planning and Design for the internal open space</li> <li>• Planting of the passive open space on the Western slopes as part of overall landscaping strategy.</li> <li>• Provision of paths though the open space to ensure connectivity with lands developed in</li> </ul>	
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<b>Text change only</b>											
CB.03.04.24	<p>Delete text in Chief Executives Report Page 162 dated 6<sup>th</sup> March 2017 and insert new Table 3.4.6 and associated paragraph, this will now read as follows:</p> <p>Delete Table 3.4.6 and replace with new table 3.4.6 in Appendix B1 Section 3.4 with amended heading “Phase 3: Indicative Development Programme: Ballyvolane” and with reference to the Northern Orbital Road (formerly known as the Northern Relief Road)</p> <table border="1" data-bbox="357 972 1225 1980"> <thead> <tr> <th colspan="2" data-bbox="357 972 1225 1003"><b>Table 3.4.6: Phase 3: Indicative Development Programme: Ballyvolane</b></th> </tr> <tr> <th data-bbox="357 1003 603 1070"><b>Phasing of Development</b></th> <th data-bbox="603 1003 1225 1070"><b>Strategic Infrastructure and Service Requirements</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="357 1070 603 1205"><b><del>Prior to Granting of Planning Permission for Phase 1</del></b></td> <td data-bbox="603 1070 1225 1205"></td> </tr> <tr> <td data-bbox="357 1205 603 1980"> <ul style="list-style-type: none"> <li>• <del>2325-2995</del></li> </ul> </td> <td data-bbox="603 1205 1225 1980"> <p><b>Transport</b></p> <ul style="list-style-type: none"> <li>• <del>Continue</del> Put in place package of measures to upgrade existing Northern Relief Orbital Road (<b>R365</b>) and bus corridors into the City Centre.</li> </ul> <p><b>Water Services</b></p> <ul style="list-style-type: none"> <li>• Provision of Water Supply Reservoir ( <i>Irish Water</i>)</li> <li>• Provision of capacity for Waste Water Treatment and collection (as required). ( <i>Irish Water</i>)</li> <li>• Implementation of SUDS Study Recommendations <b>which may include site specific arrangements</b></li> </ul> <p><b>Open Space</b></p> <ul style="list-style-type: none"> <li>• Completion of Planning and Design for the internal open space.</li> <li>• Implementation of the landscape plan</li> </ul> <p><b>Community Facilities</b></p> <ul style="list-style-type: none"> <li>• Childcare facilities , full time and sessional.</li> </ul> </td> </tr> </tbody> </table>		<b>Table 3.4.6: Phase 3: Indicative Development Programme: Ballyvolane</b>		<b>Phasing of Development</b>	<b>Strategic Infrastructure and Service Requirements</b>	<b><del>Prior to Granting of Planning Permission for Phase 1</del></b>		<ul style="list-style-type: none"> <li>• <del>2325-2995</del></li> </ul>	<p><b>Transport</b></p> <ul style="list-style-type: none"> <li>• <del>Continue</del> Put in place package of measures to upgrade existing Northern Relief Orbital Road (<b>R365</b>) and bus corridors into the City Centre.</li> </ul> <p><b>Water Services</b></p> <ul style="list-style-type: none"> <li>• Provision of Water Supply Reservoir ( <i>Irish Water</i>)</li> <li>• Provision of capacity for Waste Water Treatment and collection (as required). ( <i>Irish Water</i>)</li> <li>• Implementation of SUDS Study Recommendations <b>which may include site specific arrangements</b></li> </ul> <p><b>Open Space</b></p> <ul style="list-style-type: none"> <li>• Completion of Planning and Design for the internal open space.</li> <li>• Implementation of the landscape plan</li> </ul> <p><b>Community Facilities</b></p> <ul style="list-style-type: none"> <li>• Childcare facilities , full time and sessional.</li> </ul>	
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	<b>Text change only</b>	
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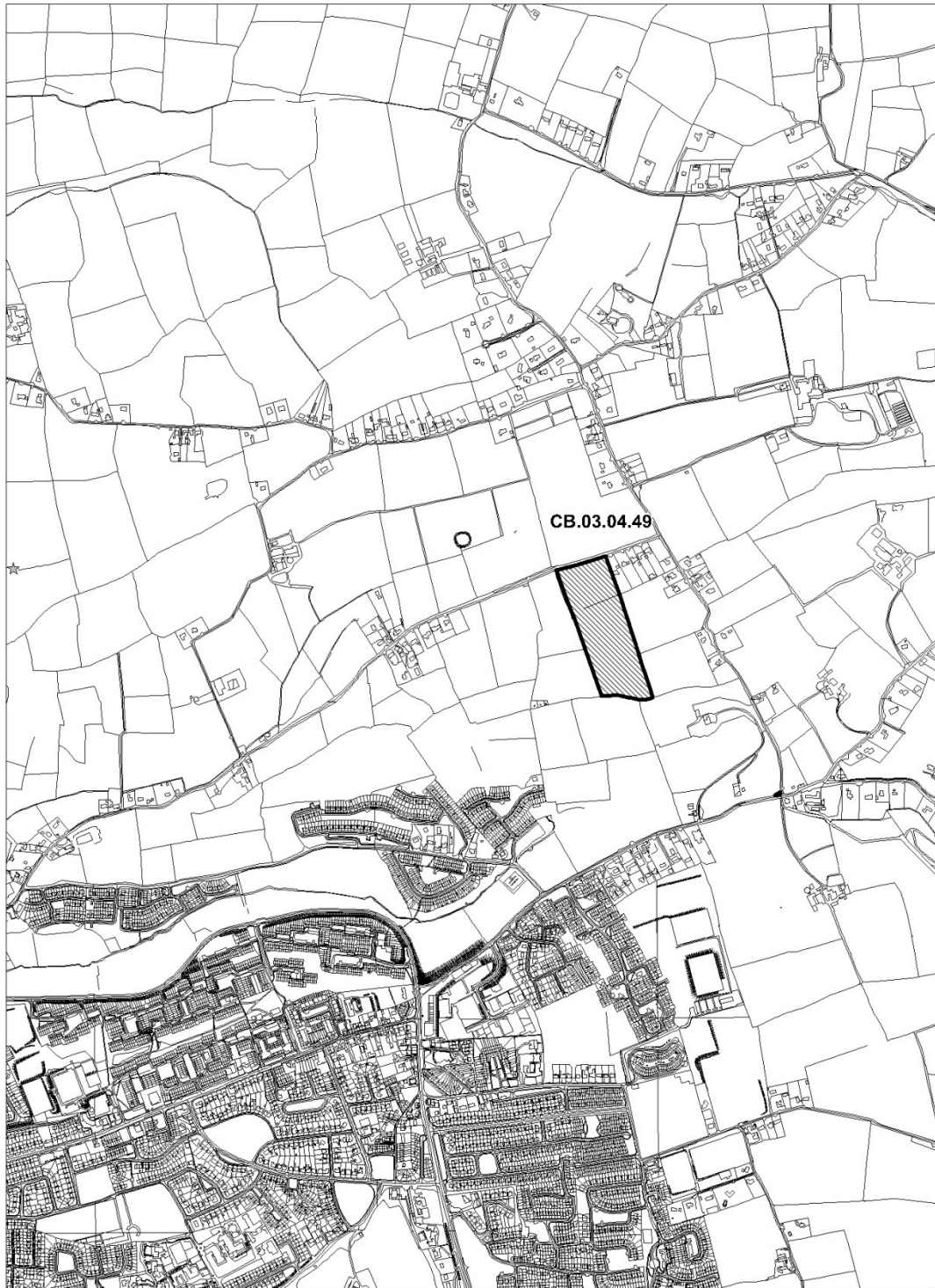




**Amendment Ref:CB.03.03.15**



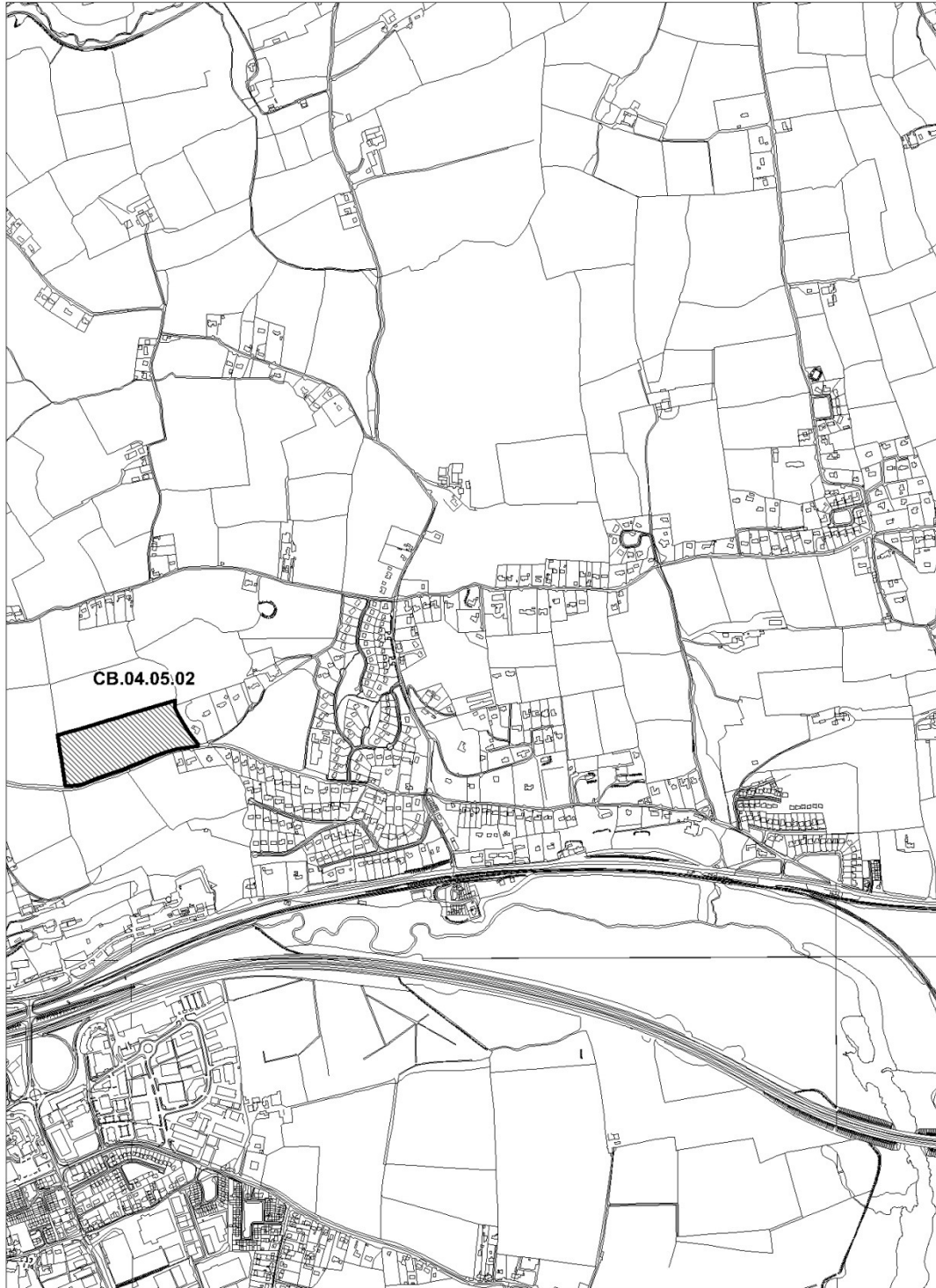
**Amendment Ref:CB.03.04.48**



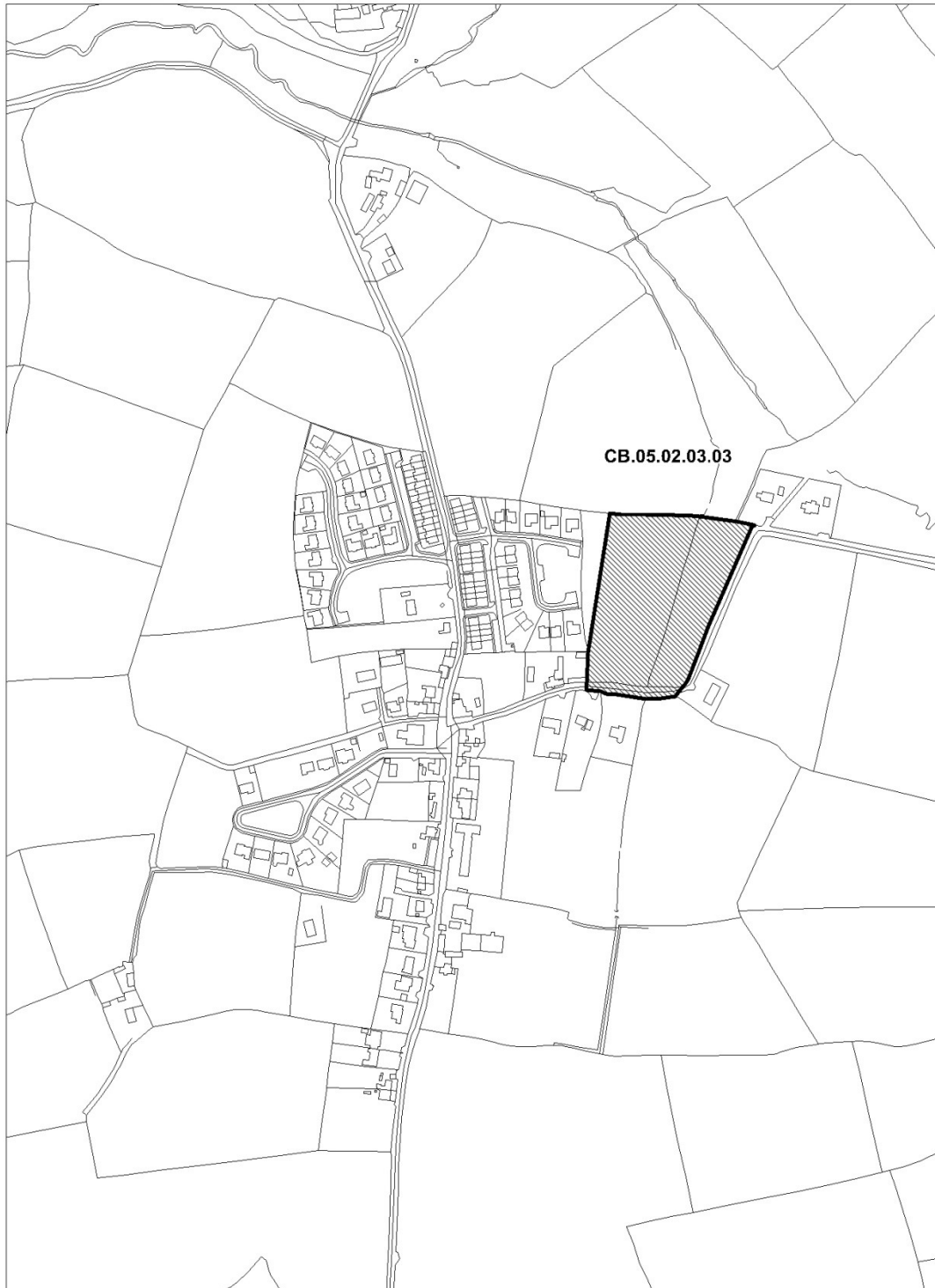
**Amendment Ref:CB.03.04.49**



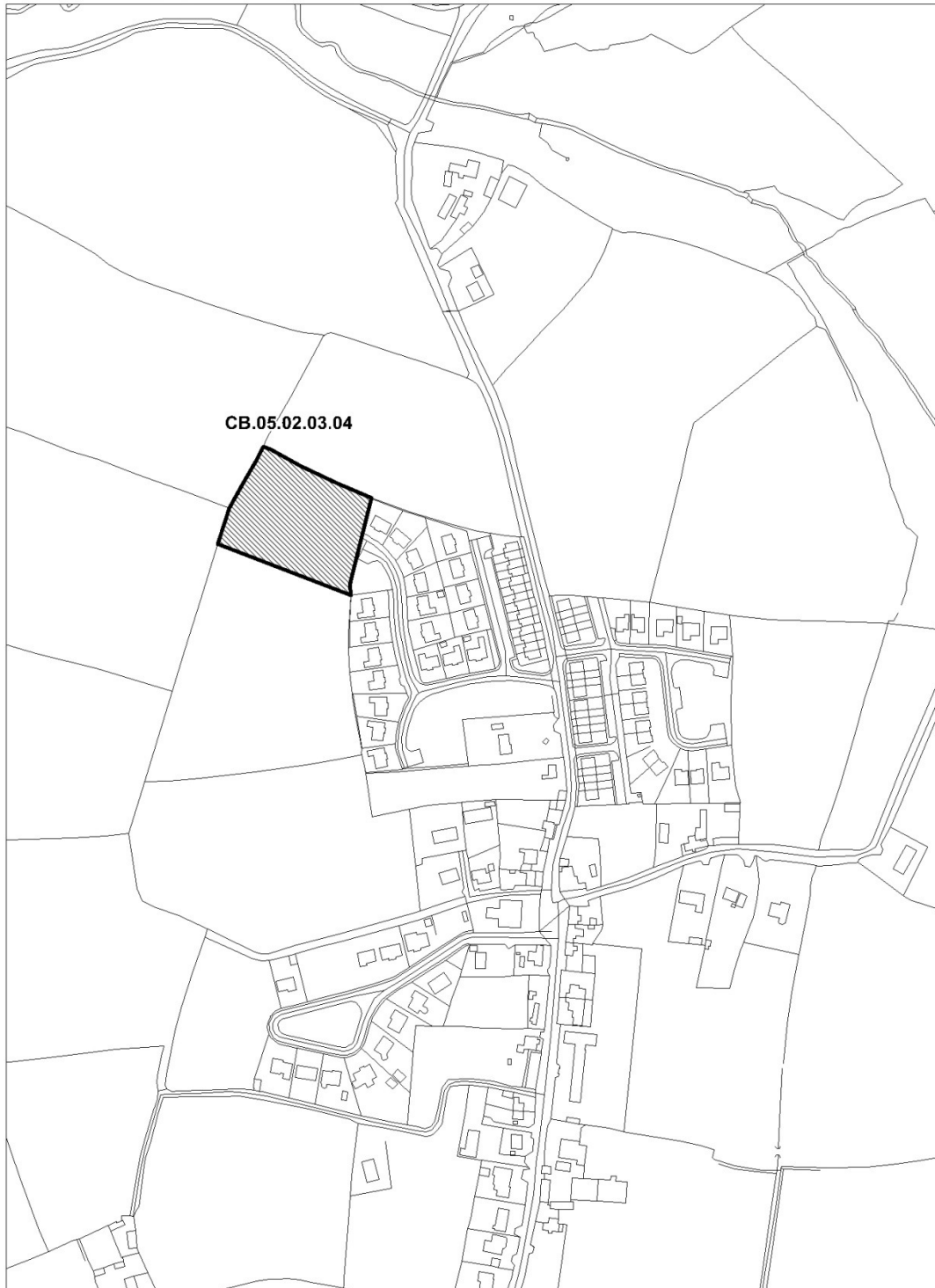
**Amendment Ref:CB.03.04.50**



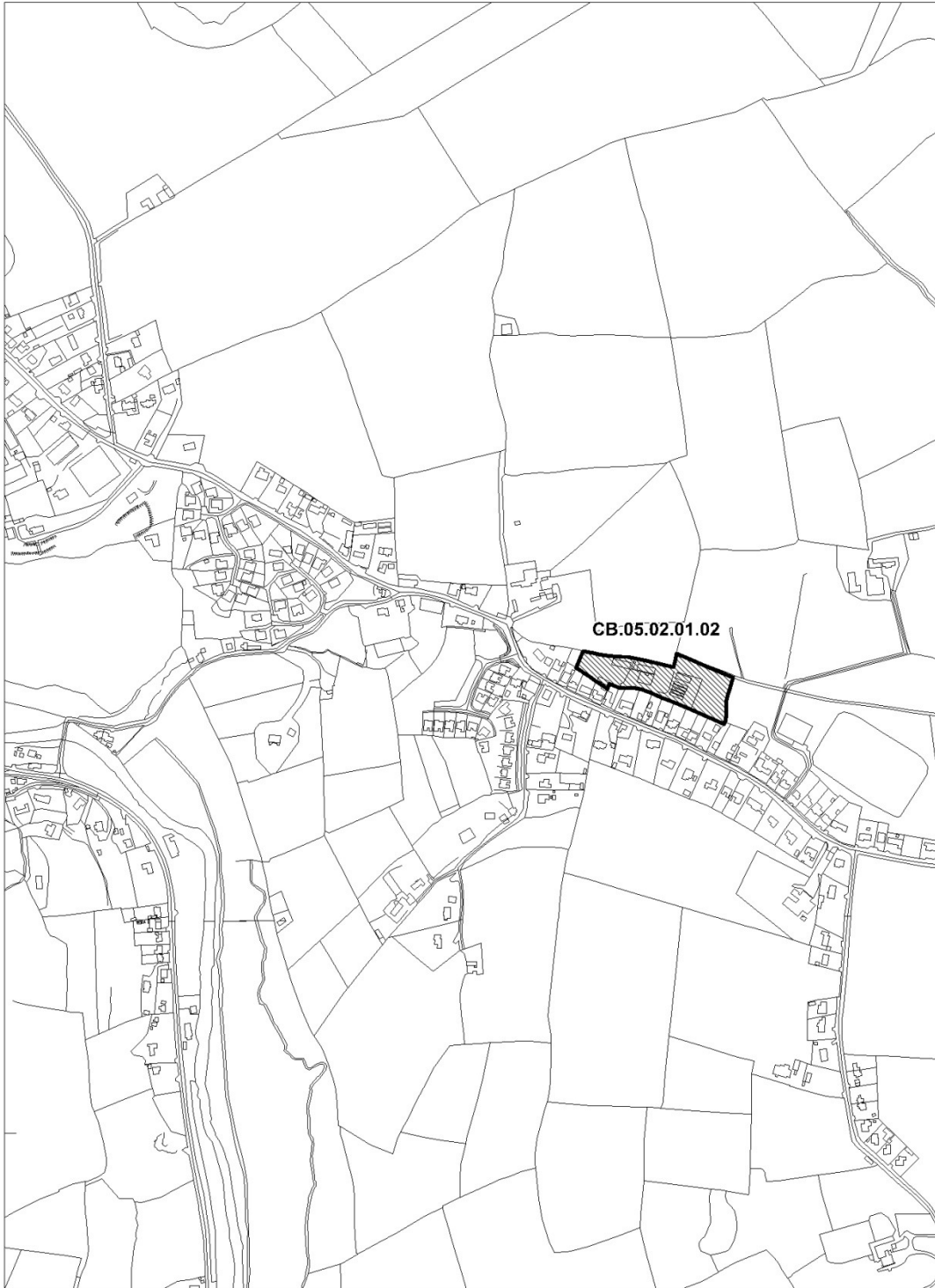
**Amendment Ref:CB.04.05.02**



**Amendment Ref:CB.05.02.03.03**



**Amendment Ref:CB.05.02.03.04**



**Amendment Ref:CB.05.02.01.02**



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 Director of Planning recommended no change to the Plan.

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors McGrath, Jeffers, D’Alton, Forde, Ó Donnabháin, Canty, J.A. Collins, M. Murphy, Harris, R. McCarthy, Coleman, Lombard, K. Murphy, Coughlan, J. O’Donovan, G. Moynihan, Creed, O’Grady, Lucey, Ryan, Conway, P. O’Sullivan, Keohane, Sheppard, Barry, Ó Cadhla, Rasmussen, N. Collins, A. O’Sullivan, Ml. Hegarty, S. McCarthy, Linehan-Foley, N. McCarthy, O’Brien, O’Flynn, Doyle, Dawson, J. Murphy, O’Shea, G. Murphy, Mullane, D. Collins, J. O’Sullivan, C. O’Sullivan, P. G. Murphy, M. Hegarty, Hayes, Hurley.

[48]

The Mayor declared the proposal carried.

4. Cllr. A. Barry proposed, seconded by Cllr. S. Sheppard, the following, relating to LAP 16/16/12215226 and 16/16/12834206 :-

“To include as existing built up area”

Cllr Barry stated that this is an infill site on family lands, and asked that it be included as existing built up area , between the 2 properties.

The Director of Planning recommended no change to the Plan.

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors McGrath, Jeffers, D’Alton, Forde, Ó Donnabháin, Canty, J.A. Collins, M. Murphy, Harris, R. McCarthy, Coleman, Lombard, K. Murphy, Coughlan, J. O’Donovan, G. Moynihan, Creed, O’Grady, Lucey, Ryan, Conway, P. O’Sullivan, Keohane, Sheppard, Barry, Ó Cadhla, Rasmussen, N. Collins, A. O’Sullivan, Ml. Hegarty, S. McCarthy, Linehan-Foley, N. McCarthy, O’Brien, O’Flynn, Doyle, Dawson, J. Murphy, O’Shea, G. Murphy, Mullane, D. Collins, J. O’Sullivan, C. O’Sullivan, P. G. Murphy, M. Hegarty, Hayes, Hurley.

[48]

The Mayor declared the proposal carried.

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 Director of Planning recommended no change to the Plan.

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors McGrath, Jeffers, D’Alton, Forde, Ó Donnabháin, Canty, J.A. Collins, M. Murphy, Harris, R. McCarthy, Coleman, Lombard, K. Murphy, Coughlan, J.

O'Donovan, G. Moynihan, Creed, O'Grady, Lucey, Ryan, Conway, P. O'Sullivan, Keohane, Sheppard, Barry, Ó Cadhla, Rasmussen, N. Collins, A. O'Sullivan, Ml. Hegarty, S. McCarthy, Linehan-Foley, N. McCarthy, O'Brien, O'Flynn, Doyle, Dawson, J. Murphy, O'Shea, G. Murphy, Mullane, D. Collins, Carroll, J. O'Sullivan, C. O'Sullivan, P. G. Murphy, M. Hegarty, Hayes, Hurley.

[49]

The Mayor declared the proposal carried.

**6.** Cllr. C. Rasmussen proposed, seconded by Cllr. S. Sheppard, the following, relating to LAP 16/16/12223795 :-

“that submission 16/16/12223795 be included as an amendment to the draft plan in its entirety and be zoned accordingly”

Cllr Rasmussen requested that the zoning should include for all the commitments made in the submission, in terms of access, open space, urban woodland and pedestrian linkages, being provided as part of any development proposal for the lands.

The Director of Planning recommended no change to the Plan.

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors McGrath, Jeffers, D'Alton, Forde, Ó Donnabháin, Canty, J.A. Collins, M. Murphy, Harris, R. McCarthy, Coleman, K. Murphy, Coughlan, J. O'Donovan, G. Moynihan, Creed, O'Grady, Ryan, Conway, P. O'Sullivan, Keohane, Sheppard, Barry, Ó Cadhla, Rasmussen, N. Collins, A. O'Sullivan, Ml. Hegarty, S. McCarthy, Linehan-Foley, N. McCarthy, O'Brien, O'Flynn, Doyle, Dawson, J. Murphy, O'Shea, Mullane, D. Collins, Carroll, J. O'Sullivan, C. O'Sullivan, M. Hegarty, Hayes, Hurley.

[45]

The Mayor declared the proposal carried.

7. Cllr. C. Rasmussen proposed, seconded by Cllr. P. O'Sullivan, the following in relation to LAP 16/16/11777225:-

“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 Director of Planning recommended no change to the Plan.

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors McGrath, Jeffers, D'Alton, Forde, Ó Donnabháin, Canty, J.A. Collins, M. Murphy, Harris, R. McCarthy, Coleman, K. Murphy, Coughlan, J. O'Donovan, G. Moynihan, Creed, O'Grady, Ryan, Conway, P. O'Sullivan, Keohane, Sheppard, Barry, Ó Cadhla, Rasmussen, N. Collins, A. O'Sullivan, Ml. Hegarty, S. McCarthy, Linehan-Foley, N. McCarthy, O'Brien, O'Flynn, Doyle, Dawson, J. Murphy, O'Shea, Mullane, D. Collins, Carroll, J. O'Sullivan, C. O'Sullivan, Hayes, Hurley.

[44]

The Mayor declared the proposal carried.

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 Director of Planning recommended no change to the Plan.

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors McGrath, Jeffers, D'Alton, Forde, Ó Donnabháin, Canty, J.A. Collins, M. Murphy, Harris, R. McCarthy, Coleman, K. Murphy, Coughlan, J. O'Donovan, G. Moynihan, Creed, O'Grady, Ryan, Conway, P. O'Sullivan, Keohane, Sheppard, Barry, Ó Cadhla, Rasmussen, N. Collins, A. O'Sullivan, Ml. Hegarty, S. McCarthy, N. McCarthy, O'Brien, O'Flynn, Doyle, Dawson, J. Murphy, O'Shea, Murphy, Mullane, D. Collins, Carroll, J. O'Sullivan, C. O'Sullivan, P.G. Murphy, M. Hegarty, Hayes, Hurley.

[46]

The Mayor declared the proposal carried.

9. Cllr P. O'Sullivan indicated that he has a few items relating to Little Island that he wanted to put to the floor. M.Lynch reminded Members , that as discussed earlier, it was critically important to consider scale in a key SEA in the County, to consider the implications of any decision taken, asked Members to be very clear on what they were voting for .

The CE commented that we had had a debate re scale and relating to how to appropriately grow out towns and villages. The Executive were of the opinion that what was now indicated was beyond a reasonable balance of proper development. The executive had indicated willingness to compromise .

Cllr O'Sullivan gave examples of other areas securing housing growth. The CE stated that Little Island currently has 540 units, with an additional 700 now being sought . This increase of 130% was not sustainable.

It was agreed to take a recess for 5 minutes .

The meeting resumed. A solution to the Little Island Proposals had been reached.

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

**P.Condon read the resolution, as put forward by Cllr O’Sullivan, who agreed the wording as an accurate account .**

**“310 units , plus public park plus business units” - Wording to be agreed with Pio**

The Director of Planning recommended no change to the Plan.

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors McGrath, Jeffers, D’Alton, Forde, Ó Donnabháin, Canty, J.A. Collins, M. Murphy, Harris, R. McCarthy, Coleman, Lombard, K. Murphy, Coughlan, J. O’Donovan, G. Moynihan, Creed, O’Grady, Lucey, Ryan, Conway, P. O’Sullivan, Keohane, Sheppard, Barry, Ó Cadhla, Rasmussen, N. Collins, A. O’Sullivan, Ml. Hegarty, S. McCarthy, Linehan-Foley, N. McCarthy, O’Brien, O’Flynn, Doyle, Dawson, O’Shea, G. Murphy, Mullane, D. Collins, Carroll, J. O’Sullivan, C. O’Sullivan, P.G. Murphy, M. Hegarty, Hayes, Hurley.

[48]

The Mayor declared the proposal carried.

11. Cllr. P. O’Sullivan proposed, seconded by Cllr. D. Ó Cadhla, the following, relating to LAP 16/16/12310405 :-

“that the walkway be included, pending a habitat assessment”

Cllr O’Sullivan submitted a map indicating the walkway.

M.Lynch stated that our advice is not to proceed until we have a habitats directive assessment completed.

He stated that an assessment would be done before it goes on public display , and re-iterated that some of this walkway goes through private lands.

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors McGrath, D’Alton, Forde, Ó Donnabháin, Harris, Coughlan, G. Moynihan, Ryan, Conway, P. O’Sullivan, Keohane, Sheppard, Barry, Ó Cadhla, Rasmussen, N. Collins, A. O’Sullivan, N. McCarthy, O’Brien, O’Flynn, Doyle, O’Shea, D. Collins, Carroll, C. O’Sullivan, P.G. Murphy, Hurley.

[27]

**AGAINST:** Councillors Jeffers, J.A. Collins, M. Murphy, R. McCarthy, Lombard, K. Murphy, O’Grady, J. Murphy, G. Murphy, Mullane, M. Hegarty, Hayes

[12]

**ABSTAINED:** Councillors Canty, Coleman, J. O’Donovan, Ml. Hegarty, S. McCarthy, Dawson, J. O’Sullivan

[7]

The Mayor declared the proposal defeated.

**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 Director of Planning recommended no change to the Plan.

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors McGrath, Jeffers, D’Alton, Forde, Ó Donnabháin, Canty, J.A. Collins, M. Murphy, Harris, R. McCarthy, Coleman, Lombard, K. Murphy, Coughlan, J. O’Donovan, G. Moynihan, Creed, O’Grady, Lucey, Ryan, Conway, P. O’Sullivan, Keohane, Sheppard, Barry, Ó Cadhla, Rasmussen, N. Collins, A. O’Sullivan, Ml. Hegarty, S. McCarthy, Linehan-Foley, N. McCarthy, O’Brien, O’Flynn, Doyle, Dawson, J. Murphy, O’Shea, G. Murphy, Mullane, D. Collins, Carroll, J. O’Sullivan, C. O’Sullivan, P.G. Murphy, M. Hegarty, Hayes, Hurley.

[49]

The Mayor declared the proposal carried.

**13.** Cllr. P. O’Sullivan proposed, seconded by Cllr. A. Barry, the following relating to LAP ref : 16/16/11697346 :-

“to include the lands at 11697346 for Medium B Residential Development subject to a visual impact study and detailed landscaping plan”

The Director of Planning recommended no change to the Plan, due to the elevated level of the site.

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors Ó Donnabháin, Harris, Coughlan, G. Moynihan, Ryan, Conway, P. O’Sullivan, Keohane, Sheppard, Barry, Rasmussen, N. Collins, A. O’Sullivan, Ml. Hegarty, Linehan-Foley, N. McCarthy, O’Brien, O’Flynn, Doyle, D. Collins, Carroll, C. O’Sullivan, P.G. Murphy, Hurley

[24]

**AGAINST:** Councillors Jeffers, D’Alton, J.A. Collins, M. Murphy, R. McCarthy, Coleman, Lombard, K. Murphy, J. O’Donovan, Creed, O’Grady, Lucey, Dawson, J. Murphy, G. Murphy, Mullane, M. Hegarty, Hayes

[18]

**ABSTAINED:** Councillors McGrath, Forde, Canty, Ó Cadhla, S. McCarthy, O’Shea, J. O’Sullivan

[7]

The Mayor declared the proposal defeated.

**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 Director of Planning recommended no change to the Plan.

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors McGrath, Jeffers, D’Alton, Forde, Ó Donnabháin, Canty, J.A. Collins, M. Murphy, Harris, R. McCarthy, Coleman, Lombard, K. Murphy, Coughlan, J. O’Donovan, G. Moynihan, Creed, O’Grady, Lucey, Ryan, Conway, P. O’Sullivan, Keohane, Sheppard, Barry, Ó Cadhla, Rasmussen, N. Collins, A. O’Sullivan, Ml. Hegarty, S. McCarthy, Linehan-Foley, N. McCarthy, O’Brien, O’Flynn, Doyle, Dawson, J. Murphy, O’Shea, G. Murphy, Mullane, D. Collins, Carroll, J. O’Sullivan, C. O’Sullivan, P.G. Murphy, M. Hegarty, Hayes, Hurley.

**[49]**

The Mayor declared the proposal carried.

**EAST CORK MUNICIPAL DISTRICT**

The Chief Executive’s Report outlining amendments no. 1-98 was agreed.

Further modifications to amendment number 28 were agreed as follows.

No.		Section 3: Main Towns	page
28	<b>EC.03.03.11 (Further modifications)</b>	<p>Amend MD-R-10 as follows:</p> <p>High density residential development <del>consisting mainly of apartment development</del> <b>to include a mix of house types.</b>                      The layout shall allow for permeability between adjoining housing areas and in particular, direct, safe and convenient access to the proposed railway station at Water-Rock by pedestrians and cyclists. <b>Development on this site requires provision to be made for the delivery of the infrastructure described in tables 3.3 and 3.4</b></p> <p><del>Part of the site is adjacent to feeder street MD U-07. The roads shall be constructed up to the boundaries of the site so that they can provide access to adjacent land parcels and developments</del></p> <p><b>Note: This change refers to the text of the draft plan only</b></p>	129 (CEO’s Report)

Additional changes to existing amendments nos. 15, 21 and 26 were also agreed as follows:

No	Ref.	Text of Amendment	Page no.
15	<b>EC.02.06.01</b>	<p><b>Section 2 Local Area Strategy</b></p> <p><i>This further change concerns the addition of objective (I) below which is concerned with the wastewater management strategy for Cork Harbour.</i></p> <p><b>Local Area Plan Objective LAS-01</b></p> <p><b>Delete LAS-01 (a) and replace with new Objective LAS-01 as follows;</b></p> <p><del>a) In order to secure sustainable population growth proposed in each Main Town appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where</del></p>	114

No	Ref.	Text of Amendment	Page no.
		<p>applicable protect the integrity of Natura 2000 sites.</p> <p><b>b) In order to secure sustainable population growth proposed, appropriate and sustainable water and waste water infrastructure that will help to secure the objectives of the Water Framework Directive, Habitats Directive and Birds Directive, needs to be provided where not already available, in advance of the commencement of discharges from new development permitted.</b></p> <p><b>Insert additional Objectives in LAS-01 as follows;</b></p> <p><b>g) All developments will need to comply with Water Services Objectives WS 2-1, WS 3-1, WS 4-1 and Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed in Chapter 11, Volume 1 of the Cork County Development Plan, 2014.</b></p> <p><b>h) No developer provided infrastructure will be allowed into the future except where agreed with Irish Water and where an appropriate transitional and longer term maintenance and repair programme has been provided for.</b></p> <p><b>i) All developments where appropriate will need to comply with Objective TM 3-1 National Road Network as detailed in Chapter 10, Volume 1 of the Cork County Development Plan, 2014.</b></p> <p><b>j) All developments will need to comply with Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed in Chapter 11, Volume One of the Cork County Development Plan, 2014, in order to make provision for Sustainable Urban Drainage Systems and provide adequate storm water attenuation. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, and amenity and habitat enhancements as appropriate.</b></p> <p><b>k) Preserve and protect the archaeological and architectural heritage which contributes to the character of an area and is intrinsic to its identity and sense of place in accordance with the Heritage Objectives HE 3 -1, HE 3-2, HE 3-</b></p>	



No	Ref.	Text of Amendment	Page no.
	→	<p><b>3, HE 3-4, HE 3-5, HE 4-1, HE 4-2, HE 4-3, HE 4-4 and HE 4 -5 as detailed in Chapter 12, Volume One of the County Development Plan 2014. This includes formal vernacular, industrial, civic, ecclesiastical, maritime and underwater heritage and features such as historic boundaries, gate piers, street furniture, and landscapes.</b></p> <p><b>1) <i>The Council is committed to the preparation and implementation of a Wastewater Management Strategy for the Cork Harbour Area (as per the County Development Plan 2014).</i></b></p>	
		<b>Section 3: Main Towns</b>	
<b>21</b>	<b>EC.03.03.04</b>	<p>It is proposed to remove a further area of land from the eastern boundary of the MD-I-05 Industrial Zoning, and to reclassify the land as part of the existing built up area.</p> <p>This change refers to the Map of the Plan (See map)</p>	116 (Original Amendment)
<b>26</b>	<b>EC.03.03.09</b>	<p><i>Originally this proposed change was to amend the text in relation to the Waterrock Urban Expansion Area. The further change to this amendment is in relation to the alignment of the Northern Relief Road as outlined (<b>in bold</b>) in the paragraph under the four bullet points below (see arrow)</i></p> <p><i>In addition, this change also includes a correction to Table 3.1 to make reference to the Open Space areas which were omitted under the 'Delivery Programme' Column. (see arrow)</i></p> <p><b>Infrastructure</b></p> <p><b>Roads</b></p> <p>The N25 runs through the south of Midleton and while a portion of the town lies to the south of the road, it functions as a by-pass. Improvements and upgrades to both the N25 Carrigtwohill -Midleton and N25 Midleton – Youghal sections of the corridor are planned but are currently suspended pending the availability of funding. <b>It is considered likely that this project will need to be advanced during the lifetime of this plan and upgraded National Road infrastructure delivered in tandem with the delivery of the development proposed for the town as a whole. The N25 upgrade project will help address the following issues:</b></p> <ul style="list-style-type: none"> <li>• Existing poor quality intersections/junctions;</li> <li>• Growth in background traffic levels since the current road was constructed;</li> </ul>	66-83

No	Ref.	Text of Amendment	Page no.
	<p style="text-align: center;">→</p>	<ul style="list-style-type: none"> <li>• <b>Capacity to accommodate planned development; and</b></li> <li>• <b>Headroom capacity to accommodate future growth (beyond this plan)</b></li> </ul> <p>The Northern Relief road will act as a distributor road bypassing the town centre to the north. Phase 1 has been completed, however Phases 2 and 3 are dependent on the availability of finance. <del>Traffic congestion and parking is a significant issue in the town, particularly on the main street and around the numerous schools in the town.</del> Two potential routes are shown on the Midleton zoning map for the southern portion of Phase 3 of the route, running to the east, and west, of MD-I-04. These lines are indicative. The critical requirement for this route is that it joins the Old Youghal Road (R907) at a point sufficiently west of the junction between the R907 and the N25, to avoid negative impacts on the operation of the N25. The Council will consider other route alignment options that satisfy this requirement, and otherwise comply with road design and safety standards.</p> <p>The Midleton and Carrigtwohill Transportation Study which was published in August 2010 proposes a number of measures to alleviate this situation. The distributor road for the Water-Rock development and a grade separated junction on the N25 are also crucial elements of roads infrastructure that need to be provided in order to advance the development proposals for the town. There are also proposals to close the Lakeview Roundabout and provide a distributor road from the Whitegate Road south of Ballinacurra eastwards to join the N25. This would free up congestion at the roundabout and ensure easier access to the N25 from the Whitegate/Aghada area as well as resulting in significant improvements to the environment of Ballinacurra Village.</p> <p><b>Walking/Cycling</b></p> <p>Facilitating a modal shift to walking and cycling for local journeys within the town would help ease congestion. New cycle routes have been provided in the newer estates at Broomfield and around the Northern Relief Road. There is significant potential for cycle routes in the town given the relatively level terrain and proximity of most residential areas to the centre. In terms of achieving modal shift in the next plan period, significant weight must be given to encouraging increased levels of walking and cycling in the town, mainly through design in new development areas. The Midleton and</p>	

No	Ref.	Text of Amendment	Page no.
		<p>Carrigtwohill Transportation Study 2010 outlines proposals in detail to improve walking and cycling routes throughout the town as well as parking and public transport measures which will significantly enhance the attractiveness of the town as a place to live and to visit.</p> <p>In 2014 Cork County Council commissioned a cycle network study prepared for the Cork Metropolitan Area, the objective of this study was to provide a clear plan for the future development of cycling networks throughout Metropolitan Cork. The main network plan proposals for Midleton include one main north-south primary route and one primary route serving the Owenacurra Business Park and the Nordic Business Park area to the north west of the town. Due to the constrained nature of Midleton Town Centre, the north-south primary route which will consist of a variety of measures and infrastructure types that respond to the specific nature of each road section. A number of secondary routes are proposed to serve established schools, residential areas and employment centres as well as a future Master Plan site to the south east of the town on the south side of the N25.</p> <p>While the Council has a long-term strategic objective to reopen the rail route linking Cork and Midleton to Youghal, there is an opportunity to yield a use from the disused railway line in the interim. The development of the disused railway line as a greenway would have the advantage of protecting the integrity of the route for the future while creating jobs and opportunities locally for the benefit of local towns, villages and communities in terms of amenities and tourism. The development of a greenway would safeguard the route for its potential future reopening as an operational railway and allow the local community to harness this resource asset both as an amenity and for tourism development. It is therefore an objective to assess and, as appropriate, develop a greenway on the disused railway line.</p> <p><b>Public Transport Rail</b></p> <p><b>Transport modelling studies carried out by the County Council and the NTA indicate that the land use strategy adopted in this and other Local Area Plans will lead to a reduction in the proportion of journeys being made by car in future years. In Midleton, issues arising from congestion on the N25 route are, in part, off-set by the availability of good quality suburban rail and bus services to Carrigtwohill, Little Island and Cork City. The potential to off-set or mitigate future road congestion could be enhanced by future investment to:</b></p> <ul style="list-style-type: none"> <li>• <b>Extend the suburban rail service to planned stations north of Cork City Centre;</b></li> </ul>	

No	Ref.	Text of Amendment	Page no.
		<ul style="list-style-type: none"> <li>• Improve interchange/connectivity between rail services and employment locations in Little Island and Mahon;</li> <li>• Improve rail service frequency/quality; and</li> <li>• Focus future employment in the City Centre and suburbs in locations well served by rail.</li> </ul> <p>In Midleton, the investment made by Government and the Local Authorities in securing the reopening of the Suburban Rail route from Cork delivers the potential to provide new housing and other development in locations close by with easy access to rail services. In order to deliver a return on this investment, the County Council are prioritising the development of these locations. Funding generated from the development itself will result in the provision of an additional rail station to encourage use of train services.</p> <p>In addition proposals for new bus services to be delivered during the life time of the development, that will compliment rail services, are in the course of preparation with the NTA.</p> <p><del>On completion of a new rail policy to address the future role of rail transport in Ireland, as required under DTTaS' Strategic Investment Framework for Land Transport (SIFLT) Action 6, a study of the Cork Metropolitan Area's future suburban rail network requirements should be considered. This could include consideration of additional stations (including the 2nd station at Midleton) rail service patterns and interchange with other modes. In advance of this study, it is considered prudent to reserve land on either side of the railway route to facilitate the possible future upgrading of the route to double track standard.</del></p> <p><b>Parking</b></p> <p><del>Traffic congestion and parking is a significant issue in the town, particularly on Main Street and around the numerous schools in the town and a more effective traffic and parking management strategy is required to support the economic development of the town. An appropriate level of short and long term car parking is needed to serve the needs of commercial, retail and employment generators.</del></p> <p><del>In Midleton there are approximately 500 on street parking spaces in the Town Centre of which approximately 120 are located on Main Street. Within the Town Centre, parking on Main Street, Broderick Street, Church Lane and Connolly Street is subject to a 2 hour limit. No further parking duration limits apply outside of these streets. The Midleton and Carrigtwohill Transportation Study identifies that there</del></p>	

No	Ref.	Text of Amendment	Page no.
		<p><del>is a total of 300 off street public car parking spaces provided within 3 conveniently located town centre car parks while there are 6 privately owned commercial car parks with a combined parking provision of 814 parking spaces.</del></p> <p><del>The Transportation Study also concluded that most long term parking was taking place in the centrally located public car parking areas with the subsequent effect of making it harder for short term and specifically retail related parking to take place. Correspondingly the private car parking facilities are underused. The study recommended that a parking management system be put in place that favoured short term parking in the public areas given that longer term parking is available in the private car parks. Such a system would facilitate those making trips into town connected with retail activities.</del></p> <p><del>The standards for car parking in Middleton town are set out in the 2014 County Development Plan.</del></p> <p><b>Water &amp; Wastewater</b></p> <p>In Middleton the existing drinking water supply is nearing close to its limit. There is limited spare capacity in the Whitegate Regional Water Scheme and a new reservoir is required.</p> <p>Discussions with Irish Water indicate that the most advantageous solution to this problem will involve the extension of a trunk water main from Carrigtwohill to connect with a new reservoir and the town's existing supply network. A new supply network to serve Ballinacurra will also be required.</p> <p>Irish Water will need to commit to this investment before significant elements of the development proposed in this plan can proceed. Intending developers will need to secure a connection agreement with Irish Water before new development can proceed.</p> <p>There are some local options to upgrade the water supply but given the scale of growth proposed and the strategic location of the town on the Cork Suburban Rail Network, the most effective option would be to extend the trunk main from Carrigtwohill to Middleton. Construction on this main could commence in 2017. Given the importance of Middleton to the delivery of growth targets in Metropolitan Cork, it is critical that this constraint on future development is overcome. Investment is therefore needed by Irish Water to upgrade the Water Supply for the town. A total of four watermain connections have been installed under the re-instated railway line to facilitate future development. As Irish Water is now the relevant body dealing with water services issues it will be</p>	

No	Ref.	Text of Amendment	Page no.
		<p><del>necessary for a developer to obtain a connection agreement from Irish Water for waste water disposal and treatment.</del></p> <p>The Midleton Wastewater Treatment Plant which is located at Garryduff south of the N25, has a current capacity of 15,000p.e. Further remedial works in relation to infiltration issues are required in order to increase this capacity. <b>Whilst there is some capacity to accommodate part flows arising from part of the development proposed in this plan,</b> upgrading of the capacity of the Midleton WWTP by Irish Water is required to accommodate the development proposed at Water-Rock in this plan. <del>and also the proposed target population for Midleton contained in the County Development Plan. This upgrade needs to be provided by Irish Water.</del></p> <p><b>Investment by Irish Water in the new water and waste water infrastructure will:</b></p> <ul style="list-style-type: none"> <li>• <b>Improve water supply to the existing population;</b></li> <li>• <b>Help address current water quality issues in receiving waters;</b></li> <li>• <b>Facilitate planned development in the town generally; and</b></li> <li>• <b>Provide additional capacity (or headroom) in water supply and waste water treatment to provide for future growth beyond the development proposed in this plan.</b></li> </ul> <p><b>Urban Expansion Area: Water-Rock</b></p> <p>The priority growth area for Midleton in the future is the Water-Rock site which is located <del>on</del> <b>north of</b> the rail line to the west of the town and comprises 160ha. <del>The current Local Area Plan for the area, as amended, makes</del> <b>Here, provision is made</b> for the development of a range of uses on the lands including approximately 2,500 residential units, school sites, a neighbourhood centre, parks, greenway, a railway station and business uses over three separate phases.</p> <p><b>This site was chosen to form the basis of a major urban expansion of the town of Midleton because of its proximity to the Cork – Midleton rail line. At the time the site was first identified for housing, the Midleton railway line was derelict but following a major investment by the state and the local authorities it was re-opened in 2009. The potential for housing development here, where future residents will enjoy</b></p>	

No	Ref.	Text of Amendment	Page no.
		<p><b>immediate access to a high quality suburban rail service, was a key factor in the Government’s decision to fund the re-opening of the railway. The downturn in the housing market since the line was re-opened has prevented the commencement of the planned housing development, but the recent recovery of the market offers the opportunity to continue with the original vision for major housing development well integrated with high quality public transport at the outset.</b></p> <p>There are a number of other relevant plans and reports which have been prepared since <b>the lands were first identified for development in the 2005 Special Local Area Plan 2010</b>, these include; the Water-Rock Transport Assessment (2014), a Preliminary Ecological Appraisal for Water-Rock (2015), a Framework Masterplan Study for Water-Rock (2015). The findings and recommendations outlined in these reports were included in an amendment to the previous Midleton Electoral Area Local Area Plan 2011 for the Water-Rock Masterplan area which was adopted by the members of Cork County Council on the 25th of November, 2015. Those policies and objectives have been carried forward in this plan.</p> <p><b>Delivering Roads and Services</b></p> <p><b>The Water-Rock site is made up of 14 principal land ownerships and the assembly of the entire site into a single ownership would be a daunting challenge for any housing developer. Also, this pattern of land ownership adds to the complexity of funding and delivering the roads, water services and other infrastructure necessary at the outset of development.</b></p> <p><b>Because of the importance of the site to the overall delivery of new housing in Metropolitan Cork and because of its strategic location adjoining the Midleton railway line, the County Council is proposing to step in and deliver three ‘bundles’ of core infrastructure (including access roads, water services and particular areas of open space) that will enable individual parcels of zoned land to be developed independently of each other but in accordance with appropriate planning principles as set out in this Local Area Plan. The proposal is to deliver ‘Bundle A’ first. Once complete, Bundles ‘B’ or ‘C’ will be delivered in a sequence which best reflects the opportunities to meet the requirements of the local house building market. Through the system of development contributions and agreements (provided for by sections 47, 48 and 49 of</b></p>	

No	Ref.	Text of Amendment	Page no.																	
		<p>the Planning &amp; Development Act 2000), developers will be required to reimburse the full costs incurred by the County Council as the development progresses.</p> <p>Where a development objective requires a developer to provide particular infrastructure or amenities in addition to the items referred to in Table 3.3 below, then an appropriate off-set will be considered in relation to the contributions payable.</p> <p>Sources of funding have been identified and discussions are underway with individual landowners. The County Council has commenced the design process for the relevant infrastructure and it is hoped that work on site will commence in 2018. If necessary, the County Council intends to use its statutory powers to assist the process of land acquisition.</p> <p>The core on-site infrastructure, necessary for housing development to commence, for the site will be delivered in three phased bundles as follows:</p> <table border="1" data-bbox="512 1043 1197 2036"> <thead> <tr> <th colspan="4" data-bbox="512 1043 1197 1189">Table 3.3 Midleton (Water-Rock) Major Urban Extension Proposed On-Site Infrastructure Programme Delivery Agency: Cork County Council</th> </tr> <tr> <th data-bbox="512 1189 632 1424">On-Site Infrastructure Bundle</th> <th data-bbox="632 1189 820 1424">Key projects</th> <th data-bbox="820 1189 1043 1424">Notes</th> <th data-bbox="1043 1189 1197 1424">Delivery Programme</th> </tr> </thead> <tbody> <tr> <td data-bbox="512 1424 632 2036" rowspan="3">A</td> <td data-bbox="632 1424 820 1697">Link Road A* (Northern Relief Road to Water-Rock Road</td> <td data-bbox="820 1424 1043 1697">To include water and waste water networks and surface water disposal network</td> <td data-bbox="1043 1424 1197 2036" rowspan="2">Proposed initial infrastructure bundle  Delivery of Bundle 'A' will facilitate development on the following zones:</td> </tr> <tr> <td data-bbox="632 1697 820 1968">Waste Water pumping station and rising main to Midleton WWTP</td> <td data-bbox="820 1697 1043 1968"></td> </tr> <tr> <td data-bbox="632 1968 820 2036">Drinking water</td> <td data-bbox="820 1968 1043 2036"></td> <td data-bbox="1043 1968 1197 2036">MD-R-09 MD-R-10</td> </tr> </tbody> </table>	Table 3.3 Midleton (Water-Rock) Major Urban Extension Proposed On-Site Infrastructure Programme Delivery Agency: Cork County Council				On-Site Infrastructure Bundle	Key projects	Notes	Delivery Programme	A	Link Road A* (Northern Relief Road to Water-Rock Road	To include water and waste water networks and surface water disposal network	Proposed initial infrastructure bundle  Delivery of Bundle 'A' will facilitate development on the following zones:	Waste Water pumping station and rising main to Midleton WWTP		Drinking water		MD-R-09 MD-R-10	
Table 3.3 Midleton (Water-Rock) Major Urban Extension Proposed On-Site Infrastructure Programme Delivery Agency: Cork County Council																				
On-Site Infrastructure Bundle	Key projects	Notes	Delivery Programme																	
A	Link Road A* (Northern Relief Road to Water-Rock Road	To include water and waste water networks and surface water disposal network	Proposed initial infrastructure bundle  Delivery of Bundle 'A' will facilitate development on the following zones:																	
	Waste Water pumping station and rising main to Midleton WWTP																			
	Drinking water		MD-R-09 MD-R-10																	



No	Ref.	Text of Amendment				Page no.
			connection to IW infrastructure		MD-R-11 MD-R-12 MD-R-13 MD-R-21 MD-R-23	
			Trunk surface water sewer to appropriate disposal point**		MD-R-24 MD-R-25  MD-C-01	
		<b>B</b>	Loop Road B* (North of Link Road 'A')	To include water and waste water networks and surface water disposal network	Delivery of this infrastructure bundle is not proposed to commence until after the delivery of Bundle 'A'	
			Small Park (1)		Delivery of Bundle 'B' will facilitate development on the following zones:	
			Linear Park Phase 1		MD-R-14 MD-R-15*** MN-R-17  MD-C-02 MD-C-03  MD-O-08 MD-O-10	
	→	<b>C</b>	Water-Rock Road	To include water and	Delivery of this	

No	Ref.	Text of Amendment				Page no.
	<p style="text-align: center;">→</p>		<p><b>Upgrade*</b></p>	<p>waste water networks and surface water disposal network</p>	<p>infrastructure bundle is not proposed to commence until after the delivery of Bundle 'A'</p> <p>Delivery of Bundle 'C' will facilitate development on the following zones:</p> <p>MD-R-16 MD-R-18 MD-R-19 MD-R-20 MD-R-22 MD-C-02 MD-C-03</p> <p>MD-O-11 MD-O-09</p>	
			<p>Small Park (2)</p>			
			<p>Linear park (Phase 2)</p>			
		<p><b>*Access to serve individual dwellings will not be permitted. New access will be to estate roads only</b></p> <p><b>**Individual developers will be required to provide attenuation on site</b></p> <p><b>***Development of zones linked to Infrastructure Bundles 'B' &amp; 'C' may commence in parallel with the delivery of infrastructure bundle 'A' if the following can be secured:</b></p> <ul style="list-style-type: none"> <li>• <b>Appropriate connections to water services infrastructure and surface management systems; and</b></li> <li>• <b>Relevant on/off site road infrastructure.</b></li> </ul> <p><b>****Provision must be made for appropriate vehicular and pedestrian access to Tir Cluain Housing Estate which is located beyond the north eastern</b></p>				

No	Ref.	Text of Amendment	Page no.									
		<p data-bbox="523 264 735 293"><b>corner of the site</b></p> <p data-bbox="523 398 963 427"><b>Phasing of Water-Rock Development</b></p> <p data-bbox="523 456 1262 981">The phasing scheme for the development of the Water-Rock site is set out below. This allows for an orderly development pattern and maximises the development quantum related to investment in infrastructure. The timing of each phase of development is directly linked to infrastructure availability. It is envisaged that development phases may commence in a sequential order once appropriate and necessary infrastructure is available to serve the proposed development. A total of three development phases (1, 2 and 3) are identified. The framework plan specifies, for each phase, the number of residential units, commercial uses, educational facilities, social facilities, amenities, physical infrastructure and access strategy required, thereby setting out the enabling works that are required to allow development to commence.</p> <p data-bbox="523 1010 1251 1182">3.1.1 Phase 1 of the development covers a developable area of approximately 56 ha and will provide up to 1,000 residential units which will consist of a mix of medium A and high density development. The lands are located to the north of the railway line and the Northern Relief Road.</p> <p data-bbox="523 1211 1262 1592">3.1.2 In order to promote the accelerated delivery of housing through the development of the Water-Rock site, the phasing arrangements proposed are flexible, depending only on the delivery of the relevant supporting infrastructure. The County Council's On-Site Infrastructure Programme (described above) will regulate the timing of the commencement of development on particular parcels of zoned land. In addition there is also a need to regulate the overall delivery of housing on the site to the delivery of particular off-site infrastructure and this is proposed as follows:</p> <table border="1" data-bbox="512 1621 1193 2004"> <thead> <tr> <th colspan="3" data-bbox="512 1621 1193 1783">Table 3.4 Midleton (Water-Rock) Major Urban Extension Proposed Off-Site Infrastructure Programme Delivery Agency: Cork County Council</th> </tr> <tr> <th data-bbox="512 1783 683 1877">Development Phase</th> <th data-bbox="683 1783 890 1877">No of Housing Units</th> <th data-bbox="890 1783 1193 1877">Off-Site Infrastructure Project</th> </tr> </thead> <tbody> <tr> <td data-bbox="512 1877 683 2004">Phase 1</td> <td data-bbox="683 1877 890 2004">Up to 1,000</td> <td data-bbox="890 1877 1193 2004">Closure of Water-Rock Road/N25 Junction* Knockgriffin Junction</td> </tr> </tbody> </table>	Table 3.4 Midleton (Water-Rock) Major Urban Extension Proposed Off-Site Infrastructure Programme Delivery Agency: Cork County Council			Development Phase	No of Housing Units	Off-Site Infrastructure Project	Phase 1	Up to 1,000	Closure of Water-Rock Road/N25 Junction* Knockgriffin Junction	
Table 3.4 Midleton (Water-Rock) Major Urban Extension Proposed Off-Site Infrastructure Programme Delivery Agency: Cork County Council												
Development Phase	No of Housing Units	Off-Site Infrastructure Project										
Phase 1	Up to 1,000	Closure of Water-Rock Road/N25 Junction* Knockgriffin Junction										

No	Ref.	Text of Amendment			Page no.
				<b>Improvements</b>	
				<b>Water-Rock Railway Station</b>	
		<b>Phase 2</b>	<b>1,000 – 1,800</b>	<b>Town Centre Gyrotory Upgrade</b>	
				<b>N25 Slip Road Mitigation Measures</b>	
		<b>Phase 3</b>	<b>1,800 – 2,460</b>	<b>Railway over-bridge and southern link road to Northern Relief Road/new N25 Interchange</b>	
		<b>*To be completed prior to the occupation of any dwellings</b>			
		<p>Phase 1 (1,000 units) necessitates the closure of the existing junction between Water-Rock Road and the N25 and will secure the delivery of improvements to the Knockgriffin junction at the southern end of the Northern Relief Road. Link Road 'A' has direct access onto the Midleton Northern Relief Road via the roundabout at the former Dawn Meats premises and will provide a new route to/from water-Rock road to facilitate existing traffic when the junction with N25 is closed. On-site infrastructure 'Bundle A' must be delivered during the construction of this phase.</p>			
		<p>This existing employment area contains the former Dawn Meats Factory and a number of small industrial and commercial premises which are still operating. A mix of high quality office based business developments that provide for high intensity employment uses will be encouraged at this location due to its close proximity to the proposed second railway station. Phase 1 will also facilitate the commencement of the development of <del>require the provision of</del> a neighbourhood centre, the reservation of land for a 16 classroom primary school and the completion of a linear park and greenway.</p>			
		<p><del>The MD R-08 lands adjoining the Mill Road have the potential to be developed independently of the infrastructure requirements for Phase 1 subject to the availability of adequate capacity of water, waste water and roads infrastructure.</del></p>			
		<p>Phase 2 of the development <del>covers an area of</del></p>			

No	Ref.	Text of Amendment	Page no.
		<p><del>approximately 57 ha of which approximately 30 ha</del> is considered to be suitable for residential development <del>providing a further. This will provide up to 800</del> residential units which will consist of a mix of Medium A and Medium B density residential development. <b>Phase 2 will secure the delivery of improvements to the town centre Gyrotory and a package of measures designed to ease congestion on the N25 slip roads, if appropriate. Phase 2 lands are located to the north of Phase 1 adjoining Water Rock Golf Course. The lands cover a significant portion of the entire site and prior to the development of Phase 2 there will be a requirement for a transport assessment to identify road and transport infrastructure and required timing for delivery. Phase 2 will also require the provision of a small park and the reservation of land for a 16 classroom primary school and a secondary school. On-site infrastructure 'Bundle A' must be completed prior to the commencement of development in this phase. As appropriate, on-site infrastructure 'Bundle B or C' must be delivered during the construction of this phase.</b></p> <p><del>Phase 2 of the development consists of 13.5ha of existing built up areas consisting mainly of residential development including the Tir Cluain Housing Estate which is located in the north eastern corner of the site.</del> There may be potential for some infill development on existing plots of one off residential development which are scattered throughout Phase 2. Any infill development would be subject to the same requirements as the rest of the site in terms of appropriate infrastructure provision.</p> <p>Phase 3 of the development <del>lies to the west of the Water Rock Road and covers an area of approximately 35 ha and will provide</del> provides up to 660 residential units. During the development of this phase a new railway over-bridge and southern link road to provide an additional connection to the Northern Relief Road/new N25 Interchange will be provided. <del>Prior to the development of Phase 3 there will be a requirement for a transport assessment to identify road and transport infrastructure and required timing for delivery. The development of Phase 3 will require the delivery of the overall transport infrastructure and prior to its development there will be a requirement for a transport assessment to identify road and transport infrastructure and required timing for delivery.</del> As appropriate, on-site infrastructure 'Bundle</p>	

No	Ref.	Text of Amendment	Page no.
		<p>B or C' must be delivered during the construction of this phase.</p> <p><del>As the development progresses it may be considered appropriate to proceed with development on lands to the west of the Water Rock Road (MD-R-23 and MD-R-24) at an earlier stage. This is provided all required road works are complete and the railway crossing is closed so there is no possibility of access from the Water Rock Road onto the N-25. In addition all other necessary infrastructure including required water services and rail infrastructure i.e. the 2nd railway station must be in place.</del></p> <p><del>Phase 3 of the development consists of 6.6 ha of existing built up areas consisting mainly of residential development.</del> There may be potential for some infill development on existing plots of one off residential development which are scattered throughout Phase 3. Any infill development would be subject to the same requirements as the rest of the site in terms of appropriate infrastructure provision.</p> <p><b>Transportation and Road Network</b></p> <p><del>A Traffic and Transport Assessment of the site was carried out in 2014 which concluded there is limited capacity on both the local road network and the N25 and its interchange serving Midleton to accommodate future planned population growth.</del></p> <p><del>The assessment identified a number of minor road network improvements which will be necessary to create the network capacity to accommodate up to 350 new dwellings. The road network may be unable to accommodate any further development unless a significant programme of road infrastructure improvements are implemented including a full upgrade of the N25 Interchange between Midleton and Carrigtwohill and an upgrade to the 'Midleton Gyratory'.</del></p> <p><del>The Transport Assessment also acknowledges, based on an assumption of high rates of modal shift that the full upgrade of the N25 Interchange between Midleton and Carrigtwohill may not be required until later in the Water Rock development programme (approx. 1,250 units) if a range of transport measures are delivered to help secure higher levels of modal shift including;</del></p> <ul style="list-style-type: none"> <li><del>• Increased train frequency on the Midleton-Cork railway line,</del></li> <li><del>• Commissioning of a new railway station at Water</del></li> </ul>	

No	Ref.	Text of Amendment	Page no.
		<p><b>Rock,</b></p> <p><del>• Construction of a second road access (U-04/Link Street C) to Water Rock, **</del></p> <p><del>• *Upgrade to the Midleton Gyratory.</del></p> <p><del>**Following on from the conclusions of the Transport Assessment, Cork County Council are examining the possibility of constructing a 3 lane access road up to the boundary of Council owned lands at the south eastern corner of the Masterplan site and the remainder of Link Street U-02 to Water Rock Road (approximately 1.01km). This access road (U-02/Link Street A1) would also allow for emergency access and would therefore negate the need to construct the second road access (U-04/Link Street C) until later in the development (circa 1,000 residential units). The construction of the remainder of U-02 beyond the boundary of Cork County Council lands, will be the responsibility of the developers of those adjoining lands.</del></p> <p><b>Implementation and Infrastructure Provision</b></p> <p><del>An implementation programme will be applied to each phase of the development which will ensure that the development of the site will proceed in an orderly and timely manner with the appropriate infrastructure in place at the right time to allow each phase to be developed. The Framework Masterplan sets out the construction responsibility and funding source for the required infrastructure. The principle infrastructure requirements of the masterplan are Water, Waste Water and Roads.</del></p> <p><b>Water, Waste Water and Roads</b></p> <p><del>Water— Irish Water will be responsible for the funding and provision of water supply and waste water treatment capacity and it is the intention of Irish Water to include funding of these projects as part of their next investment cycle. The design and layout of water services will require consultation with Irish Water. Cork County Council will also be responsible for the preparation of a Sustainable Urban Drainage Scheme Study which will be implemented by the developers.</del></p> <p><del>Roads— Cork County Council will be responsible for the funding and construction of Link Street MD-U-02 of approximately 1.01km to Water Rock Road. If this road is not built by the County Council, the responsibility of its</del></p>	

No	Ref.	Text of Amendment	Page no.
		<p><del>construction will revert to the landowners/developers. All other required road infrastructure improvements will be the responsibility of the developers. As part of the Sustainable Urban Drainage programme, a storm water pipe will need to be installed from the Water Rock site to the Owenacurra Estuary as development takes place.</del></p> <p><del>Rail—On completion of a new rail policy to address the future role of rail transport in Ireland, as required under the Department of Transport, Tourism and Sports’ Strategic Investment Framework for Land Transport (SIFLT) Action 6, a study of the Cork Metropolitan Area’s future suburban rail network requirements should be considered. This could include consideration of additional stations (including the 2nd station at Middleton) rail service patterns and interchange with other modes. Discussions will be held with Irish Rail about the delivery of the Link Road and railway bridge (MD-U-04).</del></p> <p><del>Bus— Future bus service provision and the potential for bus to meet the future public transport requirements for Middleton and the masterplan lands will be considered as part of a package of transport interventions. This will include the provision of high levels of permeability within and between new and existing development areas which facilitates the operation of bus services through these areas, at an early stage in their development.</del></p> <p><del>Section 6 of this plan sets out more detailed guidance on the implementation of this plan and in particular the infrastructure necessary to progress the Water Rock Urban Expansion Area.</del></p> <p><b>Traffic and Public Transport</b></p> <p><del>The Framework Masterplan makes provision for the following new transport infrastructure;</del></p> <ul style="list-style-type: none"> <li><del>• A network of link roads to provide circulation (MD-U-02, MD-U-03 and MD-U-04).</del></li> <li><del>• A new feeder road (MD-U-08) to link Phase 2 of the development with the Water Rock Road.</del></li> <li><del>• Upgrading of the Water Rock Road to Feeder Road standard (MD-U-07)</del></li> <li><del>• A new greenway (MD-U-06) linking the Water Rock Road with the proposed linear park.</del></li> <li><del>• A new railway station and ancillary services (MD-U-05).</del></li> </ul>	



No	Ref.	Text of Amendment	Page no.
		<p><del>All road alignments and proposed locations are indicative and subject to detailed design.</del></p> <p><del>Provision has been made in an objective for the protection of the line of the Northern Relief Road in the town. Phase 1 of the scheme has been completed and proposals for phase 2 of the scheme, which runs between the Dungourney road and the Old Youghal road east of Midleton Distillery, are advancing.</del></p> <p><b>Note: This change refers to the text of the draft plan only.</b></p>	

3 new proposed amendments relating to the MDR 27 at Midleton, and the development boundaries at Killeagh and Ballycotton were agreed.

<b>EC.03.03.37</b>	<p><b>Midleton:</b></p> <p>It is proposed to include a new Residential Zoning Objective MD-R-27 as follows:</p> <p><b>Medium A Residential Development. Any development proposal will include a detailed landscaping plan.</b></p> <p><b>Note: This change refers to the text and settlement map of the draft plan. [See Attached Map]</b></p>	NEW
<b>EC.04.05.06</b>	<p><b>Killeagh:</b></p> <p>It is proposed to extend the development boundary of Killeagh to the North.</p> <p><b>Note: This change refers to the settlement map only. [See Attached Map]</b></p>	NEW
<b>EC.05.02.04.03</b>	<p><b>Ballycotton:</b></p> <p>It is proposed to extend the development boundary of Ballycotton to the West.</p> <p><b>Note: This change refers to the settlement map only. [See Attached Map]</b></p>	NEW

An amendment relating to the Midleton Distillery site was agreed.

<b>EC.03.03.38</b>	<p><b>Midleton:</b></p> <p><b>It is proposed to rezone part of Open Space objective MD-O-05 to Industrial use as part of an enlarged MD-I-04.</b></p> <p><b>[See Attached Map]</b></p>	NEW
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A further modification to amendment no 8 was also agreed

In addition, a modification was agreed to the text of the plan in relation to the Appropriate Scale of Growth for all Key Villages, Villages and Village nuclei, to be inserted as a footnote to the Table in Sections 4 and 5 of the Plan.

No.	Ref	Text of Amendment	Page no
8	<p><b>EC.01.07.07</b> <b>(Further modifications)</b></p>	<p>It is proposed to delete the paragraphs 1.7.33 – 1.8.46 and all related maps, table 1.3, figure 2 and the description of each SLR from the Draft Plan and replace with the following:</p> <p><b>Section 1: Introduction</b></p> <p><b>Strategic Land Reserve</b> Section 2.2.15 of the Cork County Development Plan 2014 provides a context for the evidence based analysis that points to the requirement to provide a Strategic Land Reserve in County Metropolitan Cork, including the fact Paragraph 4.2.11 of the SWRPGs gives support for provision of the following: “an additional allowance for headroom, to allow for choice, sequencing and other local factors. This headroom should be calculated in line with the Development Plan Guidelines 2007”.</p> <p>When preparing the Draft Local Area Plan Cork County Council again identified the need for additional strategic land reserves (in the order of 300ha - 400ha), to take account of the requirements set out in the CDP 2014 but also in the context of anticipated economic and population growth in the State over the coming decades and which is likely to be concentrated at locations like Metropolitan Cork which are best positioned to drive increased economic activity.</p>	107

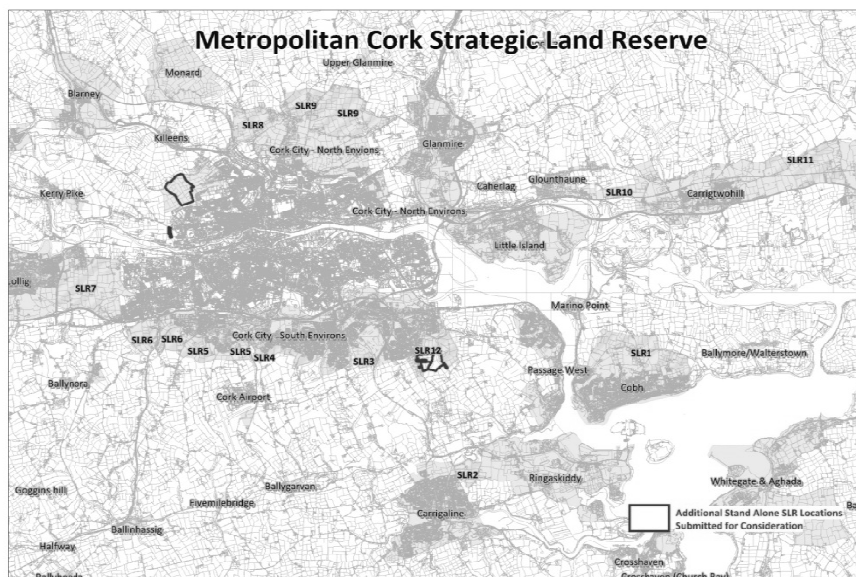
No.	Ref	Text of Amendment	Page no
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**Table 1.3 List of possible sites for consideration as Strategic Land Reserve options**

Ref	Site Name	Gross Area (Ha)
SLR1	Cobh North Extension	185.0
SLR2	Carrigaline East	47.0
SLR3	Castletreasure	21.4
SLR4	Frankfield /Grange	44.9
SLR5	Togher/Doughcloyne	93.6
SLR6	Ardrostig	100.3
SLR7	Ballincollig East-Carrigrohane	223.9
SLR8	Kilbarray/Carhoo/Kilcully	105.1
SLR9	Ballyvolane-Whites Cross	336.2
SLR10	Carrigtwohill West Extension	32.4
SLR11	Carrigtwohill East	220.7
SLR 12	Oldcourt	78.7
		1489.2

A total of 17 SLR sites were considered - 12 identified in the Draft LAPs and an additional 5 no. proposed new sites during the consultation process (additional submissions requested some already identified SLR locations to be extended) - and which are listed below in Table 1.3 and Figure 3.

**Figure 3: Locations of Strategic Land Reserve Options**



No.	Ref	Text of Amendment	Page no
		<p>The SLR sites have been subject to a High Level Appraisal based on the following:</p> <ul style="list-style-type: none"> <li>• <b>Sequential Approach:</b> Selecting sites based on the principle that potential green-belt development should, where deemed appropriate, be located in the immediate environs of Cork City in the first instance.</li> <li>• <b>Infrastructural Investment:</b> Where sites offer opportunities to leverage maximum returns from infrastructural development but which would not prejudice the delivery of, or necessitate upfront investment which may be considered, regional or national in scale</li> <li>• <b>Multi-modal Transport Opportunities:</b> Located so as to offer potential multi-modal opportunities for accessing local trip generating services, existing/proposed public transport services and strategic employment areas</li> </ul> <p>The High Level Appraisal has resulted in the emergence of 6 no. SLR sites at this stage (SLR3 Castletreasure, SLR4 Frankfield/Grange, SLR5 Togher/Doughcloyne, SLR6 Ardrostig, SLR7 Ballincollig East-Carrigrohane, SLR12 Oldcourt) as potentially having greater capacity to deliver. However, as all sites have matters to be considered in detail, it is recognised that detailed assessment is required, including consultation with landowners and state agencies. On this basis it is proposed to retain all the original 12 no. SLR sites for further detailed assessment, before preparation of site appraisals and development briefs for consideration by Development Committee.</p>	
		<b>Section 4: Key Villages</b>	
-	<b>EC.04.02.01</b>	<p>Insert following text as a footnote in Table 4.1, Appropriate Scale of Development in Key Villages.</p> <p><b>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</b></p>	New
		<b>Section 5: Villages, Village Nuclei and Other Locations</b>	
-	<b>EC.05.02.01</b>	<p>Insert following text as a footnote in Table 5.1 Appropriate Scale of Development in Villages.</p> <p><b>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a</b></p>	New

No.	Ref	Text of Amendment	Page no
		<b>residential housing estate more suited to a larger settlement.</b>	
-	<b>EC.05.03.01</b>	<p>Insert following text as a footnote in Table 5.2 Appropriate Scale of Development in Village Nuclei.</p> <p><b>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</b></p>	NEW

A number of Errata items were also agreed.

Proposed Change Ref.	Errata	Page No. (CEO Report)
	<b>Section 1: Introduction</b>	
<b>N/A</b>	Paragraph 1.5.3 should read this period is likely to commence at the <del>end</del> <b>beginning</b> of May 2017, with the likely consultation period running from Tuesday the 2 <sup>nd</sup> of May to Tuesday the 30 <sup>th</sup> of May.	5
<b>EC.01.08.01</b>	<p>Correction to the last line of <b>Proposed Change EC.01.08.01</b> as outlined in <b>bold</b>:</p> <p>‘When planning a development upstream of an area at risk of flooding, intending developers need to be mindful of the need to consider the potential downstream flood impacts of a development, even when the development itself is not in an area of flood risk. This relates in particular to the management of surface water and to the wider issues of pluvial flood risk, which may have downstream impacts. Detailed assessment of the potential downstream impacts is particularly important in areas where flood defences have already been provided or are planned downstream of a development, in order to ensure that there are no <del>to</del> adverse <b>effects</b> on the standard of defence provided.’</p>	110

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 Director of Planning recommended no change to the Plan.

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors McGrath, Jeffers, D’Alton, Forde, Ó Donnabháin, Canty, J.A. Collins, M. Murphy, Harris, R. McCarthy, Coleman, Lombard, K. Murphy, Coughlan, J. O’Donovan, G. Moynihan, Creed, O’Grady, Lucey, Ryan, Conway, P. O’Sullivan, Keohane, Sheppard, Barry, Ó Cadhla, Rasmussen, N. Collins, A. O’Sullivan, Ml. Hegarty, S. McCarthy, Linehan-Foley, N. McCarthy, O’Brien, O’Flynn, Doyle, Dawson, J. Murphy, O’Shea, G. Murphy, Mullane, D. Collins, Carroll, C. O’Sullivan, P.G. Murphy, M. Hegarty, Hayes, Hurley.

[48]

The Mayor declared the proposal carried.

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 Director of Planning recommended no change to the Plan.

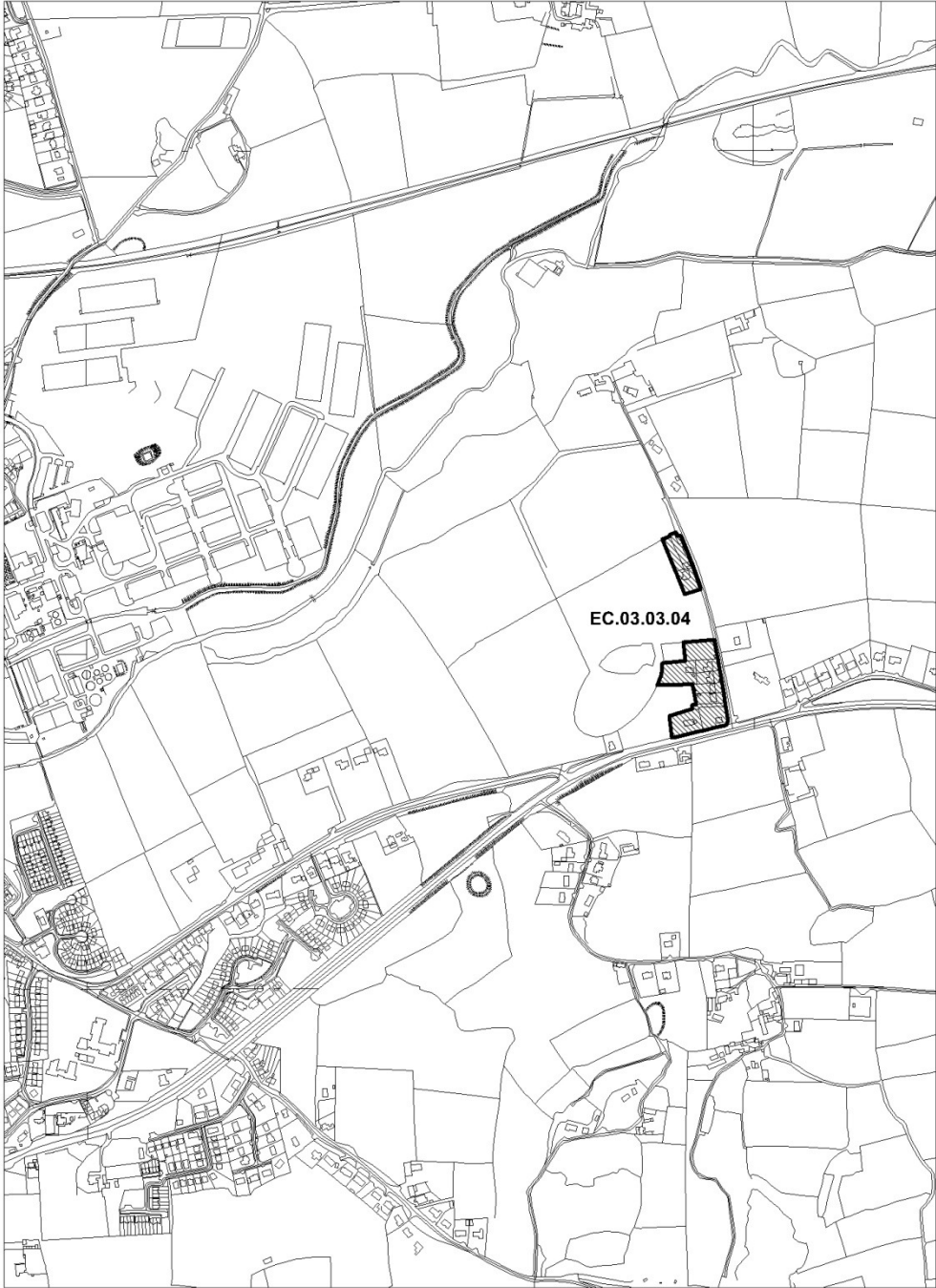
The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors McGrath, Jeffers, D’Alton, Forde, Ó Donnabháin, Canty, J.A. Collins, M. Murphy, Harris, R. McCarthy, Coleman, Lombard, K. Murphy, Coughlan, J. O’Donovan, G. Moynihan, Creed, O’Grady, Lucey, Ryan, Conway, P. O’Sullivan, Keohane, Sheppard, Barry, Ó Cadhla, Rasmussen, N. Collins, A. O’Sullivan, Ml. Hegarty, S. McCarthy, Linehan-Foley, N. McCarthy, O’Brien, O’Flynn, Doyle, Dawson, J. Murphy, O’Shea, G. Murphy, Mullane, D. Collins, Carroll, C. O’Sullivan, P.G. Murphy, M. Hegarty, Hayes, Hurley.

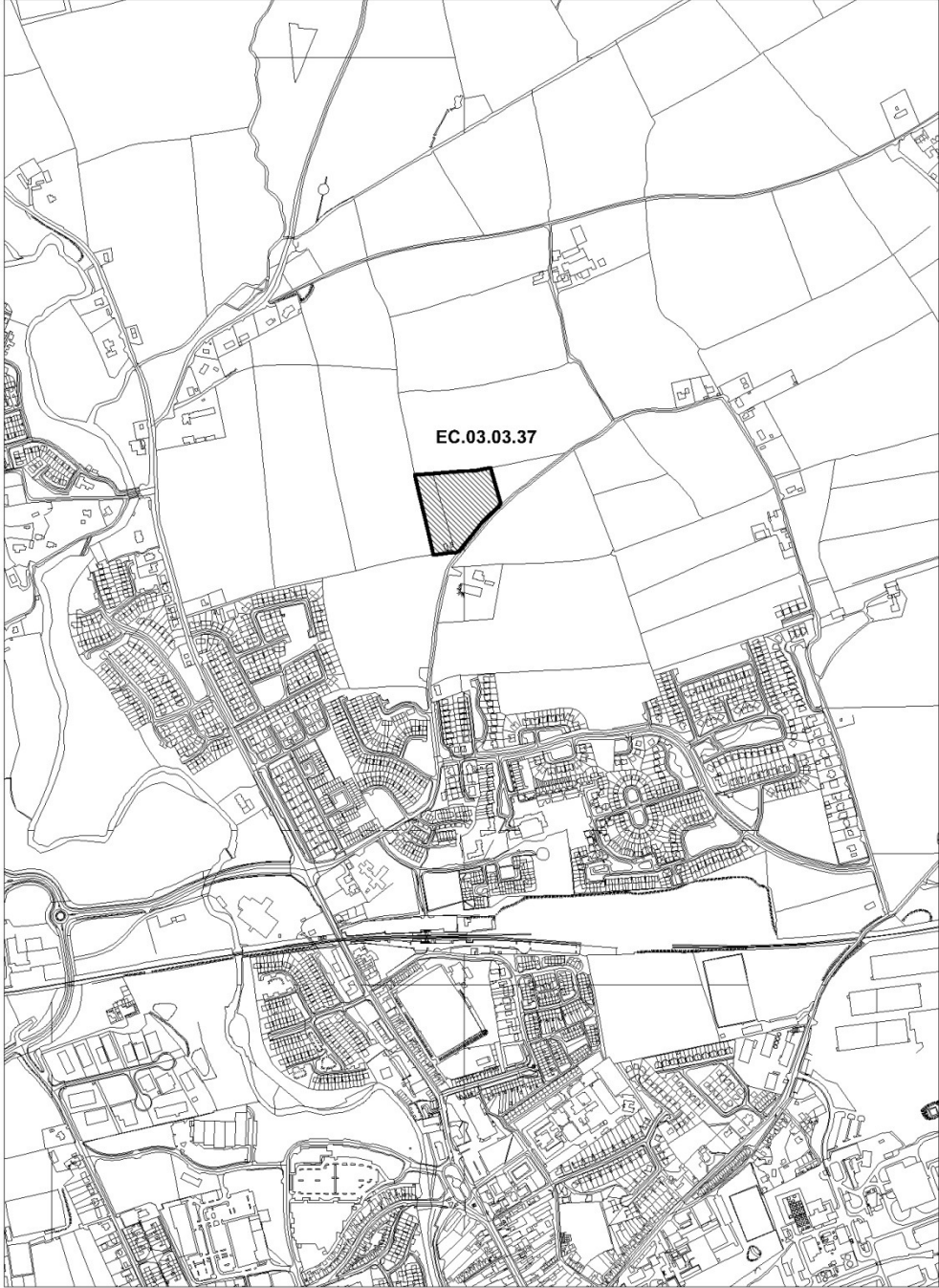
[48]

The Mayor declared the proposal carried.

It was confirmed that there is agreement with the Housing and Infrastructure Implementation Team (Andrew Hind) regarding submission : 11408043 (O’Mahony, Water Rock).

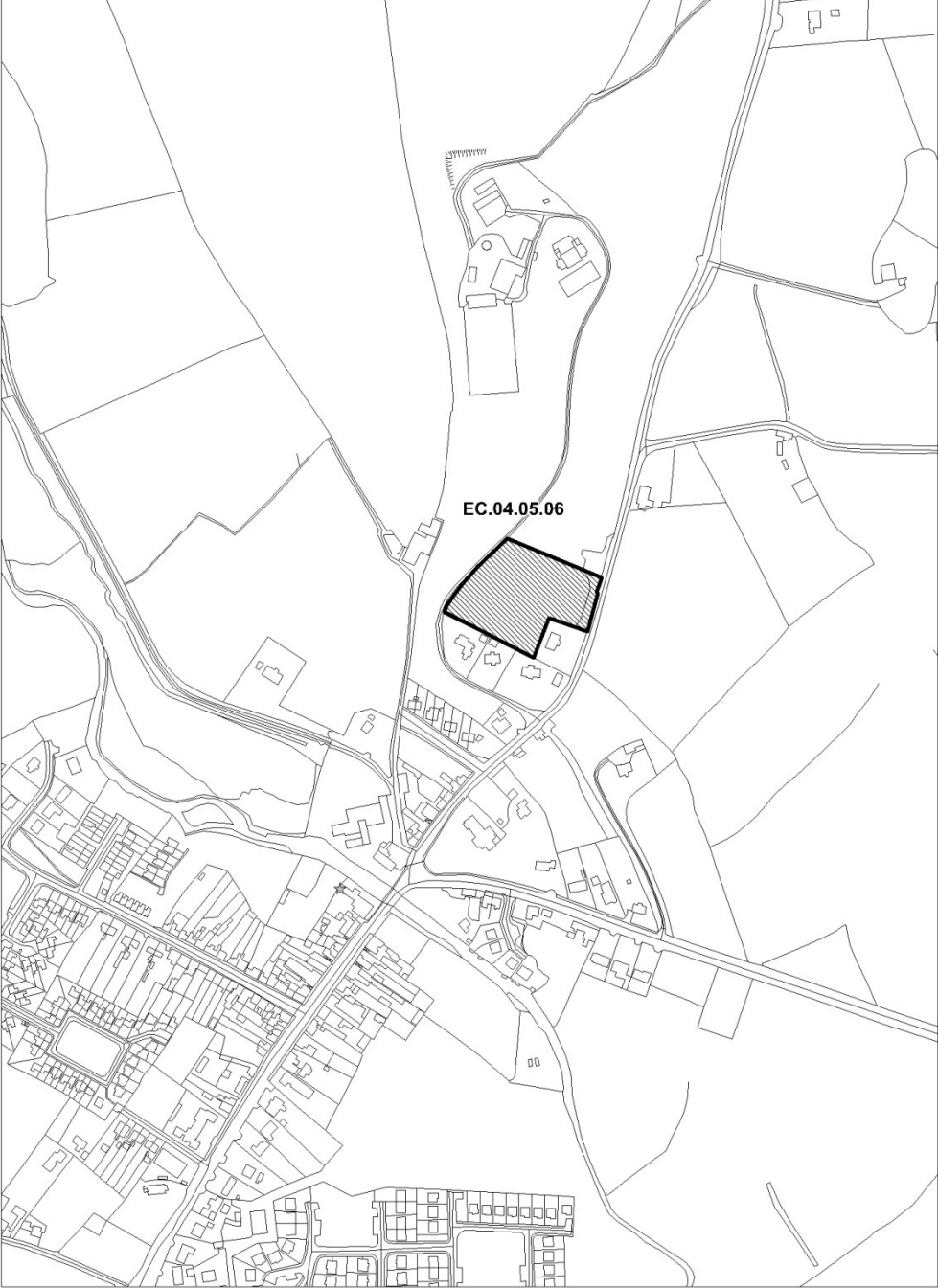


Amendment Ref:EC.03.03.04



Amendment Ref:EC.03.03.37

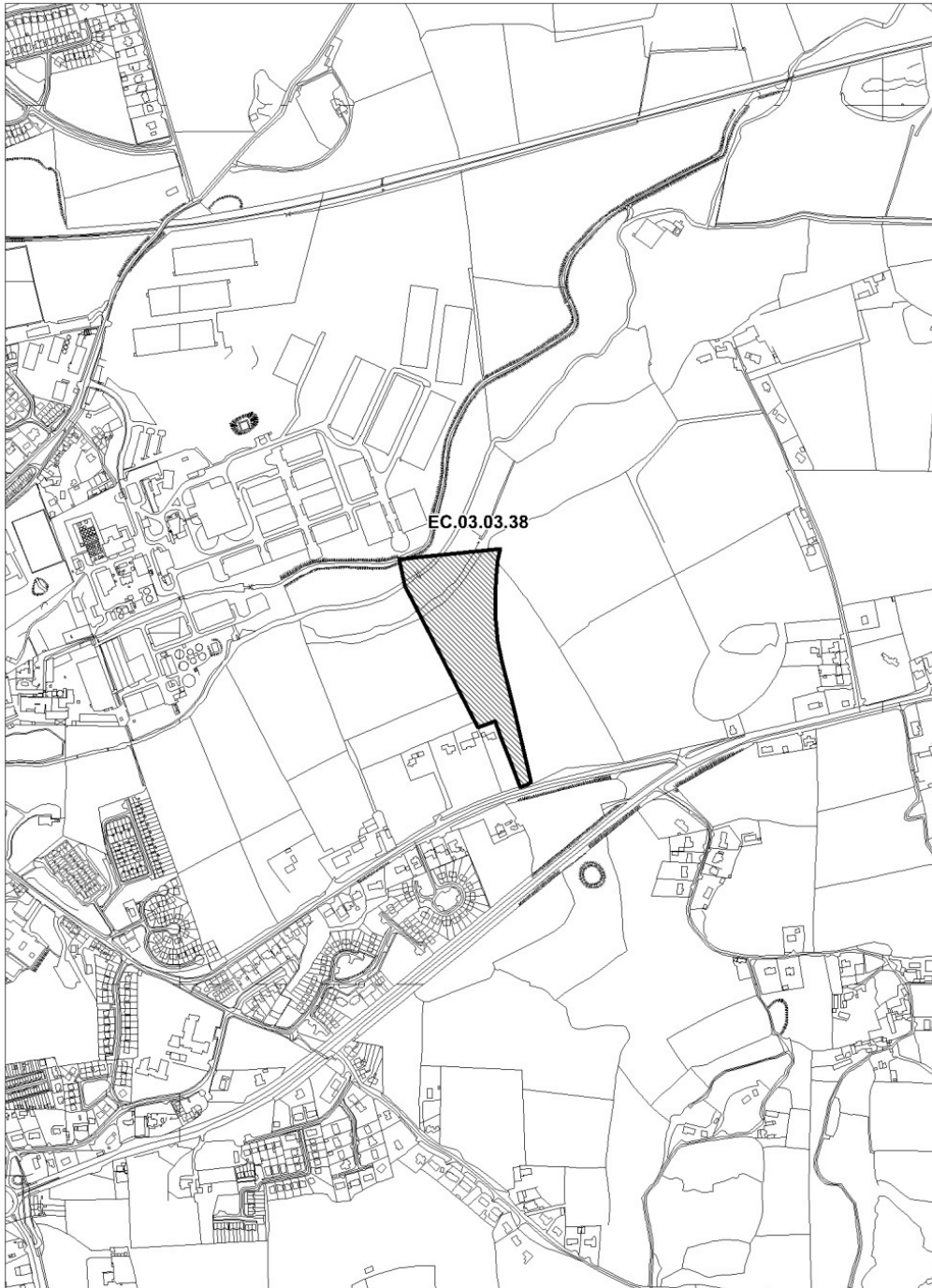




Amendment Ref:EC.04.05.06



**Amendment Ref:EC.05.02.04.03**



Amendment Ref:EC.03.03.38

## BALLINCOLLIG/CARRIGALINE MUNICIPAL DISTRICT

The Chief Executive's Report outlining amendments no. 1-139 was agreed.

8 corrections / modifications at Development Committee were agreed.

<b>Corrections / Modifications</b>		
<b>Proposed Change Ref.</b>	<b>Scope of Change / Amendment</b>	<b>Page No. (CEO Report)</b>
<b>Main Towns and Key Assets – Introduction</b>		
BC 03.01.01	<p>Volume 1, Section 3, Main Towns</p> <p><del>Delete text and include new text as per Appendix XX</del></p> <p><b>Delete text in paragraph 3.2.5 as follows:</b></p> <p><del>Where a town had a former Town Development Plan for the Town Council these have been included in this plan to form a coherent planning policy framework for the town as a whole.</del></p>	185
<b>Ballincollig</b>		
BC 03.03.27	<p>This change inserts the amendment ref. no. BC 03.03.27.</p> <p>Text changes to Maglin Urban Expansion Area – see Appendix B1</p>	188
<b>Carrigaline</b>		
BC 03.04.19	<p>Amend Objective CL-U-05: Provide <del>pedestrian walkway</del> along old railway line from the river north towards Ballyhemiken.</p> <p>Revised Objective Provide <b>Greenway</b> along old railway line from the river north towards Ballyhemiken <b>where practicable</b>".</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	191
BC.03.04.28	<p>Additional text to be included relating to CL-RA-01 as follows:</p> <p>CE-RA-01 Old Pottery Site This site is located within the area zoned T-01, this is the former Carrigaline Pottery site which fronts the main street. This site presents an opportunity for regeneration of the town by strengthening and extending the existing retail core. The site will promote town centre living to support social vitality, promoting a range of residential types as part of a mixed use development within the town centre <b>and is also suitable for a large scale stand alone retailer</b>. In addition this site will provide town centre working providing a range of office accommodation to support</p>	192

	town centre services and facilities and ensure a vibrant town centre during the day.	
	<b>Passage West</b>	
<b>BC 03.06.13</b>	Insert correct reference number: BC 03.13 Replace with: <b>BC 03.06.13</b>	205
	<b>Ringaskiddy</b>	
BC.03.07.03	Specific Development Objective RY-I-02 : industry including ancillary uses such as associated offices, laboratories manufacturing and utilities. <del>The open space zonings in specific objectives O-01 and O-02 shall be provided as part of this development. This zone is adjacent to Cork Harbour Special Protection Area.</del> . Revised Objective : <b>RY-I-02 : industry including ancillary uses such as associated offices, laboratories, manufacturing and utilities. This zone is adjacent to Cork Harbour Special Protection Area.</b> <del>Revise Map, Area shaded Green now shaded Blue.</del> <i>Note: No revision to map.</i>	206
	<b>Appendix B1 Maglin Urban Expansion Area</b>	
BC.03.03.27	In appendix B-1 Specific Objectives Residential Changes reference in BG-R-04, BG-R-09 - BG-R-15 to tables <del>XXX</del> and <del>YYY</del> should now be referred to as <b>Tables 3.1</b> and <b>Tables 3.2</b> .	215-218
	<b>Strategic Land Reserve- Chief Executives Opinion Update</b> The following text is an update of the CE Opinion of March 6 <sup>th</sup> 2017 and is included for clarification purposes only.	
	These areas will be subject to Appropriate Assessment, Flood Risk Assessment and Environmental Impact Assessment as appropriate to the proposal and the site,  It is acknowledged SLR3 Castletreasure (21.4ha) would satisfy the High Level Appraisal in all respects other than the fact the a new road and bridge between Grange Road and Carrigaline Road over the Ballybrack River Valley and detailed design of the M28 at Carrs Hill have not been finalised.  In this context, while it is considered premature to designate SLR3 Castletreasure as a Housing Development Zone at this time, the lands are recognised as being among those most suitable for zoning at a future date. Given the relatively small size of the landholding involved, when the above infrastructural projects are finalised and a degree of certainty in place, consideration may be given to zoning same for residential development without completing all the individual stages set out in the Next Steps of the SLR	Section 2

The 33 additional amendments at Development Committee were agreed.

	<b>Additional Amendments / Addendum</b>	
<b>Proposed Change Ref.</b>	<b>Scope of Change / Amendment</b>	<b>Page No. (CEO Report)</b>
	<b>Section 1: Introduction</b>	
	<b>Section 2: Local Area Strategy</b>	
	<b>Section 3: Main Towns</b>	
BC.03.01.03	<b>Delete Amendment</b> BC.03.03.03,BC.03.4.06,BC.03.05.04,BC.03.06.02,BC,03.07.02 – <del>Additional General Objective- “All new development will need to make provision for Sustainable Urban Drainage Systems and provided adequate storm water attenuation. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality and amenity and habitat enhancements where appropriate”</del>	141, 185, 190, 194, 202
	<b>Ballincollig</b>	
BC.03.03.17	Amendment 03.03.24 insert additional text “A traffic and transportation plan will be carried out during the lifetime of this plan.”	188
BC.03.03.28	Amend Objective BG-T-04 include additional text: Enhancement and regeneration of the existing town centre. See BG-RN-01. <b>The redevelopment of vacant properties for office based activities including incubator units and start ups will be considered in this area.</b>	
BC.03.03.29	Re-number BC.03.03.04 – Referring to Objective BG-R-04 – as BC 03.03.34	
BC.03.03.30	Amend Specific Objective BG-R-04 Medium A Density Residential Development on a phased basis. <del>Access to this site shall be directly onto the Killumney Road. Within the proposed zoning, provision shall be made for a road (to distributor road standards) as part of a possible link road from the Killumney Road to Maglin Road.</del> <b>Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 3.1 and 3.2.</b> Noise attenuation measures should be provided along the boundary with the N22.	
BC.03.03.31	Additional Text in Paragraph 3.3.46 A new model for public transportation within Metropolitan Cork which includes Ballincollig is currently being developed by the National Transport Authority (NTA) and it is anticipated that this	

	model will become operational during the lifetime of this plan. <b>If improved public transport is to be delivered, then the new development planned for the town will need to deliver housing at appropriate densities in the areas close to the nodal points on the new transportation network.</b>	
BC.03.03.32	Insert map reflecting proposed change in BG-R-11 as per amendment BG.03.03.11.	Mapping Change
BC.03.03.33	Amend Development Boundary to provide for single dwelling and include lands as Existing Built Up Area.	Mapping Change
<b>Carrigaline</b>		
BC.03.04.33	Insert revised Land Use Zoning Map identifying Coastal Zone Flooding.	Mapping Change
BC.03.04.34	Amend paragraph 3.4.30 - Delete Reference to CL-U-07 Carrigaline’s attractive location where the Owenboy River enters the Estuary has produced a variety of important areas of local biodiversity. There are two natural heritage designations at this location, namely, the Cork Harbour Special Protection Area (SPA-004030) and the Owenboy River proposed Natural Heritage Area designation (Site Code pNHA 001990), west of the town. An amenity walk has been developed along the southern banks of the Estuary (along the route of the Old Railway line) and there are objectives to extend this link further along the old railway line to link Carrigaline with Raffeen and Monkstown (U-05). <del>There are objectives in the existing Plan to develop a further amenity walk to the north of the estuary (U-07) which should be retained.</del>  Delete CL-U-07 Objective in Draft LAP  Delete U-07 from Carrigaline Zoning Map	Text and mapping Change
BC.03.04.28	Additional text to be included relating to CL-RA-01 as follows:  CE-RA-01 Old Pottery Site This site is located within the area zoned T-01, this is the former Carrigaline Pottery site which fronts the main street. This site presents an opportunity for regeneration of the town by strengthening and extending the existing retail core. The site will promote town centre living to support social vitality, promoting a range of residential types as part of a mixed use development within the town centre <b>and is also suitable for a large scale stand alone retailer</b> . In addition this site will provide town centre working providing a range of office accommodation to support town centre services and facilities and ensure a vibrant town centre during the day.	192
BC.03.04.35	Delete Amendment BC.03.04.29, delete Objective CL-GO-02  Environmental Designations  <del>“In order to secure sustainable population growth proposed in GO-01 (a), appropriate and sustainable water and waste water</del>	193

	<p>infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable, protect the integrity of Natura 2000 sites.</p> <p>Carrigaline is situated adjacent to Cork Harbour Special Protection Area and in proximity to the Great Island Channel SAC.</p> <p>This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals in unzoned parts of the settlement adjacent to the SAC and SPA will be likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on these sites.”</p> <p><i>Note: Contained in Local Area Strategy</i></p>	
BC.03.04.36	<p>Delete Amendment BC.03.04.30. The boundary of Carrigaline overlaps with and is adjacent to the Cork Harbour Special Area of Conservation and the Cork Harbour Special Protection Area. Development in the town will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged.</p> <p>Revert to original objective in Draft LAP and re-label as CL-GO-02:</p> <p><b>The boundary of Carrigaline overlaps with and is adjacent to the Cork Harbour Special Area of Conservation and the Cork Harbour Special Protection Area. Development in the town will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged.</b></p>	193
<b>Cork City South Environs</b>		
BC.03.05.32	<p>Delete General Objective SE-GO-03 Environmental Designations</p> <p>“In order to secure sustainable population growth proposed in GO-01 (a), appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable, protect the integrity of Natura 2000 sites.</p> <p>Cork City Environs is situated adjacent to Cork Harbour Special Protection Area, Cork Harbour SAC and in proximity to the Great Island Channel SAC.</p> <p>This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p>	



	<p>Development proposals in unzoned parts of the settlement adjacent to the SAC and SPA will be likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on these sites.”</p> <p><i>Note: Contained in Local Area Strategy</i></p>	
BC.03.05.27	<p><b>Additional Text to Objective SE-U-05</b></p> <p>“Maintain existing amenity walk. Development of this walk could give rise to disturbance to winter feeding sites and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. The development of the walk may only proceed where it can be shown that it will not have an impact on the adjacent Special Protection Area.</p> <p>“Maintain existing amenity walk. <b>Development along this route will be subject to Habitats Directive Assessment and will only be progressed, where it is found to be compatible with the requirements of the Birds and Habitats Directives. The Habitats Directive Assessment will focus on the potential for development and use of the new route to result in disturbance impacts on birds.</b>”</p>	199
BC.03.05.29	<p>Further Amendment to SE-O-15</p> <p>Revised text in Amendment relating to SE-O-15,</p> <p>Active open space for informal public recreation to be landscaped and planted. <b>The development of a school can be accommodated on a portion of this site, subject to satisfying the Planning Authority that issues relating to that issues relating to the following can be satisfactorily addressed;</b></p> <ul style="list-style-type: none"> <li>• Relationship of School site with remaining active amenity land</li> <li>• Entrance detail and traffic management</li> <li>• Visual impact when viewed from Douglas Village and surrounding areas.</li> <li>• Visual impact when viewed from Douglas Village and surrounding areas.</li> </ul>	199
BC.03.05.36	Include portion of lands in SE-0-03 as Existing Built Up Area	Mapping change
BC.03.05.37	Amend SE-0-03 as per BC.03.05.36 , amend land area in Objective SE-O-03	
	<b>Passage West</b>	

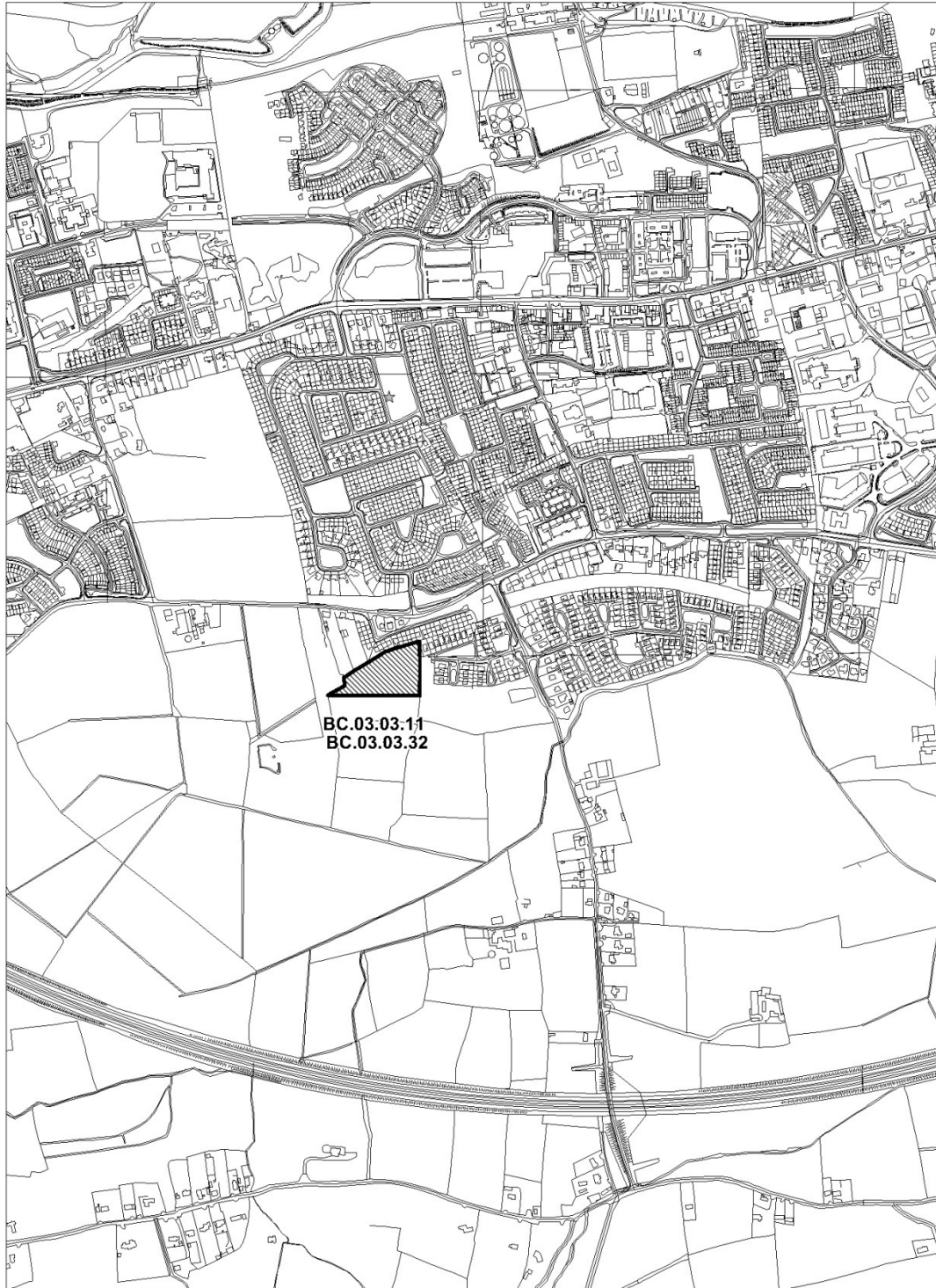
BC.03.06.14	<p>PW-U-02</p> <p>“Develop and maintain pedestrian walk along Monkstown Creek as part of the network from Rochestown to Carrigaline. <del>Development of this walk could give rise to disturbance to winter feeding sites and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. The development of the walk may only proceed where it can be shown that it will not have an impact on the adjacent Special Protection Area.</del> <b>Development along this route will be subject to Habitats Directive Assessment and will only be progressed, where it is found to be compatible with the requirements of the Birds and Habitats Directives. The Habitats Directive Assessment will focus on the potential for development and use of the new route to result in disturbance impacts on birds”</b></p>	
BC.03.06.15	<p>Delete objective PW-GO-02</p> <p>Environmental Designations</p> <p><del>In order to secure sustainable population growth proposed in GO-01 (a), appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable, protect the integrity of Natura 2000 sites.</del></p> <p><del>Passage West is situated adjacent to Cork Harbour Special Protection Area, Cork Harbour SAC and in proximity to the Great Island Channel SAC.</del></p> <p><del>This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals in unzoned parts of the settlement adjacent to the SAC and SPA will be likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on these sites.</del></p> <p><i>Note: Contained in Local Area Strategy</i></p>	
BC.03.06.16	Delete Amendment BC.03.06.13- retain objective PW.GO-03 as per the Draft Plan.	205
BC.03.06.17	Insert revised land use zoning map identifying Coastal Flooding	Mapping Change
	<b>Ringaskiddy</b>	
BC.03.07.01	<p>Modify Amendment BC.03.07.01 Add text to paragraph 3.7.47</p> <p>“Given the location of Ringaskiddy along the shoreline of Cork Harbour it is important that public access to the water is available and existing facilities are protected and improved to facilitate residents, visitors and local boat and leisure craft owners <b>while taking account of and protecting natural and other heritage resources of the harbour.</b></p> <p>A Draft Cork Harbour Study was prepared by Cork County Council</p>	205

	<p>in 2011 and it is the intention of the Planning Authority to identify key aspects of this plan which can be worked on in conjunction with the Cork Harbour Strategic Policy Committee to help address these matters, <b>where these are compatible with the protection of key natural and other heritage resources of the harbour.</b></p>	
BC.03.07.10	<p>RY-GO-02 Objective- currently reads “<del>The boundary of Ringaskiddy overlaps with and is adjacent to the Cork Harbour Special Area of Conservation and the Cork Harbour Special Protection Area. Development in the town will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged</del>”</p> <p>Revised Objective - <b>The boundary of Ringaskiddy overlaps with and is adjacent to the Cork Harbour Special Protection Area. Development within the town will only be permitted where it is shown that it is compatible with the requirements of the Birds and Habitats Directives and the protection of this site. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged.</b></p> <p><b>In relation to proposals for new development in industrial zones in the settlement, the Habitats Directive Assessment will focus on the following:</b></p> <ul style="list-style-type: none"> <li>• <b>impacts of emissions generated by the new industrial development on the SPA and its qualifying species;</b></li> <li>• <b>potential for new industrial development to result in loss of availability of field feeding habitat for wintering birds;</b></li> <li>• <b>potential for new industrial development to result in disturbance impacts on birds.</b></li> </ul> <p><b>Some greenfield and wetland areas around Lough Beg, which have been zoned for industrial development, provide important feeding and roosting habitat for some of the bird species for which the Cork Harbour SPA is designated. It will be necessary to retain some of this land in an undeveloped state to maintain the favourable conservation status of populations of these wintering birds.</b></p>	
BC.03.07.11	<p>RY-I-08 Amend Objective RY-I-08 “<del>Suitable for large stand alone industry with suitable provision for landscaping and access points and provision for appropriate landscape buffering, to all residential areas. This zone is adjacent to Cork Harbour Special Protection Area</del>”.</p> <p>Revised Objective RY-I-08 “<b>Suitable for large standalone industry with suitable provision for landscaping and access points and provision for appropriate landscape buffering to all residential areas. This zone is adjacent to Lough Beg which forms part of the Cork Harbour Special Protection Area. <b>Lough Beg and some of the fields in the area are known to be particularly important for field feeding species of bird for which the SPA is designated. It will be necessary to retain a portion of this land in an undeveloped state to avoid negative impacts on the SPA. The southern portion of the zone is known to be of particular importance for wintering</b></b></p>	

	<b>birds.</b>	
BC.03.07.12	<p>RY-I-16 Amend Objective RY-I-16 <del>“Suitable for extension of adjacent stand alone industry including ancillary uses such as associated offices, laboratories, manufacturing and utilities. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated”.</del></p> <p>Revised Objective RY-I-16 Suitable for <b>limited</b> extension of adjacent stand alone industry including ancillary uses such as associated offices, laboratories, manufacturing and utilities. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. <b>The zone supports wetland habitat which is known to be of importance for wintering birds, including species for which the SPA is designated. It will be likely to be necessary to retain a significant portion of this land in an undeveloped state to avoid negative impacts on the SPA.</b></p>	
BC.03.07.13	<p><i>This amendment is further updated in the next Table of these Meeting Minutes.</i></p> <p>RY-U-02 (M28) M-28 Cork to Ringaskiddy Motorway Scheme</p> <p>Revised Objective RY-U-02 “M-28 Cork to Ringaskiddy Motorway Scheme. <b>Finalisation of this route and development of the road will be subject to Environmental Impact Assessment and where necessary a Habitats Directive Assessment. Regard will be had in the design of the route to avoiding impacts on sensitive environmental and heritage resources”</b></p>	
BC.03.07.15	Insert revised Land Use Zoning Map identifying Coastal Zone Flooding.	Mapping Change
BC.03.07.16	<p><i>This amendment is further updated in the next Table of these Meeting Minutes.</i></p> <p>RY-GO-03 to include the following text,  <b>Port of Cork</b>  Facilitate the relocation of the Port of Cork’s container and bulk goods facilities to Ringaskiddy, <b>subject to the implementation measures which are required to be undertaken to comply with the planning consent to ensure that adverse affects on the integrity of the Cork Harbour SPA are avoided.</b></p>	
	<b>Section 4: Villages, Village Nuclei and Other Locations</b>	
	<b>Ballynora</b>	
BC.04.01.03	<p><b>Development Boundary Objective</b></p> <p>Within the development boundary of Ballynora it is an objective to encourage the development of up to 15 houses in the period 2010 – 2020.</p> <p>In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura</p>	

	2000 sites. The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 5 units.																			
	<b>Waterfall</b>																			
BC.04.01.04	<b>Development Boundary Objective</b> a. Within the development boundary of Waterfall it is an objective to encourage the development of up to 22 additional dwelling units in the period 2017-2022. b. <del>Any one proposal for residential development in Waterfall shall not normally be larger than 8 dwelling units.</del>																			
	<b>Maglin Urban Expansion Area</b>																			
Appendix B1 BC.03.03.27	<p>Insert Revised Table in Appendix B2 to allow for inclusion of BG-R-08, BG-O-06, BG-O-07 in Delivery Programme Bundle A</p> <table border="1"> <thead> <tr> <th colspan="4">Table 3.1 : Ballincollig (Maglin) Major Urban Extension Proposed On-Site Infrastructure Programme Delivery Agency: Developer/Cork County Council</th> </tr> <tr> <th>On-Site Infrastructure Bundle</th> <th>Key projects</th> <th>Notes</th> <th>Delivery Programme</th> </tr> </thead> <tbody> <tr> <td rowspan="4">A</td> <td>Eastern Spine Link Road A* (Killumney Road (E) to Maglin Road)</td> <td>To include water and waste water networks and surface water disposal network</td> <td rowspan="4">Proposed initial infrastructure bundle  Delivery of Bundle 'A' will facilitate development on the following zones:  BG-R-04 BG-R-09 BG-R-10 <b>BG-R-08</b> BG-C-04 <b>BG-O-06,</b> <b>BG-O-07.</b></td> </tr> <tr> <td>Waste Water pumping station and rising main to existing Irish Water Infrastructure</td> <td></td> </tr> <tr> <td>Drinking water connection to IW infrastructure</td> <td></td> </tr> <tr> <td>Delivery of phase 1 of surface water</td> <td></td> </tr> </tbody> </table>	Table 3.1 : Ballincollig (Maglin) Major Urban Extension Proposed On-Site Infrastructure Programme Delivery Agency: Developer/Cork County Council				On-Site Infrastructure Bundle	Key projects	Notes	Delivery Programme	A	Eastern Spine Link Road A* (Killumney Road (E) to Maglin Road)	To include water and waste water networks and surface water disposal network	Proposed initial infrastructure bundle  Delivery of Bundle 'A' will facilitate development on the following zones:  BG-R-04 BG-R-09 BG-R-10 <b>BG-R-08</b> BG-C-04 <b>BG-O-06,</b> <b>BG-O-07.</b>	Waste Water pumping station and rising main to existing Irish Water Infrastructure		Drinking water connection to IW infrastructure		Delivery of phase 1 of surface water		209
Table 3.1 : Ballincollig (Maglin) Major Urban Extension Proposed On-Site Infrastructure Programme Delivery Agency: Developer/Cork County Council																				
On-Site Infrastructure Bundle	Key projects	Notes	Delivery Programme																	
A	Eastern Spine Link Road A* (Killumney Road (E) to Maglin Road)	To include water and waste water networks and surface water disposal network	Proposed initial infrastructure bundle  Delivery of Bundle 'A' will facilitate development on the following zones:  BG-R-04 BG-R-09 BG-R-10 <b>BG-R-08</b> BG-C-04 <b>BG-O-06,</b> <b>BG-O-07.</b>																	
	Waste Water pumping station and rising main to existing Irish Water Infrastructure																			
	Drinking water connection to IW infrastructure																			
	Delivery of phase 1 of surface water																			

		management system			
	B	Western Spine Link Road B* (Maglin Road to Killumney Road (W))	To include water and waste water networks and surface water disposal network	Delivery of this infrastructure bundle is not proposed to commence until after the delivery of Bundle 'A'	Delivery of Bundle 'B' will facilitate development on the following zones**:
		Maglin Road re-alignment			BG-R-11 BG-R-12 BG-R-13 BG-R-14 BG-R-15
		Delivery of phase 2 of surface water management system			BG-C-02 BG-C-03
		Development of Open Space Areas (East & West)			
	<p>*Access to serve individual dwellings will not be permitted. New access will be to estate roads only</p> <p>**Development of zones linked to Infrastructure Bundles 'B' may commence in parallel with the delivery of infrastructure bundle 'A' if the following can be secured:</p> <ul style="list-style-type: none"> <li>• Appropriate connections to water services infrastructure and surface management systems; and</li> <li>• Relevant on/off site road infrastructure.</li> </ul>				
Appendix B1 BC.03.03.27	Amend Text in paragraph 3.3.78 <i>The <del>land use</del> development proposals for this site have utilised the planning and design principles identified and focuses on the provision of a mixed use neighbourhood incorporating residential, employment, community, open space and recreation, retail, traffic and transport, water services and other infrastructure. The proposals are contained in a zoning map with land use categories, land areas and specific objectives.</i>				210



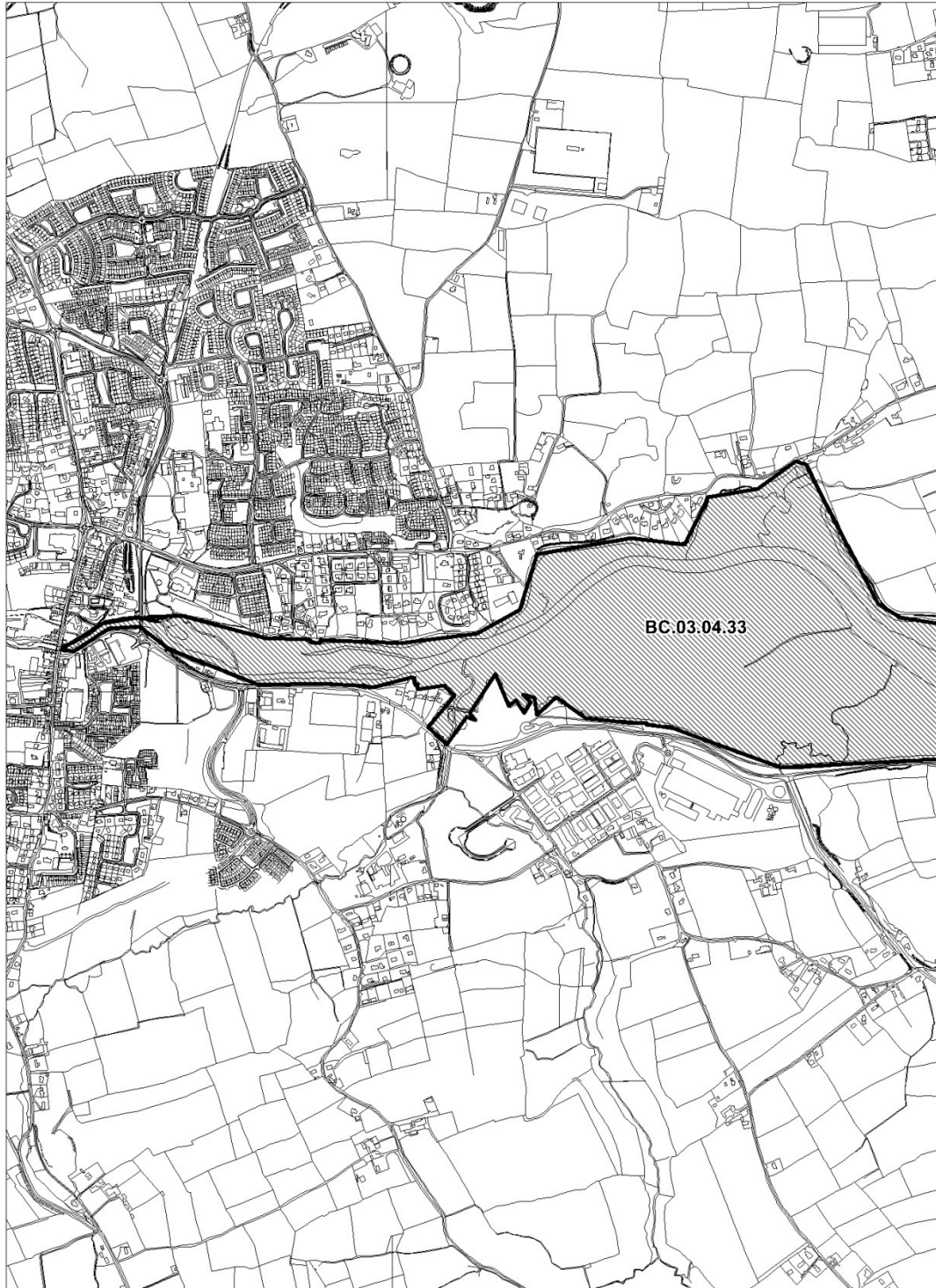
**BC.03.03.11  
BC.03.03.32**

**Amendment Ref:BC.03.03.11  
BC.03.03.32**

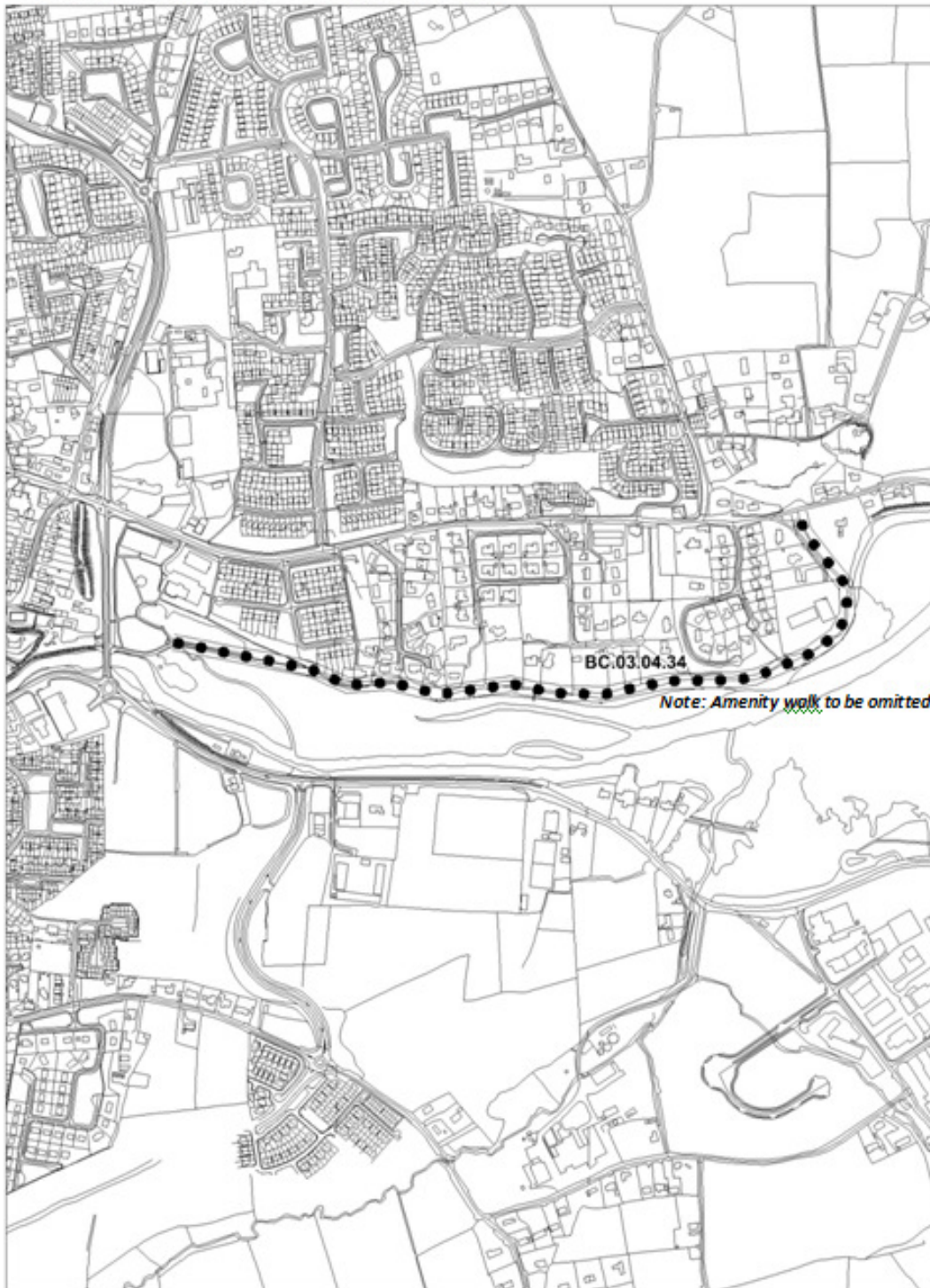


**Amendment Ref:BC.03.03.33**





**Amendment Ref:BC.03.04.33**



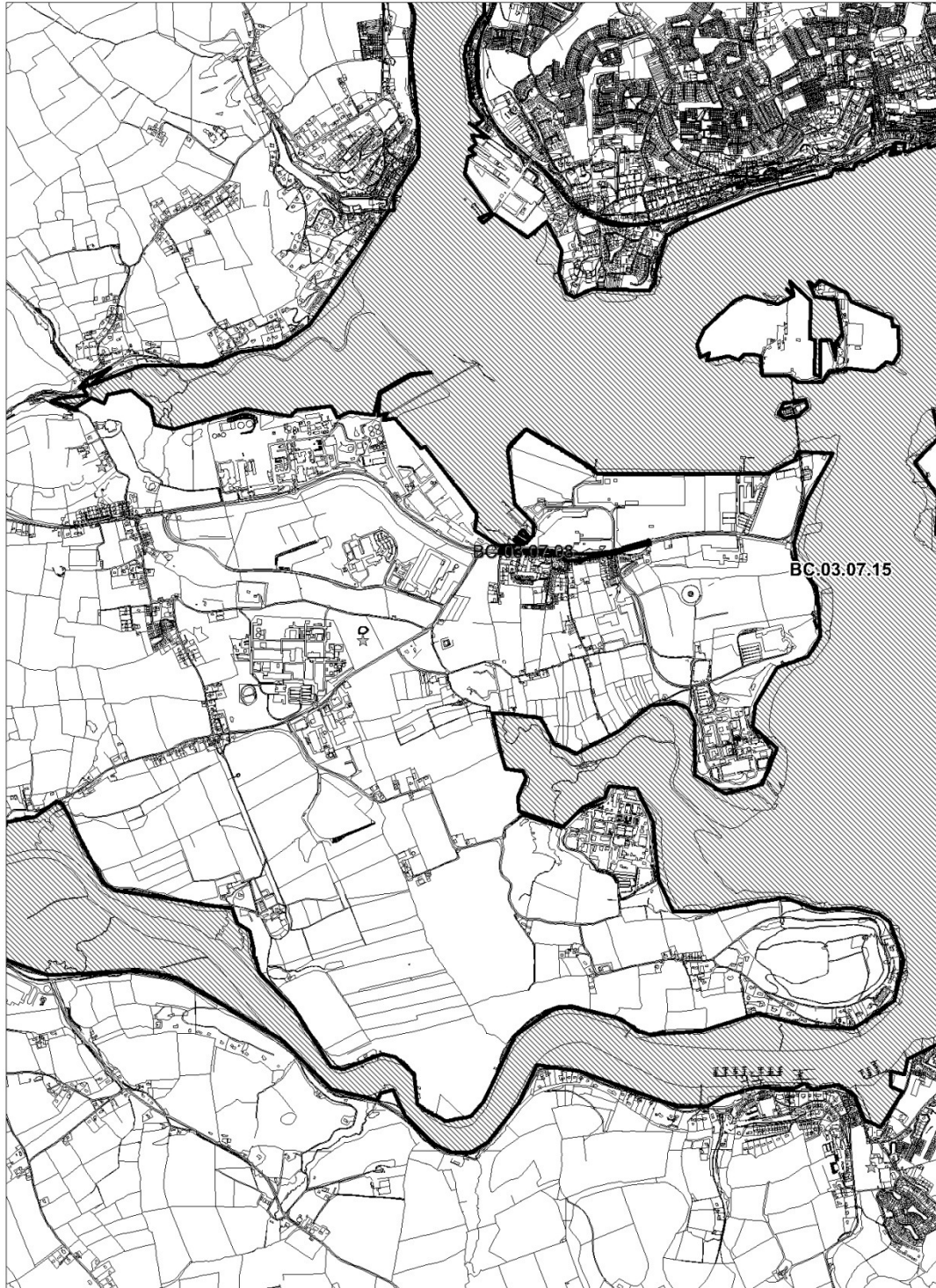
**Amendment Ref:BC.03.04.34**



**Amendment Ref:BC.03.05.36**



**Amendment Ref:BC.03.06.17**



**Amendment Ref:BC.03.07.15**

25 additional amendments at meeting on 27<sup>th</sup> March, 2017 were agreed.

4 Amendments to what was agreed this morning were agreed.

The 4 amendments referred to above represent modifications to some of the 25 additional amendments referred to above that were agreed at meeting on 27<sup>th</sup> March, 2017. No new amendments are therefore arising outside of the agreed 25 amendments referred to above. The following table shows the final agreed amendments and, hence, the table contains 25 agreed amendments (with an additional amendment as agreed relating to Strategic Land Reserve).

	<b>Additional Amendments</b>			
<b>Proposed Change Ref.</b>	<b>Scope of Change / Amendment</b>	<b>Page No.</b>		
	<b>Section 1: Introduction</b>			
	<b>Section 2: Local Area Strategy</b>			
	<b>Section 3: Main Towns</b>			
	<b>Ballincollig</b>			
BC 03.03.27 Appendix B1	Additional text in amendment relating to para. 3.3.70 in reference to the Maglin Major Urban Expansion Area, as follows:  Make provision for major new office employment development within or near the site. The preferred option is to lands north of Kilumney Road previously zoned for residential development, where there is good visibility from the road and proposed public transport networks and the potential for good links to the existing town centre. <b>Where business incubator and start-up facilities are not being brought forward within the town centre or within enterprise zoned lands, consideration for locating same within the site will given. Where possible, any such facilities should be located in close proximity to the proposed high frequency public transport corridor.</b>	p.209 of CE Report  Text Change Only		
	<b>Carrigaline</b>			
BC.03.04.37	Insert Objective, as follows:  <table border="1" style="width: 100%;"> <tr> <td style="width: 15%;"><b>CL-GO-11</b></td> <td><b>The provision of the proposed Western Inner Relief Road (Objective U-02) is key element in the future expansion of the town centre and its delivery will be advanced as soon as possible.</b></td> </tr> </table>	<b>CL-GO-11</b>	<b>The provision of the proposed Western Inner Relief Road (Objective U-02) is key element in the future expansion of the town centre and its delivery will be advanced as soon as possible.</b>	p. 82 of DLAP  Text Change Only
<b>CL-GO-11</b>	<b>The provision of the proposed Western Inner Relief Road (Objective U-02) is key element in the future expansion of the town centre and its delivery will be advanced as soon as possible.</b>			
BC.03.04.38	Amend text to paragraph. 3.4.18, as follows:	p. 82 of DLAP		

	<p>3.4.18 Carrigaline is served by an important network of regional roads and is connected to Cork City via the N28 National Primary Road at Shannonpark Roundabout. Capacity issues on the National Road network together with high levels of commuter-based travel in the town creates queuing at peak times at Shannonpark Roundabout. The movement network is one of the key influences on the future development of the town. The Carrigaline Area Transportation Study was adopted in 2007 and some of its recommendations have been delivered, most notably the eastern relief road. The planned western relief roads have not been delivered to date. The proposed western Inner Relief Road is a key element in the future expansion of the town centre. <del>An updated strategy may be required to reassess proposals for the Western Outer Relief Road.</del> <b>An updated CATS will be required as soon as practicable and this should also reassess the proposal for the Western Outer Relief Road.</b></p>	Text Change Only
BC.03.04.39	<p>Insert additional text to objective CL-T-01, as follows:</p> <p>This area denotes the built existing footprint of the town centre and any proposals for development within this core area should comply with the overall uses acceptable in town centre areas. It is desirable that the inner western relief road is delivered prior to any further development. However, in order to prevent any undue delays to development, future proposals (which will include a community element) that are submitted prior to the construction of this road should be for limited development and accompanied by a detailed traffic management and access proposals. Any such development proposals in the T-01 area will provide <b>only</b> pedestrian access to the main street. Vehicular access to such developments will not be provided directly from the main street.</p> <p>Delivery of the inner relief road offers opportunities to deliver an updated public realm for the town including the introduction of new public spaces. These should be designed to accommodate a number of community functions including a market space, festival space, meeting place, seating area etc. The desirable location of these future public spaces are:</p> <ol style="list-style-type: none"> <li>1. The site of the existing car park adjoining the Main Street and River;</li> <li>2. Within the town centre expansion area west of the Main Street; And should form part of a wider public realm strategy for the town.</li> </ol> <p>Community uses which will be considered appropriate for this site include youth facilities, theatre, cinema, town hall/multi purpose building and town square. Within the site there will be opportunity for regeneration and town centre expansion. The scheme will give priority to pedestrians and cyclists and shall provide permeability to the rest of the town including the open space area directly adjacent to the site (O-02). *</p>	<p>P 86 &amp; p.87 of DLAP</p> <p>Text Change Only</p>
BC.03.04.40	<p>Insert additional text to Objective CL-R-09 as follows:</p> <p><del>Low density residential development individual serviced sites.</del></p> <p><b>Medium B density residential development (low density</b></p>	<p>P84 of DLAP</p> <p>Text Change Only</p>

	<b>residential development as individual serviced sites)</b>									
	<b>Cork City South Environs</b>									
BC 03.05.01	Amend text of paragraph 3.5.62, as follows:  <i>The area has continued to expand southwards in recent years with a number of new housing estates being constructed along Matthew Hill and Togher Road. <b>During the lifetime of the plan provision shall be made for adequate footpaths and lighting in this area as well as the improvement of Matthew Hill itself.</b></i>	p.193 of CE Report & p.98 of DLAP  Text Change Only								
BC 03.05.28	South Environs - Douglas  Amend text, 2 no. changes as follows:  1. Delete sub heading <i>Employment and Economic Activity:</i> <del>Employment and Economic Activity</del>  2. Insert Amendment 03.05.28 as paragraph. 3.5.49, as follows: <b>During the lifetime of this plan, the Planning Authority will work with the local community in Rochestown to identify and initiate improvements which will help re-invigorate and regenerate the Rochestown Core Area.</b>	p.199 of CE Report & p.96 of DLAP  Text Change Only								
BC 03.05.31	Insert additional text to update CE Report amendment BC 03.05.01.  <table border="1" data-bbox="422 1234 1104 2018"> <tr> <td>Cork Science and Innovation Park</td> <td>100</td> </tr> <tr> <td colspan="2">A.To develop a science, innovation and park that accord with the highest European standards.</td> </tr> <tr> <td colspan="2">B. The development of this site will accord with the approved Masterplan. The Masterplan shall include provision for:</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> <li>• High quality park environment, focused on retention of the natural environment and priority for pedestrians and cyclists.</li> <li>• Provision for incubator units, grow-on units and stand-alone units that meet the users evolving needs.</li> <li>• Appropriately phased development that reflects the potential for early phasing of the previously zoned X-01 lands under the 2005 Carrigaline Electoral Area Local Area Plan.</li> <li>• Admissions policy to the park to ensure its future occupiers are appropriately engaged in science, technology and innovation activities.</li> <li>• Proposals to facilitate vehicular, public transport, cyclist and pedestrian access to the site.</li> </ul> </td> </tr> </table>	Cork Science and Innovation Park	100	A.To develop a science, innovation and park that accord with the highest European standards.		B. The development of this site will accord with the approved Masterplan. The Masterplan shall include provision for:		<ul style="list-style-type: none"> <li>• High quality park environment, focused on retention of the natural environment and priority for pedestrians and cyclists.</li> <li>• Provision for incubator units, grow-on units and stand-alone units that meet the users evolving needs.</li> <li>• Appropriately phased development that reflects the potential for early phasing of the previously zoned X-01 lands under the 2005 Carrigaline Electoral Area Local Area Plan.</li> <li>• Admissions policy to the park to ensure its future occupiers are appropriately engaged in science, technology and innovation activities.</li> <li>• Proposals to facilitate vehicular, public transport, cyclist and pedestrian access to the site.</li> </ul>		p.201 of CE Report & p's.114 / 115 of DLAP  Text Change Only
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B. The development of this site will accord with the approved Masterplan. The Masterplan shall include provision for:										
<ul style="list-style-type: none"> <li>• High quality park environment, focused on retention of the natural environment and priority for pedestrians and cyclists.</li> <li>• Provision for incubator units, grow-on units and stand-alone units that meet the users evolving needs.</li> <li>• Appropriately phased development that reflects the potential for early phasing of the previously zoned X-01 lands under the 2005 Carrigaline Electoral Area Local Area Plan.</li> <li>• Admissions policy to the park to ensure its future occupiers are appropriately engaged in science, technology and innovation activities.</li> <li>• Proposals to facilitate vehicular, public transport, cyclist and pedestrian access to the site.</li> </ul>										



	<ul style="list-style-type: none"> <li>• Proposals for enhanced accessibility to Cork Institute of Technology via Science Park.</li> <li>• Access by public bus and future Bus Rapid Transit.</li> <li>• Mobility plan for movements to/from the Science Park and within the Science Park.</li> <li>• Appropriate provision for public access to Science Park amenities.</li> <li>• Appropriate road access.</li> <li>• Sustainable infrastructure provision that reflects the distinct infrastructural circumstances of each development area within the park.</li> <li>• Detailed flood risk assessment.</li> <li>• Develop linear park / water feature adjoining Curraheen River.</li> <li>• Provision of high quality telecommunications.</li> <li>• On-site energy generation appropriate to the Science Park's needs.</li> <li>• On-site enterprise, business and leisure support services in accordance with the Science Park's needs.</li> </ul> <p>C. Buildings constructed on the site will be primarily used for the following purposes:</p> <ol style="list-style-type: none"> <li>I. Manufacturing, production and service delivery activities that use high-added value technologies or are related to research or higher education institutions.</li> <li>II. Research activities that are technologically innovative or involve experimentation.</li> <li>III. Postgraduate or other specialised training activities linked to third level institutions.</li> <li><b>IV. Knowledge workers who are employed by client companies of the IDA or EI.</b></li> <li><b>V. Undertaking of research or the commercialization of research in a science and technology or a knowledge based enterprise sector.</b></li> <li><b>VI. Focus on R&amp;D, process or product design, applications engineering, high level technical support or consultancy – with at least 25% of staff in the relevant unit involved in these functions.</b></li> <li><b>VII. Healthcare facilities and health/medical campus (including hospital, dental school and associated research), that are mutually beneficial in co-locating with other permissible users within the site.</b></li> </ol> <p><b>Within the above categories of permissible uses,</b></p>		
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	<p>the provision of space of less than 500 sq.m in size to users will be considered where such users demonstrate their need for 'landing' type space and where they demonstrate their potential to grow employment in the Park and into larger space over their development period.</p> <p>Where it can be demonstrated that the proposed activity directly supports existing on-site or planned uses under 1.a to 1.d I to VI as set out, within the following use categories:</p> <ul style="list-style-type: none"> <li>• Business Support</li> <li>• <b>Hotel and</b> Conference facilities</li> <li>• Leisure</li> <li>• Restaurants and appropriate shops</li> <li>• <del>Accommodation for park users</del> <b>Appropriate residential accommodation</b></li> </ul> <p><b>Such developments, or mix thereof, will be required to be planned, phased and developed within each individual Precinct so as to ensure that the overall objective of the Park delivering accommodation to support the employment uses, is achieved, recognizing the Park's status as a Strategic Employment Area.</b></p> <p><b>The phasing and delivery of such supports to be agreed with the Planning Authority.</b></p> <p>D. The CSIP will provide for appropriate governance structures for tenant selection in accordance with C as set out above.</p> <p>*</p>				
BC 03.05.38	<p>South Environs – Change Existing Built Up Area to Residential Zoning</p> <table border="1" data-bbox="395 1451 1129 1585"> <tr> <td data-bbox="395 1451 531 1585">SE-R-13</td> <td data-bbox="531 1451 975 1585">Medium A density residential development, subject to satisfactory vehicular and pedestrian access arrangements*</td> <td data-bbox="975 1451 1129 1585">0.81</td> </tr> </table>	SE-R-13	Medium A density residential development, subject to satisfactory vehicular and pedestrian access arrangements*	0.81	<p>p.109 of DLAP (test), p. 116 of DLAP (mapping)</p> <p>Mapping and Text Change</p>
SE-R-13	Medium A density residential development, subject to satisfactory vehicular and pedestrian access arrangements*	0.81			
BC.03.05.39	<p>Insert additional text as new paragraph 3.5.87 under <i>Section 3, South Environs, Bishopstown South/Curraheen</i>, as follows:</p> <p><b>3.5.87 The Munster Agricultural Society has established a Showgrounds and ancillary facilities at Curraheen. This use is supported under Chapter 4 of the current County Development Plan (CDP). The current CDP under Objectives RCI 5-6 and RCI 5-7, subject to normal planning considerations, recognise the requirements of long established commercial or institutional uses located entirely within the Metropolitan Greenbelt, as well as the</b></p>	<p>p.100 of DLAP</p> <p>Text Change Only</p>			

	<b>needs of uses that are strategic and exceptional in nature that may not be suitably located within zoned lands. Requirements of such established uses can include operational matters and structures / ancillary facilities.</b>				
	<b>Passage West</b>				
BC 03.06.18	Amend Objective PW-R-06, as follows: <table border="1" data-bbox="411 488 1129 651"> <tr> <td>PW-R-06</td> <td>Medium B density residential development with appropriate access <b>and with provision for relief road linking Maulbaun to Lackaroe.</b></td> <td>4.0</td> </tr> </table> <i>Note: This amendment will result in a consequential mapping change to the mapped line of PW-U-01</i>	PW-R-06	Medium B density residential development with appropriate access <b>and with provision for relief road linking Maulbaun to Lackaroe.</b>	4.0	p. 129 (text of DLAP) & p.132 (mapping) of DLAP  Text and Mapping Change
PW-R-06	Medium B density residential development with appropriate access <b>and with provision for relief road linking Maulbaun to Lackaroe.</b>	4.0			
BC 03.06.19	<table border="1" data-bbox="411 815 1129 978"> <tr> <td>PW-R-07</td> <td>Medium B density residential development with appropriate access <b>and with provision for relief road linking Maulbaun to Lackaroe.</b></td> <td>2.5</td> </tr> </table> <i>Note: This amendment will result in a consequential mapping change to the mapped line of PW-U-01</i>	PW-R-07	Medium B density residential development with appropriate access <b>and with provision for relief road linking Maulbaun to Lackaroe.</b>	2.5	p. 129 (text of DLAP) & p.132 (mapping) of DLAP  Text and Mapping Change
PW-R-07	Medium B density residential development with appropriate access <b>and with provision for relief road linking Maulbaun to Lackaroe.</b>	2.5			
BC.03.06.20	Insert Objective, as follows: <table border="1" data-bbox="399 1167 1129 1234"> <tr> <td><b>PW-O-09</b></td> <td><b>Active Open Space / Sporting Facilities</b></td> <td><b>1 Ha</b></td> </tr> </table>	<b>PW-O-09</b>	<b>Active Open Space / Sporting Facilities</b>	<b>1 Ha</b>	Text Change (p131 of DLAP) & Mapping Change (p.132 of DLAP)  Text and Mapping Change
<b>PW-O-09</b>	<b>Active Open Space / Sporting Facilities</b>	<b>1 Ha</b>			
BC.03.06.21	Insert additional text to Objective PW-R-01, as follows: <del>Medium B density residential development (individual sites in woodland setting).</del> <b>Medium B density residential development (low density residential development as individual serviced sites in woodland setting)</b>	P129 of DLAP  Text Change Only			
BC.03.06.22	Insert additional para. 3.6.57 under <i>Landscape &amp; Visual Amenity</i> sub-heading, as follows:  <b>3.6.57 Having regard to the combination of steeply sloping local topography and intensive urban areas within Passage West town centre, where it is considered necessary to support specific development proposals of three stories or more within the town centre, the Planning Authority may require the submission of light and shadow analysis with development consent proposals.</b>	p.124 of DLAP  Text Change Only			
BC.03.06.23	Amend Objective PW-O-05, as follows:	p.131 of DLAP			

	<i>Open Space that will remain predominantly open in character, especially retaining the existing trees and natural features on the site. This area is visually important and makes a significant contribution to the setting of Monkstown. Consideration will be given to the development of <del>two</del> four dwellings on the northern side of these lands, close to the public road and in the vicinity of the existing dwelling.</i>	Text Change Only			
BC.03.06.03	Amend text of amendment BC 03.06.03 – regarding Objective PW-R-02, as follows:  <del>Medium A density residential development to include serviced sites and a mix of house types. Medical centre, nursing home and crèche to also be provided.</del>  Medium A density residential development to include serviced sites and a mix of house types. Medical centre, <b>and</b> nursing home <del>and crèche</del> to also be provided.	p.129 of CE Report  Text Change Only			
BC.03.06.04	Volume 1, Section 3, Main Towns Amend text of paragraph 3.6.28  This Plan recognises the future potential of linking existing <b>shared use</b> cycle and walking routes <b>or greenways which exist between Crosshaven and Cork City.</b> <del>in Passage West to those that exist in Carrigaline, Douglas and Cork City through the connection to Monkstown via Glenbrook via the Cork Cycle Network Plan.</del>	p202 of CE Report and p.121 of DLAP  Text Change Only			
BC.03.06.06	Volume 1, Section 3, Main Towns Amend text of paragraph 3.6.43  Passage West, Glenbrook and Monkstown offer one of the most pleasant walking environments in South Cork. The coastal route along the former railway line from Hop Island in Rochestown to Passage West has been restored and enhanced and is a very popular <del>walk/cycleway</del> <b>Greenway</b> along the shores of Lough Mahon. <del>Two car parks serve the route: the first is opposite Ardmore House and the second is at Toureen. Roadside parking is available at Hop Island. This walk is some 3km long and can be tackled by all age groups, is wheelchair and pushchair accessible and is a popular route for cycling.</del>	p203 of CE Report and p's.122 & 123 of DLAP  Text Change Only			
<b>Ringaskiddy</b>					
BC.03.07.18	Insert additional text to Objective RY-I-08  <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center;"><i>RY-I-08</i></td> <td style="width: 60%;"><i>Suitable for large stand alone industry with suitable provision for landscaping and access points <b>from the R613</b> and provision for appropriate landscape buffering, to all residential areas. This zone is adjacent to Cork Harbour Special Protection Area. *</i></td> <td style="width: 25%; text-align: center;"><i>51.3</i></td> </tr> </table>	<i>RY-I-08</i>	<i>Suitable for large stand alone industry with suitable provision for landscaping and access points <b>from the R613</b> and provision for appropriate landscape buffering, to all residential areas. This zone is adjacent to Cork Harbour Special Protection Area. *</i>	<i>51.3</i>	p.142 of DLAP  Text Change Only
<i>RY-I-08</i>	<i>Suitable for large stand alone industry with suitable provision for landscaping and access points <b>from the R613</b> and provision for appropriate landscape buffering, to all residential areas. This zone is adjacent to Cork Harbour Special Protection Area. *</i>	<i>51.3</i>			

BC.03.07.19	<p>Insert additional text in paragraph 3.7.33, as follows:</p> <p><i>The objectives in this plan for areas of passive open space seek to apply an appropriate degree of protection on those visually important open areas that contribute to the setting of Ringaskiddy and amenity afforded by the upper harbour generally. <b>During the lifetime of this plan, if required, the Planning Authority will undertake to identify new areas of open space to compensate for the loss of any open space which may occur as a result of the construction of the M28 Cork –Ringaskiddy Motorway Scheme. Such open space is most appropriately located as close to the town centre as is practicable.</b></i></p>	<p>p.136 of DLAP</p> <p>Text Change Only</p>
BC.03.07.20	<p>Insert correct reference to Planning and Strategic Development Strategic Policy Committee, as follows:</p> <p>Given the location of Ringaskiddy along the shoreline of Cork Harbour it is important that public access to the water is available and existing facilities are protected and improved to facilitate residents, visitors and local boat and leisure craft owners. A Draft Cork Harbour Study was prepared by Cork County Council in 2011 and it is the intention of the Planning Authority to identify key aspects of this plan which can be worked on in conjunction with the <b>Planning and Strategic Development SPC</b> <del>Cork Harbour Strategic Policy Committee</del> to help address these matters.</p>	<p>p.205 of CE Report</p> <p>Text Change Only</p>
BC.03.07.13	<p><i>This amendment is a further update of amendment no. BC.03.07.13 as set out in the preceding Table of these Meeting Minutes.</i></p> <p>RY-U-02 (M28) M-28 Cork to Ringaskiddy Motorway Scheme</p> <p>Revised Objective RY-U-02:</p> <p>M-28 Cork to Rinaskiddy Motorway Scheme. Finalisation of this route and development of the road will be subject to Environmental Impact Assessment and where necessary a Habitats Directive Assessment. Regard will be had in the design of the route to avoiding <b>and mitigating</b> impacts on sensitive environmental and heritage resources, <b>as well as impacts on communities.</b></p>	<p>Text Change Only</p>
BC.03.07.16	<p><i>This amendment is a further update of amendment no. BC.03.07.16 as set out in the preceding Table of these Meeting Minutes.</i></p> <p>RY-GO-03 to include the following text,</p> <p><b>Port of Cork</b></p> <p>Facilitate the relocation of the Pork of Cork’s container and bulk goods facilities to Ringaskiddy, subject to the implementation measures which are required to be undertaken to comply with the planning consent to ensure that adverse affects on the integrity of the Cork Harbour SPA are avoided <b>as well as impacts on communities.</b></p>	<p>Text Change Only</p>
	<b>Section 4: Villages, Village Nuclei and Other Locations</b>	
BK.04.02.01	Insert following text as a footnote in Table 4.1 Appropriate Scale of	p.163 of DLAP

	<p>Development in Ballincollig Carrigaline Municipal District Villages.</p> <p>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</p> <p>This is a text change only</p>	Text Change Only
	<b>Strategic Land Reserve</b>	

Amendment no. BC.01.02.01

Delete Text of Appendix B2 as set out under Amendment no. BC.01.02.01 of the CE Report (p.219 - 224) and Insert Following Text:

**Active Land Management**

In response to an identified deficit in the supply of housing units and arising from ongoing research and analysis in the period since the adoption of the CDP 2014 (including with the Planning & Development SPC, public consultations associated with the this LAP process and stakeholder engagement), Cork County Council has given further consideration to the most appropriate process of identifying the additional quantum of housing land supply required to drive growth in the Cork Region.

Section 2 (Planning & Economic Recovery) of the Planning Policy Statement 2015 (DECLG) identifies active land management by Planning Authorities as critical in the implementation phase of development plans:

*Preparation of development plans is only an initial step. Plan implementation is key and the actions in Construction 2020 will be progressed to enable planning authorities to more dynamically lead and manage the development process in their areas, ensuring that land zoned for development actually comes into use as anticipated in development plans and in tandem with supporting infrastructure.*

*The enhanced role of planning authorities in managing the development and use of land in their areas will compliment their expanded role in economic development set out in Putting People First, providing the tools for local authorities to strongly support local economic development which facilitates overall national economic recovery.*

Active land management is multi-faceted and may be said to include managing the delivery of zoned lands to ensure those lands come into active use; ensuring that social, environmental and economic considerations are appropriately integrated into land identification and delivery; and, ensuring an adequate volume of appropriate lands are identified to ensure the availability of an appropriate supply of serviced/serviceable zoned lands to serve existing and future housing demand.

In this context Cork County Council proposes to initiate a process of Active Land Management to include for the ongoing monitoring and evaluation of the following:

- Actual and projected housing demand in the Cork Region, including household sizes and required household types, appropriate density, vibrancy of the employment market and employment delivery targets
- The planning consent process (planning permissions granted/refused for multiple house schemes), commencement notifications, housing completion rates
- The roll-out and delivery of essential infrastructure by state agencies, including opportunities to leverage maximum returns from investment by the state

- Opportunities to promote modal shift and sustainable transport patterns where appropriate, including along existing, planned and potential future transport corridors
- Opportunities to maximise use of existing hard and soft infrastructure, including supporting the vitality and viability of Metropolitan Cork, towns, villages and settlements throughout Cork

It is intended the process of Active Land Management will help ensure the strategic planning policy process is well-positioned to respond in a dynamic manner to the changing nature of the housing market, and in-so-doing help ensure the right type of housing units are being provided at the most appropriate locations, in a timely manner.

A central component of this approach will be the process of seeking to ensure that when statutory land use plans identify lands that are most suitable for the delivery of the required housing units, housing units are delivered on the lands within the lifetime of the Plan or as soon as may be reasonably expected.

During the lifetime of this Plan, and in addition to the provisions of the Urban Regeneration & Housing Act 2015, Cork County Council will:

- Monitor the degree to which serviced/serviceable zoned lands are delivering the required housing units such that during the next LAP making cycle, informed consideration may be given as to the likelihood of such lands contributing the number and type of units required and/or whether it is appropriate to continue to zone such lands for residential purposes.
- Provide dedicated resources (the Housing and Infrastructure Implementation Team) to collaborate with land owners, developers and state agencies to prepare and initiate implementation strategies for key strategic sites, including the designated Urban Expansion Areas and the Monard SDZ, on a prioritised basis.
- Monitor the delivery of housing units in Key Villages, Villages and Village Nuclei, having regard to the stated *Scale of Development* and *Normal Recommended Scale of any Individual Scheme* requirements set out in this Plan.

This process will be undertaken in each Municipal District to help distinguish between locations with the capacity, infrastructure and market demand to deliver housing units sustainably and other similarly designated locations in the MD that are not delivering the required supply of housing units. This process will help ensure the planning policy framework is sufficiently dynamic to respond positively in locations that can sustainably deliver the required units, while ensuring the overall Scale of Development (per Key Village, Village or Village Nuclei) is not exceeded at the MD Level.

- Advance the process of identifying a Strategic Land Reserve of approx 400ha in County Metropolitan Cork – a strategic initiative first introduced in the CDP 2014, and which has been the subject of ongoing consideration and analysis in the intervening period, including during the Pre-Draft Consultation process and Public Consultation Phase of the statutory LAP-making process.

#### Strategic Land Reserve

Section 2.2.15 of the Cork County Development Plan 2014 provides a context for the evidence based analysis that points to the requirement to provide a Strategic Land Reserve in County Metropolitan Cork, including the fact Paragraph 4.2.11 of the SWRPGs gives support for provision of the following: “an additional allowance for headroom, to allow for choice, sequencing and other local factors. This headroom should be calculated in line with the Development Plan Guidelines 2007”.

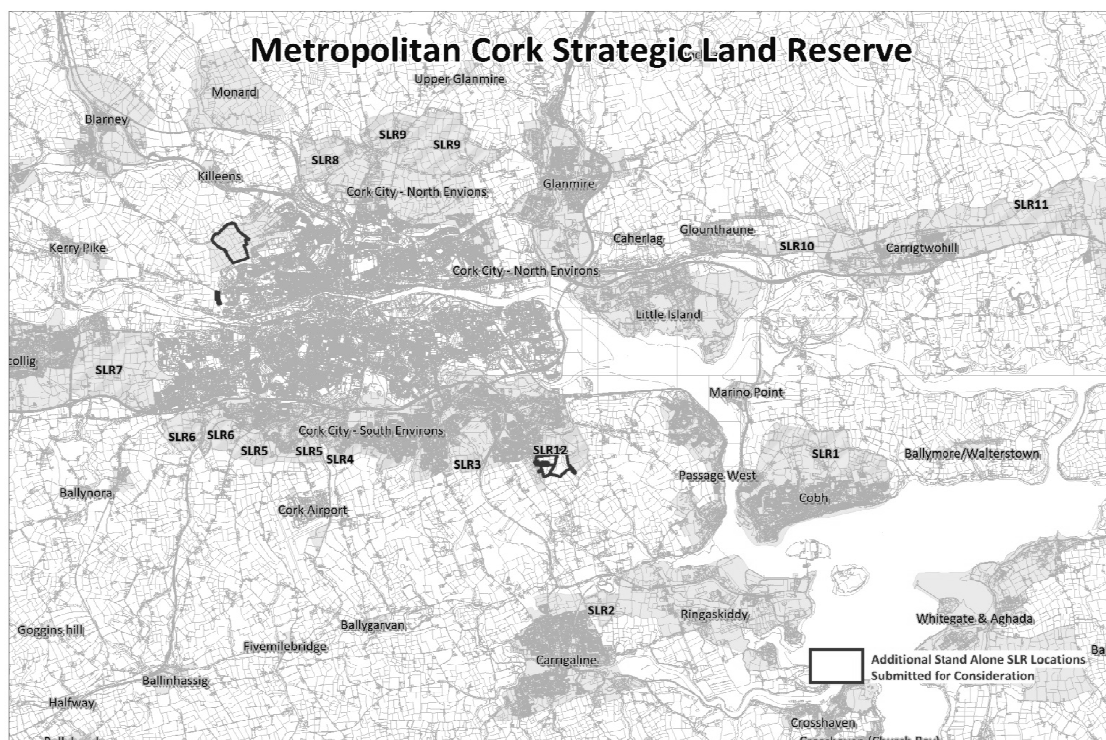
When preparing the Draft Local Area Plan Cork County Council again identified the need for additional strategic land reserves (in the order of 300ha - 400ha), to take account of the requirements set out in

the CDP 2014 but also in the context of anticipated economic and population growth in the State over the coming decades and which is likely to be concentrated at locations like Metropolitan Cork which are best positioned to drive increased economic activity.

A total of 17 SLR sites were considered - 12 identified in the Draft LAPs and an additional 5 no. proposed new sites during the consultation process (additional submissions requested some already identified SLR locations to be extended) - and which are listed below in Table 1.3 and Figure 3.

Table 1.3 List of possible sites for consideration as Strategic Land Reserve options		
Ref	Site Name	Gross Area (Ha)
SLR1	Cobh North Extension	185.0
SLR2	Carrigaline East	47.0
SLR3	Castletreasure	21.4
SLR4	Frankfield /Grange	44.9
SLR5	Togher/Doughcloyne	93.6
SLR6	Ardrostig	100.3
SLR7	Ballincollig East-Carrigrohane	223.9
SLR8	Kilbarry/Carhoo/Kilcully	105.1
SLR9	Ballyvolane-Whites Cross	336.2
SLR10	Carrigtwohill West Extension	32.4
SLR11	Carrigtwohill East	220.7
SLR 12	Oldcourt	78.7
		1489.2

Figure 3: Locations of Strategic Land Reserve Options



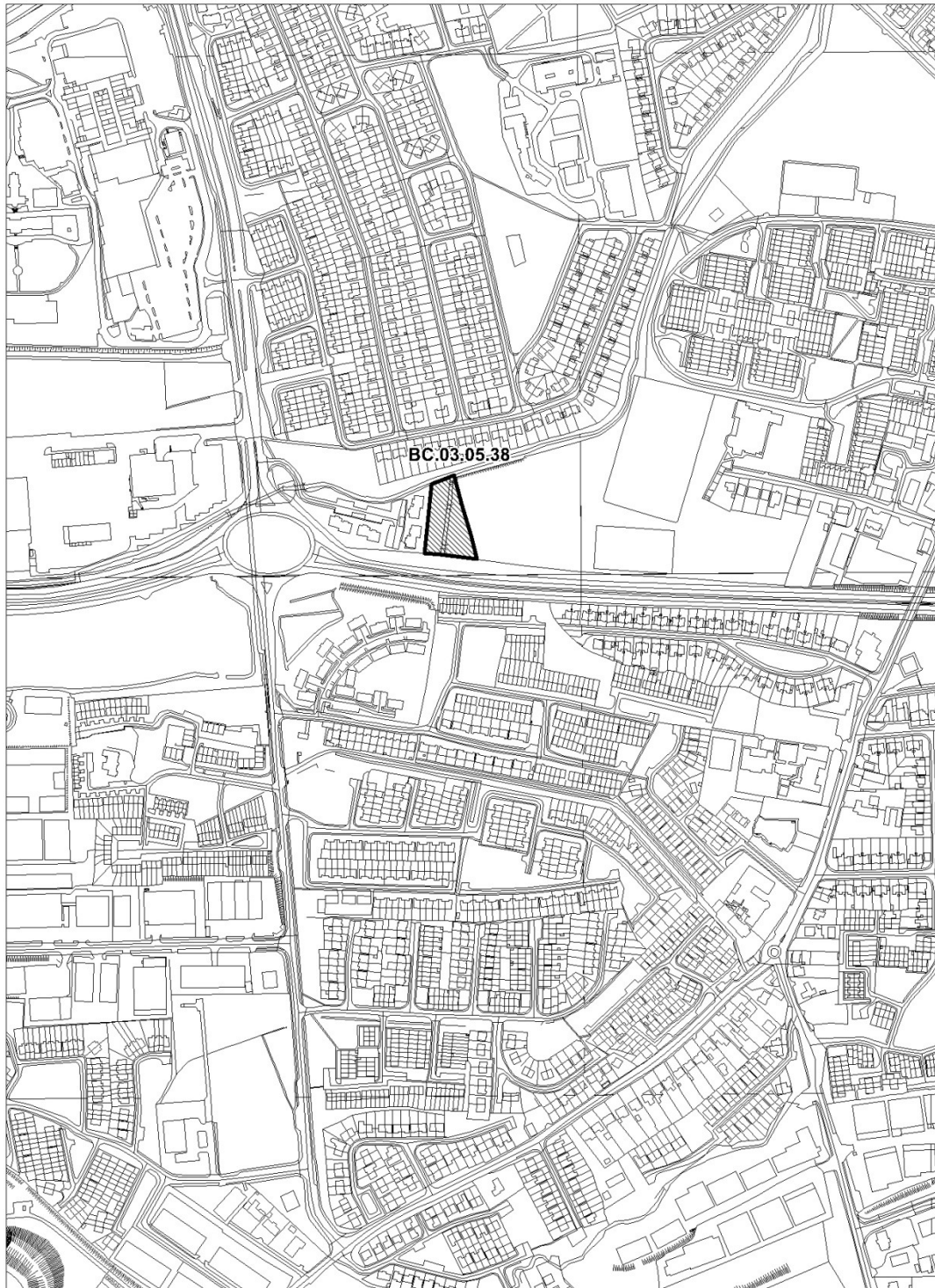
The SLR sites have been subject to a High Level Appraisal based on the following:

- **Sequential Approach:** Selecting sites based on the principle that potential green-belt development should, where deemed appropriate, be located in the immediate environs of Cork City in the first instance.



- **Infrastructural Investment:** Where sites offer opportunities to leverage maximum returns from infrastructural development but which would not prejudice the delivery of, or necessitate upfront investment which may be considered, regional or national in scale
- **Multi-modal Transport Opportunities:** Located so as to offer potential multi-modal opportunities for accessing local trip generating services, existing/proposed public transport services and strategic employment areas

The High Level Appraisal has resulted in the emergence of 6 no. SLR sites at this stage (SLR3 Castletreasure, SLR4 Frankfield/Grange, SLR5 Togher/Doughcloyne, SLR6 Ardostig, SLR7 Ballincollig East-Carrigrohane, SLR12 Oldcourt) as potentially having greater capacity to deliver. However, as all sites have matters to be considered in detail, it is recognised that detailed assessment is required, including consultation with landowners and state agencies. On this basis it is proposed to retain all the original 12 no. SLR sites for further detailed assessment, before preparation of site appraisals and development briefs for consideration by Development Committee



**Amendment Ref:BC.03.05.38**



Amendment Reference: BC.03.06.18



Amendment Reference: BC.03.06.19



**Amendment Ref:BC.03.06.20**

17. Cllr. D. Ó Donnabháin, seconded by Cllr. D. Forde, relating to LAP 16/16 11877841 - wording change was agreed by all to reflect .. “the phasing and delivery of such supports to be agreed with the planning authority”

The executive agreed to include a wording re : Knowledge Workers.

After the paragraph re Research and Development, it is proposed to insert , under (c) that “knowledge workers employed by client companies associated with the IDA and/or Enterprise Ireland” . This was agreed.

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 Director of Planning recommended no change to the Plan. M. Lynch outlined his opposition to this proposal, citing that from the land owners’ view, no right of way exists and is not established. The level of protection that is sought is significant and the implications are extensive.

The CE reminded Members that we would in effect be sterilising a very large site for industry, and that it should be a development management issue to ensure that the visual connection is taken account of .

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors McGrath, Jeffers, D’Alton, Forde, Ó Donnabháin, Canty, M. Murphy, Harris, R. McCarthy, Lombard, Coughlan, J. O’Donovan, G. Moynihan, O’Grady, Ryan, Conway, P. O’Sullivan, Sheppard, Ó Cadhla, Rasmussen, N. Collins, A. O’Sullivan, S. McCarthy, Linehan-Foley, N. McCarthy, O’Brien, O’Flynn, Doyle, J. Murphy, O’Shea, Mullane, D. Collins, C. O’Sullivan, P.G. Murphy, Hayes, Hurley. [36]

**AGAINST:** Councillors J.A. Collins, Coleman, K. Murphy, Lucey, Barry, Ml. Hegarty, Dawson, G. Murphy, M. Hegarty. [9]

**ABSTAINED:** Councillor Creed [1]

The Mayor declared the proposal carried.

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 Director of Planning recommended no change to the Plan. The CE reminded Members that we’ve no submission from either Educational Provider in the area , and that we have zoned enough land to meet their future needs in Ringaskiddy.

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors McGrath, Jeffers, D'Alton, Ó Donnabháin, Canty, M. Murphy, Harris, R. McCarthy, Coughlan, G. Moynihan, O'Grady, Ryan, Conway, P. O'Sullivan, Sheppard, Ó Cadhla, Rasmussen, N. Collins, A. O'Sullivan, N. McCarthy, O'Brien, O'Flynn, Doyle, Mullane, D. Collins, Carroll, C. O'Sullivan, P.G. Murphy, Hayes, Hurley.

[31]

**AGAINST:** Councillors J.A. Collins, Coleman, K. Murphy, J. O'Donovan, Creed, Lucey, Barry, Ml. Hegarty, O'Shea, G. Murphy, J. O'Sullivan.

[11]

**ABSTAINED:** Councillor Forde, Lombard, S. McCarthy, Linehan-Foley, Dawson, J. Murphy, M. Hegarty

[7]

The Mayor declared the proposal carried.

#### S.L.R.'s

The CE circulated a specific report. There was no objection to this approach.

The Mayor requested that the minutes reflect his concerns re SLR12. He is not in favour of committing resources over the next 12 months for this option to be further investigated and he doesn't guarantee future agreement with SLR12. This was noted.

The CE stated that further information on all SLR's will revert to Council .

This report was proposed by Cllr. Canty and seconded by Cllr. Dalton .

## FERMOY MUNICIPAL DISTRICT

The Chief Executive’s Report outlining amendments no. 1-114 was agreed.

One Additional amendment relating to Conna was agreed.

	Conna	Draft LAP Page No.
<b>FY 04.06.06</b>	Amend Conna map to include an additional area of land within the development boundary.  <i><b>This change affects the map of the plan only.</b></i>	<b>104</b>

Additional amendments at Development Committee were agreed pertaining to :

- Fermoy - Cork Marts
- Mitchelstown (rezone part of MH-O-02)\_
- Charleville Nursing Home
- Charleville B05 - guidance
- Coolagown - Extension of boundary
- Aghern – Extension of development boundary

In addition, a modification was agreed to the text of the plan in relation to the Appropriate Scale of Growth for all Key Villages, Villages and Village nuclei, to be inserted as a footnote to the Table in Sections 4 and 5 of the Plan .

	Fermoy	
FY 03.02.19	Amend paragraph 3.2.19 to include additional text as follows:  Cork Livestock Mart is located outside Fermoy town, at Corrin, 5km south east of the town centre. There may be potential at this location to accommodate some development, ancillary to the existing livestock mart use, which is directly related to the agricultural sector and which can demonstrate a need for a rural location. Such development could include <b>farm related business such as</b> ancillary sales or services related to animal health/ animal food or the agricultural machinery sectors.  <i><b>This change affects the text of the plan only.</b></i>	40
	Mitchelstown	
FY 03.03.16	Include additional land for residential use in Mitchelstown and additional objective as follows:  <b>MH R-13: Medium B density residential development to respect the protected structure Ballywillin House, RPS ID – 00104.</b>	66 & 69



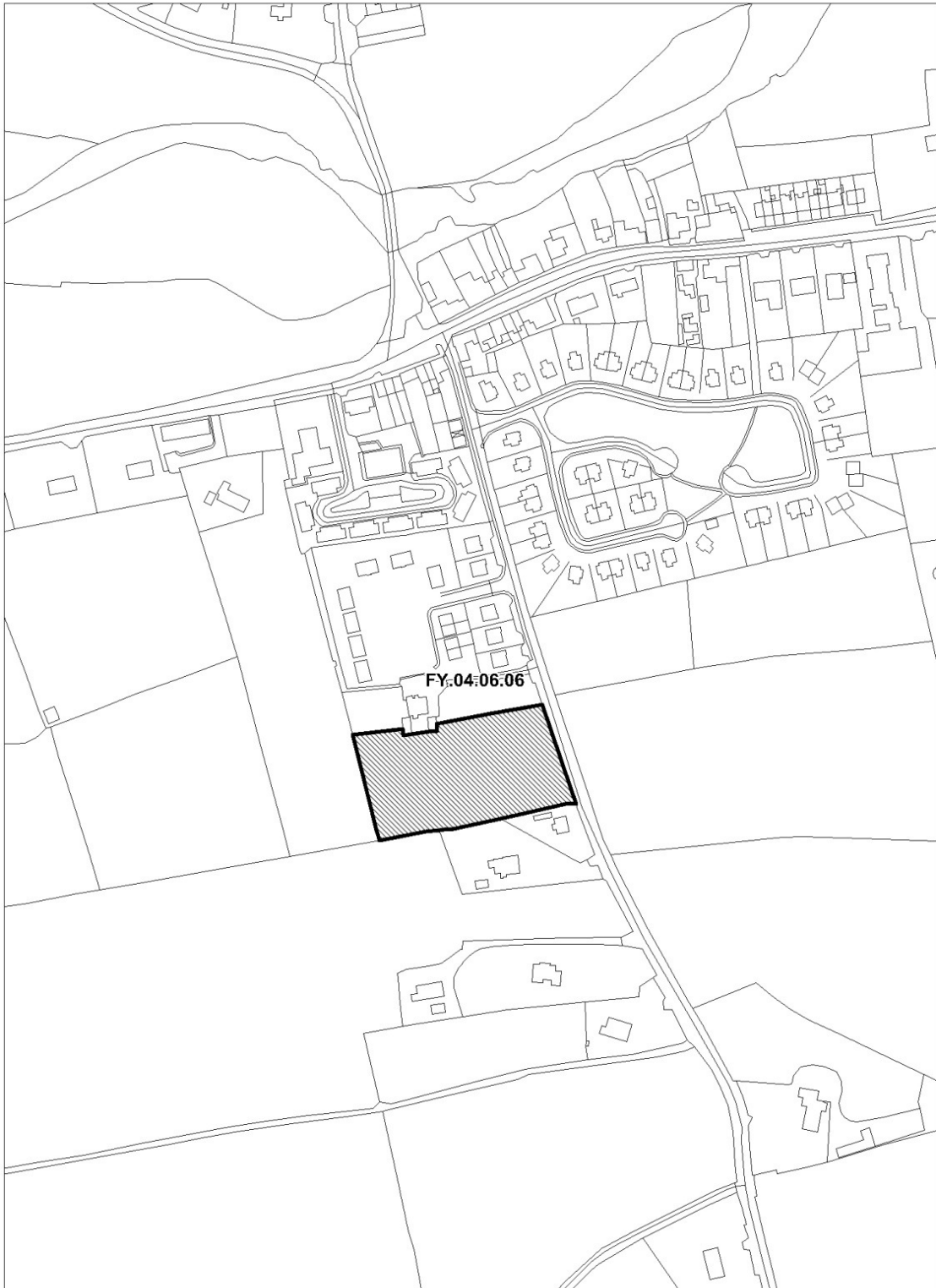
	<i>This change affects both the text and the map of the plan.</i>	
	<b>Charleville</b>	
FY 03.04.07	<p>Include additional land for provision of a nursing home and additional objective as follows:  <b>CV R-08: Nursing home.</b></p> <p><i>This change affects both the text and the map of the plan.</i></p>	79 & 82
FY 03.04.08	<p>Insert new sentence at the end of paragraph 3.4.20 as follows:</p> <p><b>Retail Warehousing proposals will be assessed in accordance with the provisions of Chapter 7 of the County Development Plan and the Retail Planning Guidelines .</b></p> <p><i>This change affects the text of the plan only.</i></p>	73
	<b>Section 4: Key Villages</b>	
FY 04.02.04	<p>Insert the following text as a footnote in Table 4.1:</p> <p><b>Appropriate Scale of Development in Key Villages</b></p> <p><b>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</b></p> <p><i>This change affects the text of the plan only.</i></p>	86
	<b>Section 5 Villages, Village Nuclei and Other Locations</b>	
	<b>Villages</b>	
FY 05.02.01.04	<p>Insert the following text as a footnote in Table 5.1:</p> <p><b>Appropriate Scale of Development in Villages</b></p> <p><b>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</b></p> <p><i>This change affects the text of the plan only.</i></p>	144

	<b>Coolagown</b>	
FY 05.02.09.01	Amend Coolagown map to include an additional area of land within the development boundary. <i>This change affects the map of the plan only.</i>	157
	<b>Village Nuclei</b>	
FY 05.03.02.01	Insert the following text as a footnote in Table 5.2: <b>Appropriate Scale of Development in Village Nuclei</b>  <b>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</b>  <i>This change affects the text of the plan only.</i>	168
	<b>Aghern</b>	
FY 05.03.04.01	Amend Aghern map to include an additional area of land within the development boundary. <i>This change affects the map of the plan only.</i>	171

Errata items were also agreed.

Ref.	Corrections / Errata	CE's Report Page No.
	<b>Section 1: Introduction</b>	
FY 02.06.03	The proposed amendment in Appendix B of the Chief Executive's Report which relates to The National Planning Framework is incorrectly referenced as FY 02.06.03. This should read <b>FY 02.06.05</b> .	89
FY 03.04.02	Proposed amendment FY 03.04.02 relating to Charleville is incorrectly referenced on the map in appendix D of the Chief Executive's Report as 03.04.04. This should read <b>FY 03.04.02</b> on map.	143
FY 03.04.03	Proposed amendment FY 04.04.03 relating to a mapping change in Castlelyons is incorrectly referenced on the map in appendix D of	144

Ref.	Corrections / Errata	CE's Report Page No.
	the Chief Executive's Report as FY 04.04.01. This should read <b>FY 04.04.03</b> on map.	
FY 05.03.05.01	Proposed amendment FY 05.03.05.01 relating to a mapping change in Araglin is incorrectly referenced on the map in appendix D of the Chief Executive's Report as FY 05.03.02. This should read <b>FY 05.03.05.01</b> on map.	150
FY 01.08.01	<p>Proposed amendment FY 01.08.01 regarding Managing downstream flood impacts contains a typographical error. It should read as follows:</p> <p>Include additional text in section 1.8 after Objective IN-01 as follows:</p> <p>Managing downstream flood impacts.</p> <p>When planning a development upstream of an area at risk of flooding, intending developers need to be mindful of the need to consider the potential downstream flood impacts of a development, even when the development itself is not in an area of flood risk. This relates in particular to the management of surface water and to the wider issues of pluvial flood risk, which may have downstream impacts. Detailed assessment of the potential downstream impacts is particularly important in areas where flood defences have already been provided or are planned downstream of a development, in order to ensure that there are no <del>to</del> adverse <b>effects</b> on the standard of defence provided.</p> <p><b>Note: This change affects the text of the Plan only.</b></p>	85



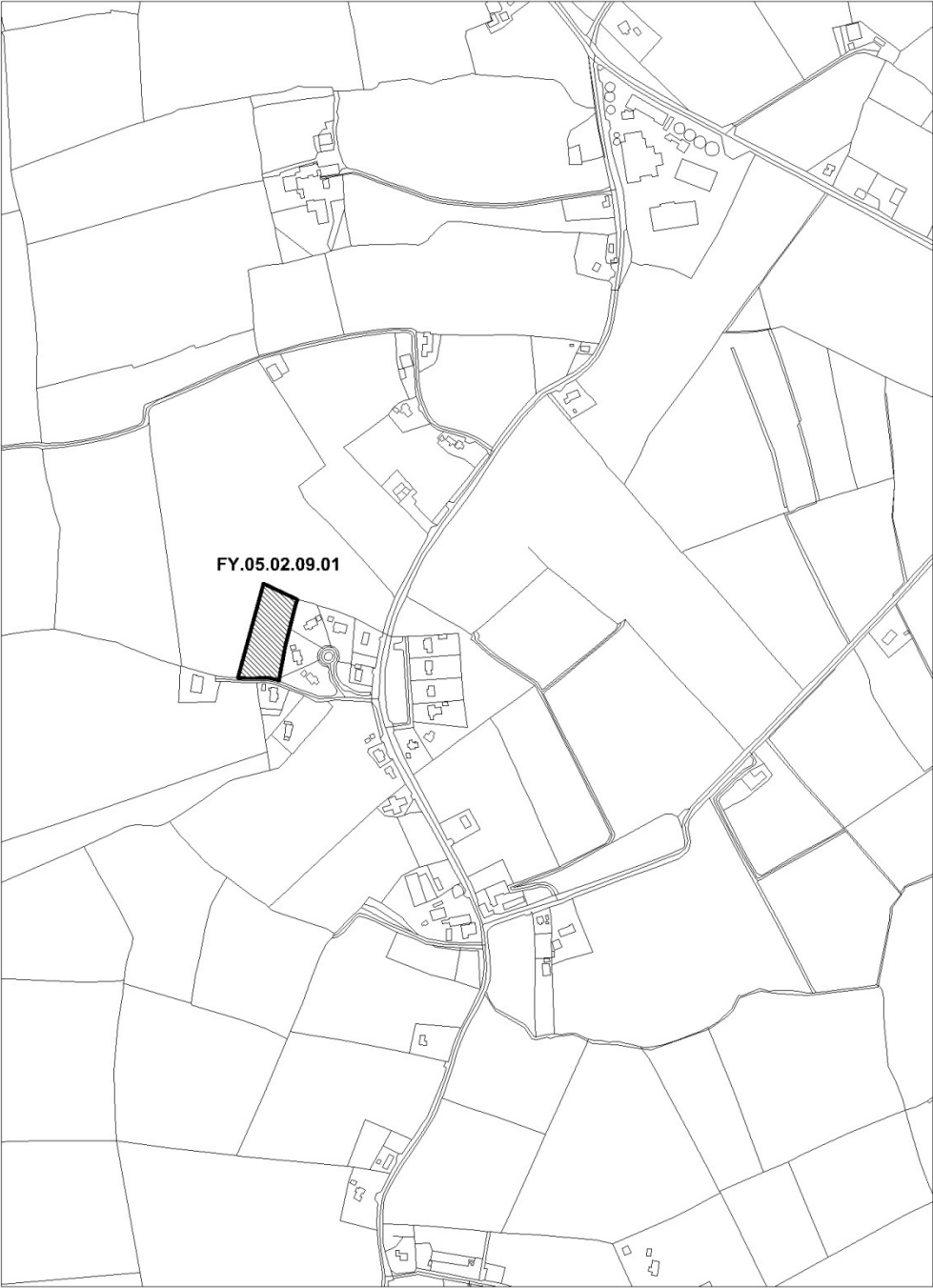
**Amendment Ref: FY.04.06.06**



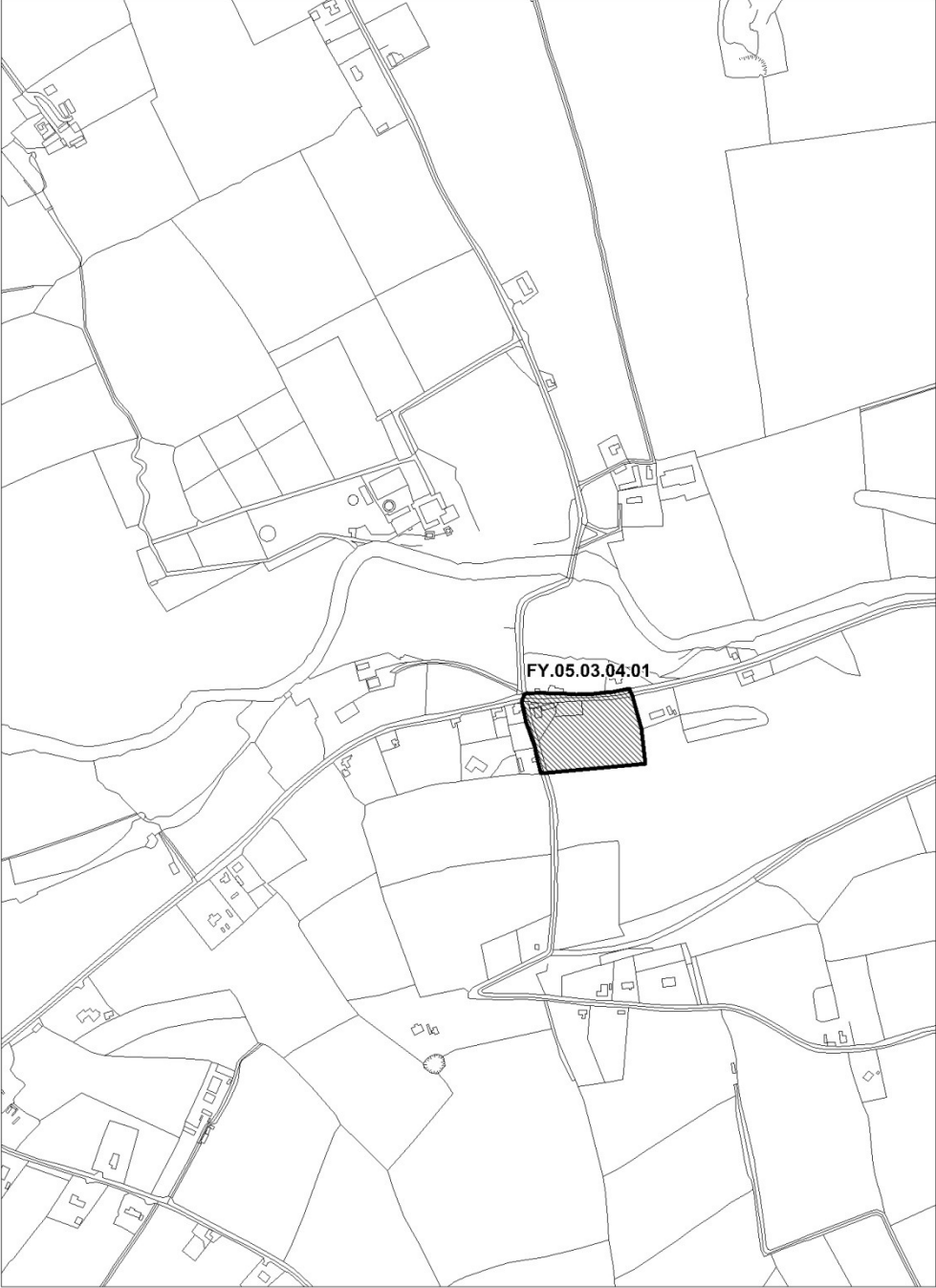
Amendment Ref: FY.03.03.16



Amendment Ref: FY.03.04.07



Amendment Ref: FY.05.02.09.01



Amendment Ref: FY.05.03.04.01



**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 Director of Planning recommended no change to the Plan. The executive stated that the site being proposed business use was not contiguous to Fermoy, it is adjoining a Motorway and there are likely to be TII concerns.

Councillors Murphy and Ó Cadhla voiced their opposition to rezoning this site.

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors McGrath, Jeffers, Forde, Ó Donnabháin, J.A. Collins, M. Murphy, Harris, R. McCarthy, Coleman, Lombard, K. Murphy, Coughlan, J. O’Donovan, G. Moynihan, Creed, O’Grady, Lucey, Ryan, Conway, P. O’Sullivan, Keohane, Sheppard, Barry, Rasmussen, N. Collins, A. O’Sullivan, Ml. Hegarty, S. McCarthy, Linehan-Foley, N. McCarthy, O’Brien, O’Flynn, Doyle, Dawson, O’Shea, G. Murphy, Mullane, D. Collins, Carroll, J. O’Sullivan, C. O’Sullivan, P.G. Murphy, M. Hegarty, Hayes, Hurley. [45]

**AGAINST:** Councillors Ó Cadhla, J. Murphy [2]

**ABSTAINED:** Councillor D’Alton [1]

The Mayor declared the proposal carried.

**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 Director of Planning recommended no change to the Plan. He stated that there are enough lands already zoned Industrial Use in this Area, and any further zoning may hinder the development of zoned lands. The CE further stated that there are much more suitable lands in much more suitable locations in Mitchelstown already zoned.

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors McGrath, D’Alton, Forde, Ó Donnabháin, Canty, Harris, Lombard, K. Murphy, Coughlan, J. O’Donovan, G. Moynihan, Creed, Lucey, Ryan, Conway, P. O’Sullivan, Keohane, Sheppard, Barry, Rasmussen, N. Collins, A. O’Sullivan, Ml. Hegarty, S. McCarthy, Linehan-Foley, N. McCarthy, O’Brien, O’Flynn, Doyle, Dawson, O’Shea, G. Murphy, Mullane, D. Collins, Carroll, J. O’Sullivan, C. O’Sullivan, P.G. Murphy, M. Hegarty, Hurley. [39]

**AGAINST:** Councillors Jeffers, J.A. Collins, M. Murphy, R. McCarthy, O’Grady, Ó Cadhla, J. Murphy, Mullane, Hayes. [9]

The Mayor declared the proposal carried.

- 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 Director of Planning recommended no change to the Plan.

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors McGrath, D’Alton, Forde, Ó Donnabháin, Canty, Harris, Coleman, Lombard, K. Murphy, Coughlan, J. O’Donovan, G. Moynihan, Creed, Lucey, Ryan, Conway, P. O’Sullivan, Keohane, Sheppard, Barry, Rasmussen, N. Collins, A. O’Sullivan, Ml. Hegarty, S. McCarthy, Linehan-Foley, N. McCarthy, O’Brien, O’Flynn, Doyle, Dawson, O’Shea, G. Murphy, D. Collins, Carroll, J. O’Sullivan, C. O’Sullivan, P.G. Murphy, M. Hegarty, Hurley.

[40]

**AGAINST:** Councillors Jeffers, J.A. Collins, M. Murphy, R. McCarthy, O’Grady, Ó Cadhla, J. Murphy, Mullane, Hayes.

[9]

The Mayor declared the proposal carried.

- 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”

This area was shown to PPU staff on a map.

The Director of Planning recommended no change to the Plan, and reminded Members that they are required to have regard to the Core Strategy also.

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors McGrath, D’Alton, Ó Donnabháin, Canty, Coleman, Lombard, Coughlan, J. O’Donovan, G. Moynihan, Lucey, Ryan, Conway, P. O’Sullivan, Keohane, Sheppard, Barry, Rasmussen, N. Collins, A. O’Sullivan, Ml. Hegarty, N. McCarthy, O’Flynn, Doyle, Dawson, O’Shea, D. Collins, Carroll, J. O’Sullivan, C. O’Sullivan, Hurley.

[30]

**AGAINST:** Councillors Jeffers, J.A. Collins, M. Murphy, R. McCarthy, O’Grady, Ó Cadhla, J. Murphy, Mullane, Hayes.

[9]

**ABSTAINED:** Councillor Forde, Creed, S. McCarthy, M. Hegarty

[4]

The Mayor declared the proposal carried.

24. Cllr. F. O’Flynn proposed, seconded by Cllr. N. McCarthy, the following, relating to LAP 16/16/11210398 (Vincentia, Watergrasshill):-

“To extend the development boundary of Watergrasshill to include this site in its entirety”

Cllr O’Flynn stated that half the site is included already.

The Director of Planning recommended no change to the Plan. The CE also voiced his concerns, and stated that there was no demonstratable need for a further extension.

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors Ó Donnabháin, Harris, G. Moynihan, Ryan, P. O’Sullivan, Keohane, Rasmussen, A. O’Sullivan, Ml. Hegarty, N. McCarthy, O’Brien, O’Flynn, Doyle, Dawson, D. Collins, Carroll, C. O’Sullivan, P.G. Murphy, Hurley.

[19]

**AGAINST:** Councillors Jeffers, D’Alton, Forde, Canty, J.A. Collins, M. Murphy, R. McCarthy, Lombard, J. O’Donovan, Creed, O’Grady, Lucey, Sheppard, Barry, Ó Cadhla, N. Collins, S. McCarthy, J. Murphy, O’Shea, G. Murphy, Mullane, J. O’Sullivan, M. Hegarty, Hayes.

[24]

**ABSTAINED:** Councillor McGrath, Coleman, Coughlan.

[3]

The Mayor declared the proposal defeated.

25. Cllr. D. O’Brien proposed, seconded by Cllr. N. McCarthy, the following relating to LAP ref : 16/16/11258033 (Cronin, Watergrasshill):-

“That a 7 acre site at this location be designated for a service station”

The Director of Planning recommended no change to the Plan. The Executive outlined that this site is on the eastern side of the Motorway, is contrary to CDP Policy, and is contrary to National Policy .

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors Harris, Coleman, Coughlan, G. Moynihan, Creed, Ryan, P. O’Sullivan, Keohane, Sheppard, Barry, Rasmussen, N. Collins, A. O’Sullivan, Ml. Hegarty, Linehan-Foley, N. McCarthy, O’Brien, O’Flynn, Doyle, Dawson, O’Shea, D. Collins, Carroll, C. O’Sullivan, P.G. Murphy, Hurley.

[26]

**AGAINST:** Councillors Jeffers, Canty, J.A. Collins, M. Murphy, R. McCarthy, Lombard, Murphy, J. O’Donovan, O’Grady, Ó Cadhla, Mullane, J. O’Sullivan, Hayes.

[13]

**ABSTAINED:** Councillor McGrath, D'Alton, Forde, Ó Donnabháin, Lucey, Conway, S. McCarthy, J. Murphy, G. Murphy, M. Hegarty.

[10]

The Mayor declared the proposal defeated.

**26.** Cllr. N. McCarthy proposed, seconded by Cllr. F. O'Flynn, the following, in relation to LAP ref : 16/16/12686408 :-

“That 5 acres on the Western side of the M8 at Corrin, Fermoy, be rezoned for Industrial use”

The Director of Planning recommended no change to the Plan. This site is on marshy land, is removed from the Town, is in close proximity to the Motorway, is adjacent to a busy junction , is at a roundabout, and there is no established need for this rezoning.

Members further cited local opposition from the Community .

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors Harris, G. Moynihan, Ryan, P. O'Sullivan, Sheppard, Rasmussen, A. O'Sullivan, N. McCarthy, O'Brien, O'Flynn, Doyle, Dawson, D. Collins, Carroll, C. O'Sullivan, P.G. Murphy, Hurley.

[17]

**AGAINST:** Councillors McGrath, Jeffers, D'Alton, Forde, Canty, J.A. Collins, M. Murphy, R. McCarthy, Coleman, Lombard, K. Murphy, O'Donovan, Creed, O'Grady, Lucey, Keohane, Barry, Ó Cadhla, N. Collins, Ml. Hegarty, S. McCarthy, Linehan-Foley, J. Murphy, O'Shea, Mullane, J. O'Sullivan, M. Hegarty, Hayes.

[28]

**ABSTAINED:** Councillors Ó Donnabháin, Coughlan, G. Murphy

[3]

The Mayor declared the proposal defeated.

**WEST CORK MUNICIPAL DISTRICT**

The Chief Executive’s Report outlining amendments no. 1-123 was agreed.

2 Additional amendments, numbers 124 and 125, were agreed.

	<b>Bantry</b>	
<b>WC 03.03.10</b>	<p><b>Remove Open Space Zoning BT-O-08 and objective and replace with new BT X-03 Special Policy Area Zoning Objective.</b></p> <p><b>Delete</b></p> <p><del>BT O-08 Open Space to be protected from built development for its important contribution to the landscape, setting and visual amenity of the town.</del></p> <p><b>And insert new Objective as follows;</b></p> <p><b><u>X-03</u></b></p> <p><b>Special Policy Area – Predominantly open space / amenity with provision for Objective U-05 proposed relief road and some residential development on the lower more gently sloping parts of the site, in particular the western and north-western parts of the site adjoining established residential dwellings and an area to the south-east.</b></p> <p><b>The site which lies to the east of Bantry Town Centre forms an important visual backdrop to the town. Any development on this site should have regard to the topography of this prominent steeply sloping and elevated site which contributes to the visual setting of the town. Development should avoid the more elevated steeply sloping visually prominent parts of the site. The form and layout of any development on this site should make a positive contribution to the townscape and visual amenities of the town.</b></p> <p><b><u>This change effects the text and zoning map (See map below.)</u></b></p>	<p><b>75</b></p> <p><b>76</b></p>

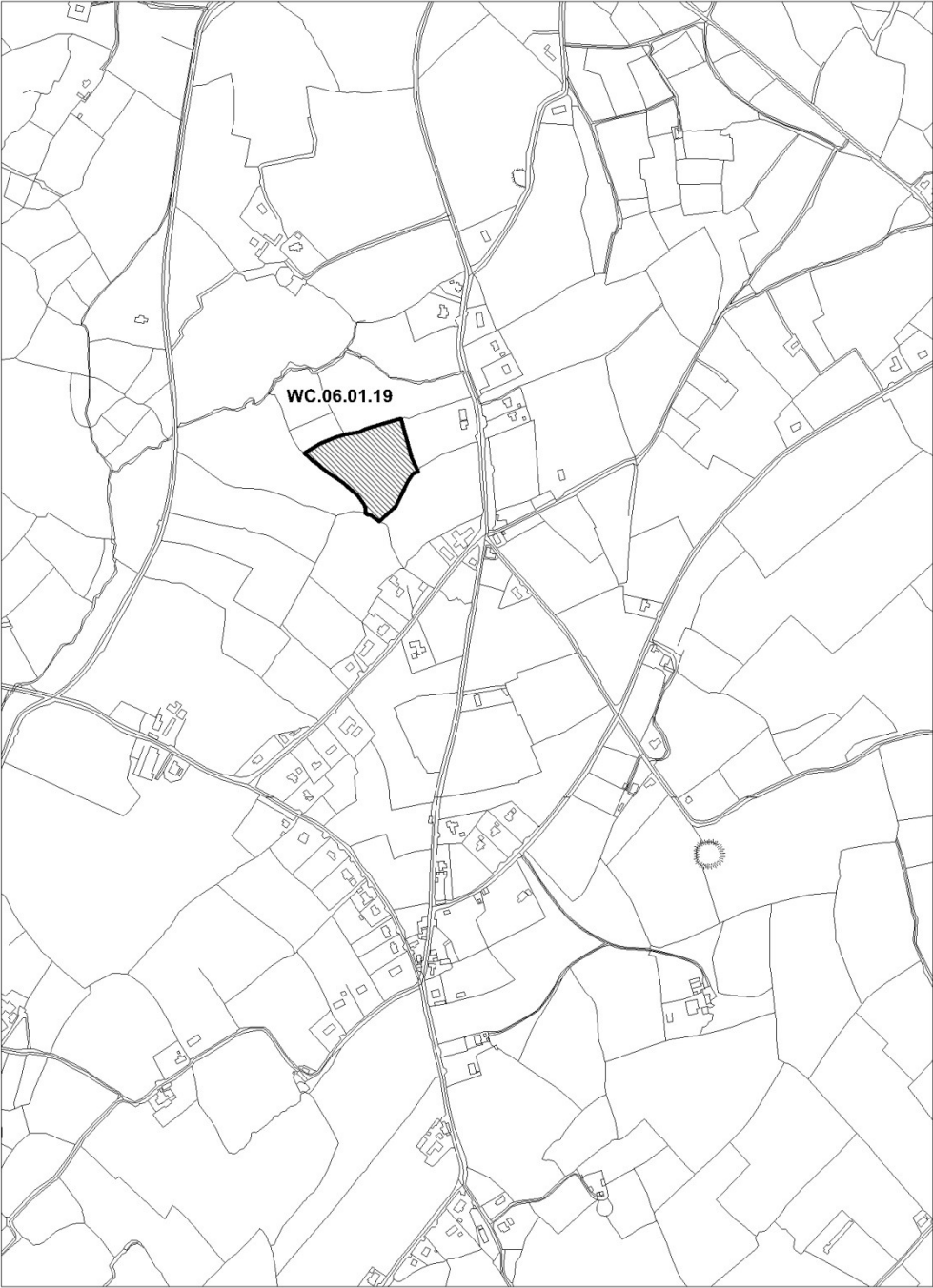
	<b>Ardfield</b>	
<b>WC 06.01.19</b>	<b>Include lands within the Development Boundary</b> <u><b>This change effects the zoning map only, see map below</b></u>	254

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

**Bantry**



**Amendment Ref:WC.03.03.10**



Amendment Ref:WC.06.01.19

11 amendments, errata and addendum were agreed.

## Errata and Addendum

This is a list of corrections and additions to the Chief Executive's Report.

- Page 1, Paragraph 1.2.1. Revise Date to November 22<sup>nd</sup> 2016.
- Page 3, Paragraph 1.5.3. Revise Date to beginning of May 2017.
- Page 14, Paragraph 2.3.40. Chief Executive's Recommendation: Delete reference to WC 02.04.03 and include reference to WC 02.04.02 and WC 02.07.01.
- Page 33, DLAP16-16-11591435, Appendix A - Delete reference to WC 02.04.03 and include reference to WC 02.04.02 and WC 02.07.01.
- Page 53, DLAP16-16-11578335, Appendix A – Replace Appendix B1 with Appendix B.
- Page 60, DLAP16-16-10108819, Appendix A – Replace WC 02.04.03 with WC 02.04.02.
- Page 62, DLAP16-16-11855092, Appendix A – Replace WC 06.01.04 with WC 06.01.19.
- Page 62, DLAP16-16-9829205, Appendix A – Include reference to WC 06.01.19.
- Appendix B – Corrections and Additions highlighted in **Bold**.
- Appendix D – Additional Amendment Maps proposed.
- Appendix E – Corrections and Additions to late submissions highlighted in **Bold**.

### Appendix B

	Section 1. introduction	
WC.01.07.03	<p>Flood Risk Assessment and Management</p> <p>Insert revised text as follows:</p> <p>Managing Downstream Flood Impacts.</p> <p>When planning a development upstream of an area at risk of flooding, intending developers need to be mindful of the need to consider the potential downstream flood impacts of a development, even when the development itself is not in an area of flood risk. This relates in particular to the management of surface water and to the wider issues of pluvial flood risk, which may have downstream impacts. Detailed assessment of the potential downstream impacts is particularly important in areas where flood defences have already been provided or are planned downstream of a development, in order to ensure that there are no <del>to</del> adverse <b>effects</b> on the standard of defence provided.</p>	20
	Section 2. Overall Strategy	
WC.02.03.01	<p>The West Cork Municipal District</p> <p>Delete reference to Darrara Rural Model Village in Table 2.1</p> <p>Other Locations <del>(10) 9 Darrara Rural Model Village</del></p> <p><b>Include reference to Abbeystowry in Figure 2.01</b></p> <p><u>Note: This change refers to the text and consequential changes to the Map - Figure 2.01 West Cork Municipal District Settlements</u></p>	28



WC.02.04.01	<p>Growth Strategy</p> <p>Revise Section 2.4 and Table 2.2. <b>See Appendix B4 of this report attached.</b></p> <p><u>Note: This change refers to the text only.</u></p>	30																																				
WC.02.05.03	<p>Employment Land Supply</p> <p>Insert revised Table 2.4 Employment Land Supply as follows</p> <table border="1" data-bbox="408 456 1241 734"> <thead> <tr> <th colspan="4">Table 2.4 Employment Land Supply</th> </tr> <tr> <th>Town</th> <th>Business (Ha)</th> <th>Industrial (Ha)</th> <th>Enterprise (Ha)</th> </tr> </thead> <tbody> <tr> <td>Clonakilty</td> <td><del>13</del> <b>10.9</b></td> <td>14.2</td> <td>11.5*</td> </tr> <tr> <td>Bantry</td> <td>52</td> <td>13.7</td> <td>-</td> </tr> <tr> <td>Skibbereen</td> <td><del>45.6</del> <b>38.7</b></td> <td>9.3</td> <td>-</td> </tr> <tr> <td>Dunmanway</td> <td>8.9</td> <td>7.6</td> <td>-</td> </tr> <tr> <td>Castletownbere</td> <td>18.7</td> <td>21.3</td> <td>-</td> </tr> <tr> <td>Schull</td> <td>6.9</td> <td>1</td> <td>-</td> </tr> <tr> <td>Total</td> <td><del>145.1</del> <b>136.1</b></td> <td>67.1</td> <td>11.5</td> </tr> </tbody> </table> <p><u>Note: This change refers to the text only.</u></p>	Table 2.4 Employment Land Supply				Town	Business (Ha)	Industrial (Ha)	Enterprise (Ha)	Clonakilty	<del>13</del> <b>10.9</b>	14.2	11.5*	Bantry	52	13.7	-	Skibbereen	<del>45.6</del> <b>38.7</b>	9.3	-	Dunmanway	8.9	7.6	-	Castletownbere	18.7	21.3	-	Schull	6.9	1	-	Total	<del>145.1</del> <b>136.1</b>	67.1	11.5	36
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WC.02.06.02	<p>Heritage</p> <p>Insert text relating to Cultural Heritage (Gaeltacht) after Paragraph 2.6.12 as follows;</p> <p>The Oileán Chláire area of the West Cork Municipal District has a unique culture, language and environment and requires careful treatment so that any development which may occur recognises, supports, strengthens and complements its linguistic and cultural heritage. The Local Area Plan supports the protection and promotion of Gaeltacht settlements and areas, and recognises the important role played by Oileán Chláire.</p> <p>It is important to continue to promote employment and development opportunities in the Gaeltacht that provide jobs and support local social and community activities.</p> <p>The Cork County Development Plan, 2014 in Section 12.5 Cultural Heritage sets out the Councils policy on Gaeltacht and Linguistic Heritage and includes a specific objective HE5-3 for Gaeltacht Areas which outlines the policy approach for the future development of these areas.</p> <p><u>Note: This change refers to the text only.</u></p>	44 37																																				
WC.02.07.01	<p>Local Area Plan Objective LAS-01</p> <p>Delete LAS-01 (a) and replace with new Objective LAS-01 as follows;</p> <p><del>a) In order to secure sustainable population growth proposed in each Main Town appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</del></p> <p>c) In order to secure sustainable population growth proposed, appropriate and sustainable water and waste water infrastructure that will help to secure the objectives of the Water Framework Directive, Habitats Directive and Birds Directive, needs to be provided where not already available, in advance of the commencement of discharges from new development permitted.</p> <p>Insert additional Objectives in LAS-01 as follows;</p> <p>a) All developments will need to comply with Water Services Objectives WS 2-1, WS 3-1, WS 4-1 and Management of Surface Water Objectives WS 5-1, WS 5-2</p>	47 38																																				

	<p>and WS 5-3 as detailed In Chapter 11, Volume 1of the Cork County Development Plan, 2014.</p> <p>b) No developer provided infrastructure will be allowed into the future except where agreed with Irish Water and where an appropriate transitional and longer term maintenance and repair programme has been provided for.</p> <p>c) All developments where appropriate will need to comply with Objective TM 3-1 National Road Network as detailed in Chapter 10, Volume 1of the Cork County Development Plan, 2014.</p> <p>d) All developments will need to comply with Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed In Chapter 11, Volume One of the Cork County Development Plan, 2014, in order to make provision for Sustainable Urban Drainage Systems and provide adequate storm water attenuation. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, and amenity and habitat enhancements as appropriate.</p> <p>e) Preserve and protect the archaeological and architectural heritage which contributes to the character of an area and is intrinsic to its identity and sense of place in accordance with the Heritage Objectives HE 3 -1, HE 3-2, HE 3-3, HE 3-4, HE 3-5, HE 4-1, HE 4-2, HE 4-3, HE 4-4 and HE 4 -5 as detailed in Chapter 12, Volume One of the County Development Plan 2014. This includes formal vernacular, industrial, civic, ecclesiastical, maritime and underwater heritage and features such as historic boundaries, gate piers, street furniture, and landscapes.</p> <p><u>Note: This change refers to the text only.</u></p>	
WC.02.07.01 WC 02.07.02	<p><del>Local Area Plan Objective LAS-01</del></p> <p>Insert additional text heading and paragraph after Section 2.2;</p> <p>National Planning Framework</p> <p>The National Spatial Strategy is to be replaced by the National Planning Framework (NPF), to be delivered in 2017. This national framework is intended to be a high level strategy document that will provide the framework for future development and investment in Ireland, providing a long term and place-based aspect to public policy and investment, as well as aiming to coordinate sectoral areas such as housing, jobs, transport, education, health, environment, energy and communications. It is anticipated that the NPF will inform the future Regional Spatial and Economic Strategies (RSES) that will follow the adoption of the NPF. The Council will ensure that its forward planning will be aligned with this hierarchy of strategic plans.</p> <p><u>Note: This change refers to the text only.</u></p>	27
	<b>Section 3: Main Towns</b>	
WC 03.01.01	<p>Overall Scale of Development</p> <p>Delete Table 3.1 and revised Table 3.1, and Delete text in 3.1.7 Approach to Plan Preparation and replace with revised text. See Appendix B5.</p> <p><u>Note: This change refers to the text only.</u></p>	48 42
	<b>Bantry</b>	
WC 03.03.10	<p>Insert new BT X-03 Special Policy Area Zoning Objective as follows:</p> <p><b>X-03</b></p> <p><b>Special Policy Area – Predominantly open space / amenity with provision for Objective U-05 proposed relief road and some residential development on the lower more gently sloping parts of the site, in particular the western and north-western parts of the site adjoining established residential dwellings and an area to the south-east.</b></p> <p><b>The site which lies to the east of Bantry Town Centre forms an important visual backdrop to the town. Any development on this site should have regard to the</b></p>	75 76

	<p>topography of this prominent steeply sloping and elevated site which contributes to the visual setting of the town. Development should avoid the more elevated steeply sloping visually prominent parts of the site. The form and layout of any development on this site should make a positive contribution to the townscape and visual amenities of the town.</p> <p><u>This change effects the text and zoning map</u></p>	
	<b>Section 5: West Cork Island Communities</b>	
WC 05.07.02	<p>Delete the following additional text in <del>5.7.17</del> <b>5.7.13</b>:</p> <p>There are two piers on the island. Space is limited at the working pier in particular. Pier management plans should improve the use of these piers. The main ferry departure point for Sherkin is from Baltimore; approximately a ten minute trip. Significant infrastructural improvements are required at Baltimore pier (<del>i.e. designated ferry shelter</del>) to improve services to the Island.</p> <p><u>This change effects the text only</u></p>	231
	<b>Section 6: Villages, Village Nuclei and Other Locations</b>	
	<b>Ardfield</b>	
WC 06.01.19	<p><b>Include lands within the Development Boundary of Ardfield.</b></p> <p><u>This change effects the zoning map only</u></p>	254
WC 06.02.01	<p>Delete Text and include additional text in section 6.2.1 as follows:</p> <p>There are <del>18</del> <b>19</b> Village Nuclei in the West Cork Municipal District as follows; Abbeystowry, Adrigole, Caheragh, Church Cross, Connonagh, Coomhola, Drombeg, Dromore, Johnstown, Kilcoe, Lislevane, Lowertown, Lyre, Pearson's Bridge, Rathmore, Rossmackowen/ Waterfall, Togher, Toormore, Urhan.</p> <p><u>This change effects the text only</u></p>	307

## Appendix B4

### Amendment No. WC 02.04.01

Insert Revised Table 2.2 as follows;

<b>Table 2.2 West Cork Municipal District Housing Requirements and Supply</b>						
	<b>Housing Requirement</b>				<b>Housing Supply</b>	
	<b>Census 2011</b>	<b>Population Target</b>	<b>New Units Required</b>	<b>Net Estimated Requirement (ha)</b>	<b>Est. Net Residential area zoned</b>	<b>Estimated Housing (Units)</b>
<b>Clonakilty*</b>	4,721	7,218	1,500	83	<del>128.8</del> <b>93.23</b>	<del>1,600</del> <b>1,596</b>
<b>Bantry</b>	3,348	5,484	1,241	69	<del>100</del> <b>101.3</b>	<del>1,393</del> <b>1,334</b>
<b>Skibbereen**</b>	2,670	3,035	332	18	<del>77</del> <b>68.93</b>	<del>1,300</del> <b>1,189</b>
<b>Dunmanway</b>	1,585	1,976	273	15	<del>38.8</del> <b>38.9</b>	<del>593</del> <b>569</b>
<b>Castletown-bere</b>	912	1,439	309	17	<del>38</del> <b>37.75</b>	443
<b>Schull</b>	658	748	87	5	<del>11.3</del> <b>10.7</b>	<del>205</del> <b>174</b>
<b>Main Towns</b>	13,894	19,900	3,741	208	<del>393.9</del> <b>350.8</b>	<del>5,534</del> <b>5,305</b>
<b>Villages</b>	10,793	14,867	2,531	--	--	<del>1,944</del> <b>1749</b>
<b>Rural</b>	31,843	28,713	623	--	--	--
<b>Total Villages and Rural</b>	42,636	43,581	3,155	--	--	<del>1,944</del> <b>1749</b>
<b>Total for District</b>	56,530	63,481	6,896	208	<del>393.9</del> <b>350.8</b>	<del>7,478</del> <b>7,054</b>
Current Estimated Strategic Land Reserve for this Municipal District is <del>185.9</del> <b>143</b> Ha						
<b>*Includes 42ha of residentially zoned land from the Clonakilty Town Development Plan, 2009.</b>						
<b>**Includes 55ha of residentially zoned land from the Skibbereen Town Development Plan, 2009.</b>						

Delete Text in Section 2.4 and Replace with revised text as follows:

Within the West Cork Municipal District the County Development Plan provides for growth in population of 6,951 persons. The number of households is expected to grow by 6,151 leading to a net requirement for 6,896 new houses within the Municipal District. The County Development Plan indicates that 208ha of residentially zoned land is required.

The population growth target will require the provision of 6,896 new housing units, with at least 3,741 units allocated to the 6 Main Towns. Housing growth of ~~1,944~~ **1749** units is also planned for the villages.

**During the course of the preparation of the current Draft Local Area Plan the supply of residentially zoned land and its potential yield was reviewed in light of current circumstances. In a number of cases issues arose where adjustment to the amount of residentially zoned land was required.**

**The core strategy requires the village network to accommodate 2,531 units; the current appropriate scale of development would allow ~~1,944~~ 1749 units. However an analysis of water services infrastructure would indicate that only 953 units could be accommodated. Therefore the balance of 1578 (~~587 plus 991~~ 796 plus 782) additional units will have to be accommodated in the six main towns.**

**In order to accommodate 1,578 units approximately 63ha of zoned land based on a density of 25 units per ha would be required. This would bring the net estimated requirement to meet the needs of the Municipal District to 271ha leaving a headroom of 80ha.**

The scale of growth for the individual settlements of the Municipal District as provided for in this Local Area Plan is outlined in Table 2.2. For the towns, the 'Overall Scale of New Development' figure is the same target figure established by the Core Strategy of the County Development Plan and sufficient residential land has been zoned within the plan to cater for this level of growth and to provide for additional spare capacity in the form of headroom.

Based on estimated current and target population figures for the villages, the County Development Plan (Core Strategy) estimated the number of new houses that that may need to be accommodated within the villages of this Municipal District as ~~3,155~~ **2,531** units. This local area plan has ~~the~~ retained the scale of growth figures for the villages at the 2011 figures which is at lower level of development at ~~1,944~~ **1749** units.

This local area plan does not zone land for development within the villages. Rather each village has a development boundary and is assigned an 'Overall Scale of New Development'. This figure is not a target to be reached, or an absolute maximum limit on development. Rather the 'overall scale of growth' figure is an indication of the number of additional dwellings which could reasonably be accommodated within a settlement over the lifetime of this Plan, subject to other considerations of proper planning and sustainable development. Development within villages also has to be balanced in line with the overall strategy of the County Development Plan which seeks to establish an appropriate balance in the spatial distribution of future population growth so that the towns can accelerate their rate of growth and achieve a critical mass of population.

Notwithstanding the level of growth provided for in the villages, the water services infrastructure needed to deliver this level of growth is not always in place as indicated by Table 2.3. In general the Council's approach to this is that where Irish Water already have water services infrastructure in a town or village, then Irish Water will need to up upgrade that infrastructure as necessary to meet the demands of current and future customers in the settlement. Irish Water has indicated that, when they are upgrading the water services infrastructure in a settlement, they will take account of future development needs.

An analysis of water services capacity for this district indicates that without further investment in water services, it may only be possible to deliver ~~1,251~~ **953** housing units within the villages of this district in the short / medium term. Sufficient headroom is available within the towns of the district to cater for the balance of the growth, should the need arise.

Therefore, while the current water services infrastructure may not immediately be able to deliver the scale of growth set out in the local area plan, the proposal generally is to retain the scale of growth with the expectation that the infrastructure will be delivered over time by Irish Water. ~~Settlements in this category are denoted by the letter 'R' in the final column of Table 2.3.~~

In some areas where water services infrastructure is not available, nor likely to be available, it will be necessary to manage growth to reflect available water services capacity. Unless water services issues are resolved, development will be limited to a small number of individual houses with their own treatment plant. ~~Settlements in this category are denoted by the letter 'A' in the final column of Table 2.3.~~

In some settlements, typically village nuclei, the scale of growth set out in 2011 is already low in recognition of the lack of water services infrastructure and therefore it will generally be possible to retain this as it is.

Within the village network it is suggested that the new local area plan should maintain the scale of growth established in the 2011 Local Areas Plans in order to respect the scale and character of the villages and because there are significant deficits in water services infrastructure. Ample land is available within the development boundaries of the villages to accommodate the expected level of growth and at this stage of the process it is not intended to make any significant changes to the development boundaries of any of the villages. The main factor constraining development in the villages is likely to be inadequate water services infrastructure. As outlined above, there is enough land available within the towns within the Municipal District to accommodate any development which cannot take place within the villages due to lack of infrastructure.

In relation to the West Cork Island Communities of Bere Island, Dursey Island, Heir Island, Long Island, Sherkin Island, Oilean Chleire and Whiddy Island, it is proposed to continue with the strategy as set out in the current Local Area Plan adopted in 2011.

The Settlement network of this Municipal District includes ~~twelve~~ **nine** 'Other Locations' Ardnegeehy Beg, Ballinglanna, Barleycove, Darkwood, ~~Darrara Rural Model Village~~, Inchydoney, Lisbealad, Ownahinchy, Poundlick and Tragumna. **The** County Development Plan Strategy recognises other locations, as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses. No changes are proposed to the strategy for 'Other Locations' as part of the review of the Local Area Plans.

**Note: This change refers to the text of the draft plan only.**

## Appendix E List of Late Submissions

<b>Name</b>
Michael J Harte
Noreen O'Mahony <b>Sullivan</b>
Peter Dunican
Trevor Lester
<b>Deasy Family</b>
<b>John O'Keeffe</b>

Numbers 1-12, amendments circulated and agreed at meeting on 27<sup>th</sup> March, 2017 were agreed.

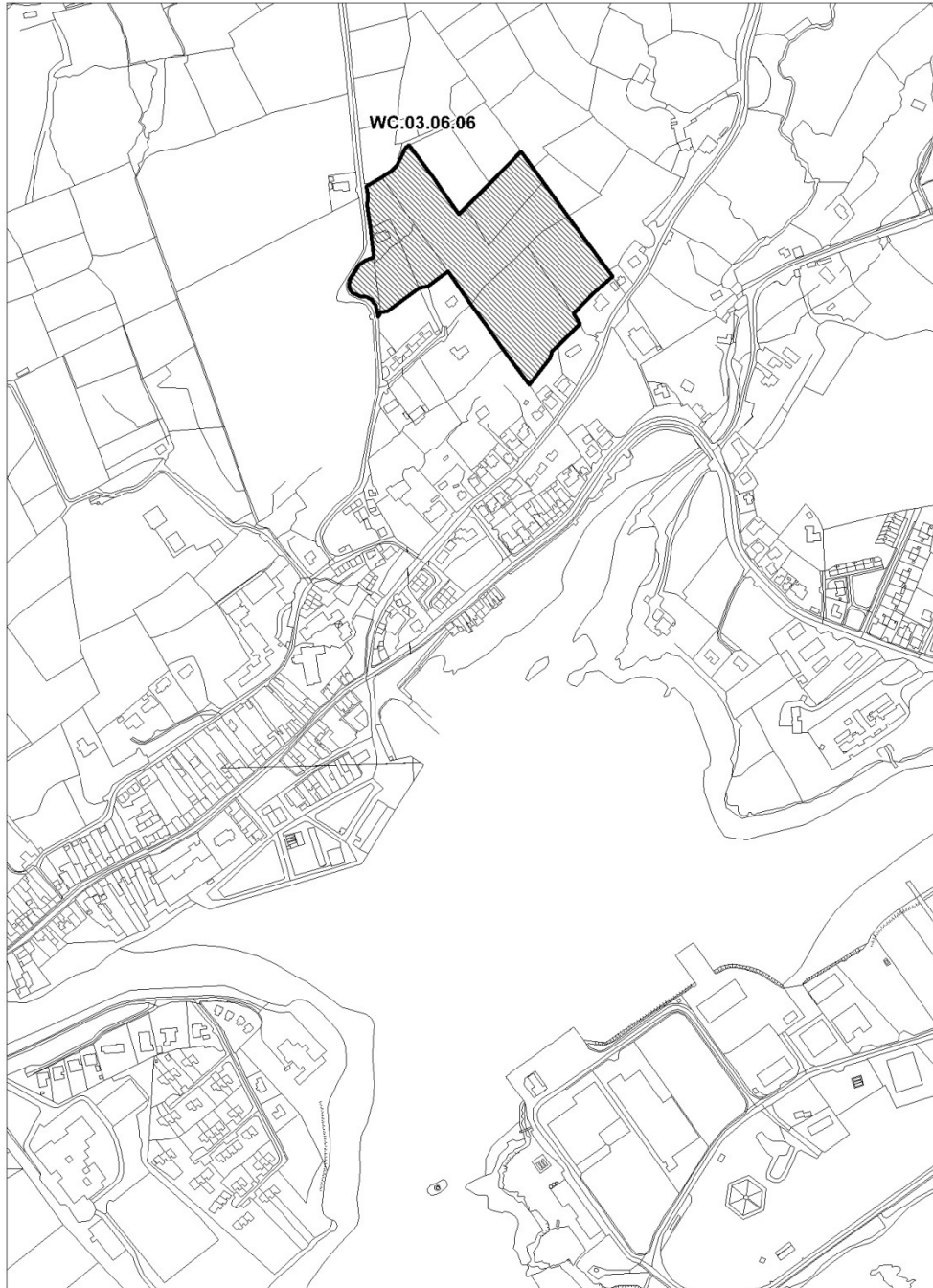
	<b>Section 3: Main Towns</b>	Page No
	<b>Clonakilty</b>	Draft Plan
<b>WC 03.02.03</b>	<p><b>Delete text from R-03 as follows:</b></p> <p>Proposals will include provision for the phasing of development so that priority is given to the development of areas closest to the existing built up area of the town.</p> <p><b><u>This change effects the text only</u></b></p>	55
	<b>Bantry</b>	
<b>WC 03.03.05</b>	<p><b>Insert additional text to Specific Policy Objective BT X-02 Special Policy Area as follows:</b></p> <p>Special Policy Area. Support the redevelopment of the Inner Harbour for recreational, amenity, tourist <b>related uses, retail, office, residential, marina marine</b> related and restaurant use.</p> <p>A very high standard of design is required, both in terms of appearance and relationship to adjoining activities.</p> <p>The visual and heritage sensitivities of the area will need careful consideration having regard to the setting of the town and the sites location overlooking Bantry Bay.</p> <p>Any development should avoid prejudicing existing and future marine related activities. *</p> <p><b><u>This change effects the text only</u></b></p>	75
	<b>Dunmanway</b>	
<b>WC 03.05.07</b>	<p><b>Extend the development boundary of Dunmanway</b></p> <p><b><u>This change effects the zoning map only, see map below</u></b></p>	111
	<b>Castletownbere</b>	
<b>WC 03.06.05</b>	<p><b>Extend the development boundary of Castletownbere</b></p> <p><b><u>This change effects the zoning map only, see map below.</u></b></p>	123
	<b>Section 4: Key Villages</b>	
<b>WC 04.01.01</b>	<p><b>Include the following text as a footnote * in Table 4.1 “Appropriate Scale of Development for Key Villages”</b></p> <p><b>*The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme design reinforces the existing character of the village and the scheme is laid out so as not to reflect a residential housing estate more suited to a larger settlement.</b></p>	137
Minmar2.17		Page 216



	<b><u>This change effects the text only</u></b>	
	<b>Baltimore</b>	
WC 04.03.04	Extend the development boundary of Baltimore <b><u>This change effects the zoning map only, see map below.</u></b>	152
	<b>Courtmacsherry</b>	
WC 04.04.05	Include new DB-05 Development Boundary Objective for Courtmacsherry as follows:  DB-05 Support the provision of a Burial Ground  <b><u>This change effects the text only</u></b>	157
WC 04.04.06	Insert additional text to paragraph 4.4.18 as follows:  There are pier and docking facilities and a pontoon within the village. Courtmacsherry Coastal Rowing Club is based at Courtmacsherry Beach.  <b><u>This change effects the text only</u></b>	155
WC 04.04.07	Insert additional text to 4.4.13 as follows:  There is fibre broadband availability within the village.  <b><u>This change effects the text only</u></b>	154
	<b>Section 6: Villages, Village Nuclei and Other Locations</b>	
	<b>Glandore</b>	
WC 06.01.20	Extend the development boundary of Glandore  <b><u>This change effects the zoning map only, see map below.</u></b>	283
	<b>Shannonvale</b>	
WC 06.01.21	Include new DB-03 Development Boundary Objective for Shannonvale as follows:  DB-03: Support the provision of a Children’s Community Playground  <b><u>This change effects the text only</u></b>	303
	<b>Lislevane</b>	
WC 06.03.09	Include new DB-03 Development Boundary Objective for Lislevane as follows:  DB-03: Improve and extend footpaths generally within the village  <b><u>This change effects the text only</u></b>	331



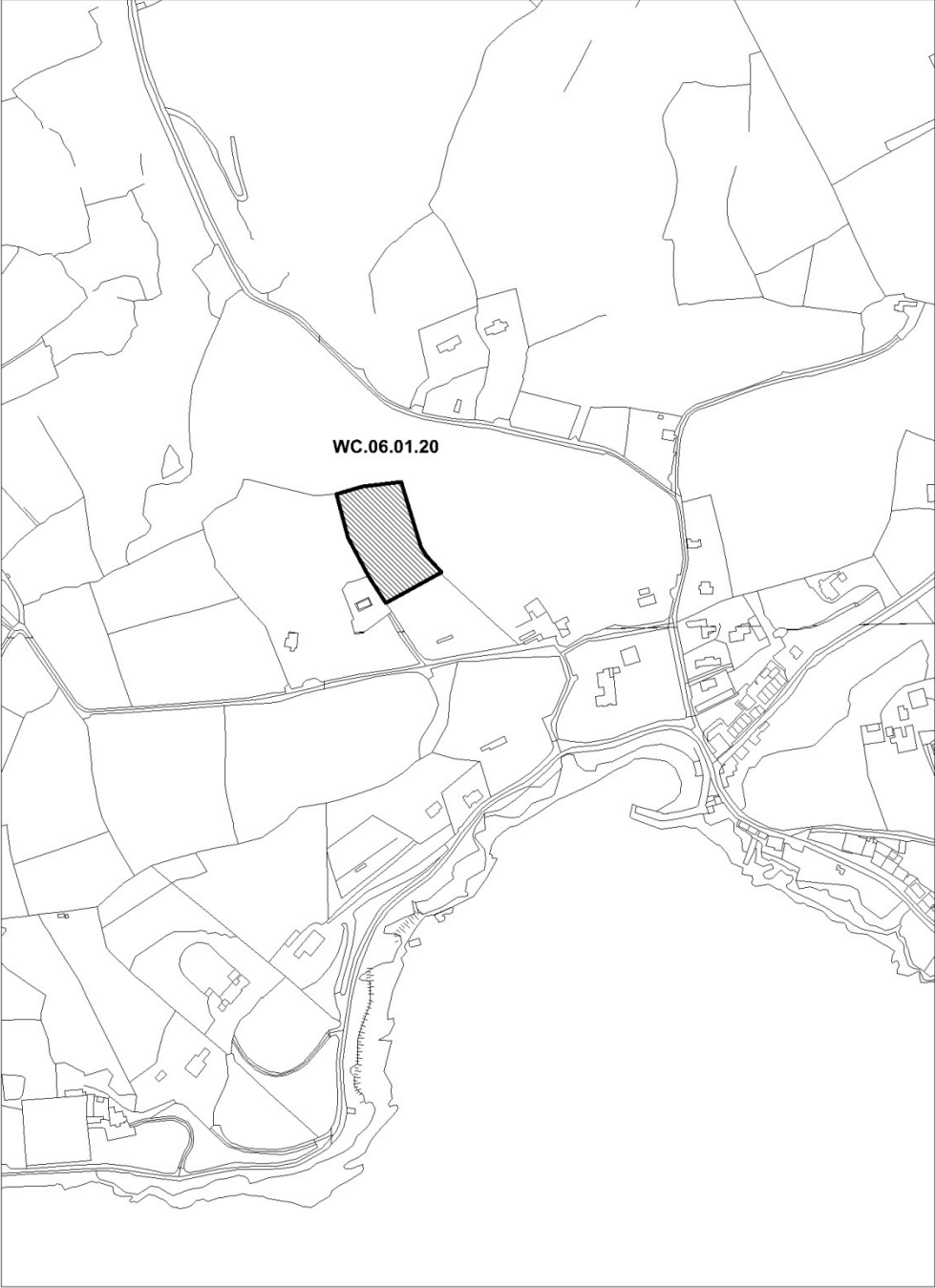
**Amendment Ref:WC.03.05.07**



Amendment Ref:WC.03.06.06



Amendment Ref:WC.04.03.04



Amendment Ref:WC.06.01.20

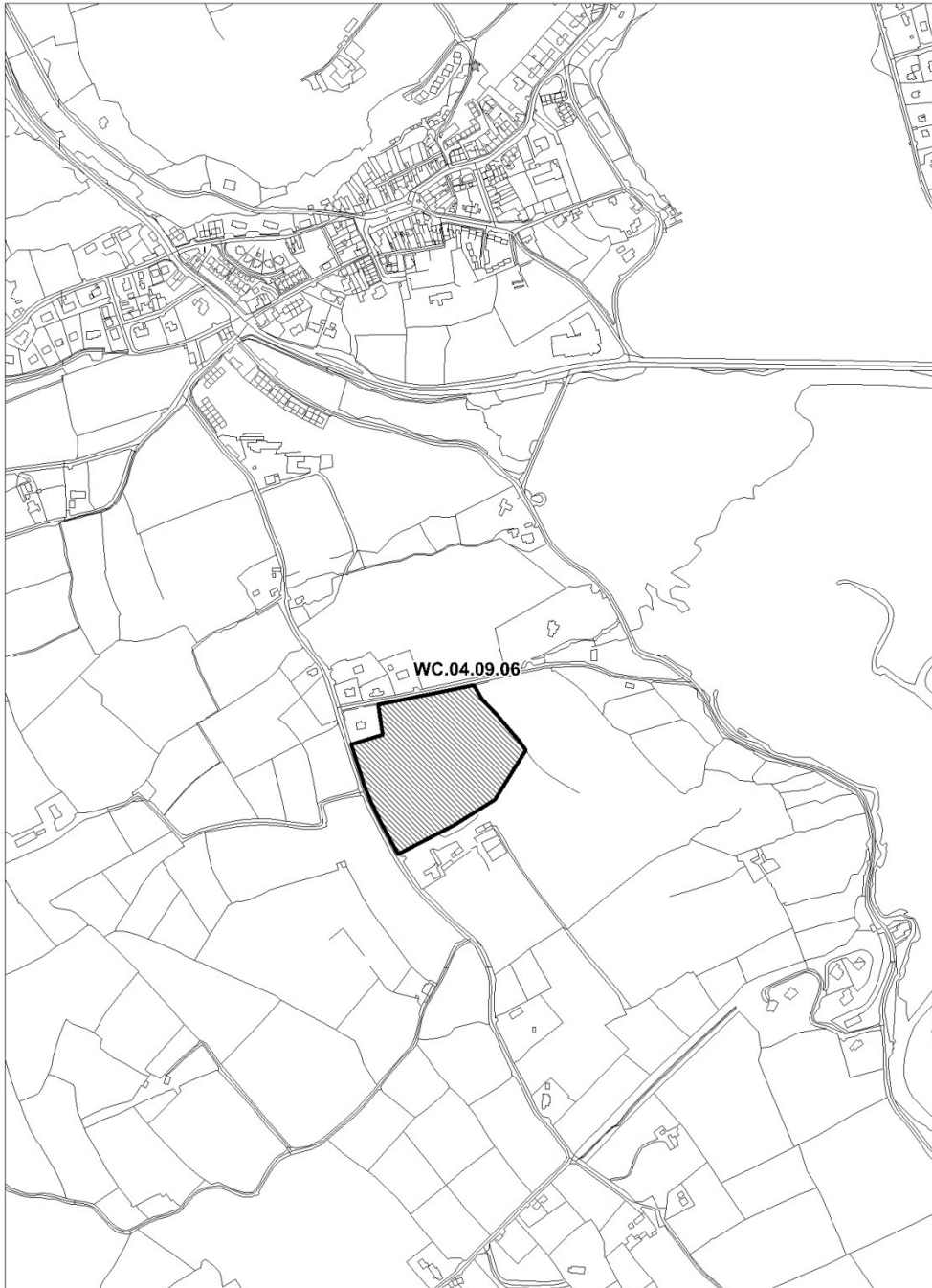
3 additional amendments were agreed relating to :

- Greenway Trails at 3 locations in Clonakilty
- Slight reduction to BT 02 , Open Space Zoning at Bantry
- Revised Objective for a Nursing Home at Rosscarbery

	<b>Clonakilty</b>	
<b>WC 03.02.01</b>	<p>Delete text and include the following additional text in Paragraph 3.2.15:</p> <p><del>The Council also supports the development of a Greenway link for pedestrians and cyclists from Shannonvale to Clonakilty.</del></p> <p>The Council will support and promote the development of greenway trails/cycling and pedestrian access from:</p> <ul style="list-style-type: none"> <li>• Clonakilty Community Hospital to the Clonakilty Technology Park,</li> <li>• The West Cork Model Railway Village to Inchydoney Beach,</li> <li>• The "Supervalu Roundabout" to Ring Village.</li> </ul> <p><u>This change effects the text only</u></p>	45
	<b>Bantry</b>	
<b>WC 03.03.11</b>	<p>Amend and delete lands from the BT O-02 Open Space Specific Development Objective</p> <p><u>This change effects the zoning map only (See map below)</u></p>	76
	<b>Rosscarbery</b>	
<b>WC.04.09.06</b>	<p>Insert new C-01 Community, Specific Development Objective as follows:</p> <p><b>C-01 Community.</b>  Provision of a nursing home. A very high standard of architectural design is required with single storey buildings only. The visual sensitivities of the area will need careful consideration having regard to the setting of the village and the sites location overlooking the village. Any development on this site should have regard to the topography of this site which contributes to the visual setting of the area. The form, layout, siting and design of any development on this site should make a positive contribution to the landscape and visual amenities of the area. Any development on the site will be accompanied by a comprehensive landscaping scheme.</p> <p><u>This change effects the text and zoning map (see map below)</u></p>	184 185



Amendment Ref:WC.03.03.11



Amendment Ref:WC.04.09.06



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 Director of Planning recommended no change to the Plan.

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors McGrath, Jeffers, D’Alton, Forde, Ó Donnabháin, Canty, J.A. Collins, M. Murphy, Harris, R. McCarthy, Coleman, Lombard, K. Murphy, Coughlan, J. O’Donovan, G. Moynihan, O’Grady, Lucey, Ryan, Conway, P. O’Sullivan, Keohane, Sheppard, Ó Cadhla, Rasmussen, N. Collins, A. O’Sullivan, Ml. Hegarty, O’Brien, O’Flynn, Doyle, O’Shea, G. Murphy, Mullane, D. Collins, Carroll, J. O’Sullivan, C. O’Sullivan, P. G. Murphy, M. Hegarty, Hayes, Hurley.

[42]

The Mayor declared the proposal carried.

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 Director of Planning recommended no change to the Plan.

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors McGrath, Jeffers, D’Alton, Forde, Ó Donnabháin, Canty, J.A. Collins, M. Murphy, Harris, R. McCarthy, Coleman, Lombard, K. Murphy, Coughlan, J. O’Donovan, G. Moynihan, O’Grady, Lucey, Ryan, Conway, P. O’Sullivan, Keohane, Sheppard, Barry, Ó Cadhla, Rasmussen, N. Collins, A. O’Sullivan, Ml. Hegarty, S. McCarthy, Linehan-Foley, N. McCarthy, O’Brien, O’Flynn, Doyle, Dawson, J. Murphy, O’Shea, G. Murphy, Mullane, D. Collins, Carroll, J. O’Sullivan, C. O’Sullivan, P. G. Murphy, M. Hegarty, Hayes, Hurley.

[49]

The Mayor declared the proposal carried.

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 Director of Planning recommended no change to the Plan, and stated that there was sufficient land zoned.

The Mayor requested that a vote be taken on the motion, which resulted as follows:-

**FOR:** Councillors McGrath, Jeffers, D’Alton, Forde, Ó Donnabháin, Canty, J.A. Collins, M. Murphy, Harris, R. McCarthy, Coleman, K. Murphy, Coughlan, J. O’Donovan, G. Moynihan, O’Grady, Lucey, Ryan, Conway, P. O’Sullivan, Keohane, Sheppard, Barry, Ó Cadhla, Rasmussen, N. Collins, A. O’Sullivan, Ml. Hegarty, S. McCarthy,

Linehan-Foley, N. McCarthy, O'Brien, O'Flynn, Doyle, Dawson, J. Murphy, O'Shea, G. Murphy, Mullane, D. Collins, Carroll, J. O'Sullivan, C. O'Sullivan, P. G. Murphy, M. Hegarty, Hayes, Hurley.

[48]

The Mayor declared the proposal carried.

### **Votes of Sympathy**

TO: The family of the late Paddy Sheehan, Dursey Cable Car Operator.

The Mayor thanked Members and staff for their engagement.

The CE thanked Members, Divisional Managers, Director of Planning and Senior Planners for their assistance.

**This concluded the business of the meeting.**